

SANTA BARBARA CA 93101

# 706 STATE ST

FOR SALE

Offered at

\$1,750,000

SUBJECT  
PROPERTY

±2,413 SF Downtown State Street  
Building Well-Positioned near  
The Funk Zone, and the burgeoning  
Lagoon District/Haley Corridor



PRESENTED BY

**GENE DEERING**

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# 706 STATE STREET

SANTA BARBARA CA 93101

## FOR SALE | ±2,413 SF BLDG

706 State Street is a rare opportunity to acquire a premier property in the heart of downtown Santa Barbara's iconic State Street corridor. The property benefits from exceptional visibility, strong pedestrian traffic, and immediate proximity to top retailers, restaurants, hotels, and cultural destinations that drive consistent local and tourist activity. The current tenant is scheduled to vacate at the end of the year, providing a buyer with near-term flexibility to reposition, re-tenant, or occupy the property. This creates a compelling opportunity for an investor or owner-user to capture upside in a supply-constrained, high-barrier-to-entry coastal market. As State Street continues its recovery and evolution, 706 State Street offers long-term value, strong fundamentals, and irreplaceable downtown Santa Barbara real estate.

|               |                                 |
|---------------|---------------------------------|
| PRICE         | \$1,750,000 (\$725/SF)          |
| Building Size | ±2,413 SF (±484 SF Patio Space) |
| Land Size     | ±3,049 SF                       |
| APN           | 037-092-017                     |
| Zoning        | C-G (Commercial General)        |
| Parking       | None (public parking near by)   |
| HVAC          | None                            |
| Floors        | Single Level                    |
| Restrooms     | One                             |
| Sprinklers    | None                            |
| CSO           | 3%                              |
| Other         | Skylights and Rear Patio        |

Occupancy: Current tenants Lease expires 12/31/2026.  
They pay \$8,270 a month gross for the rest of the term.

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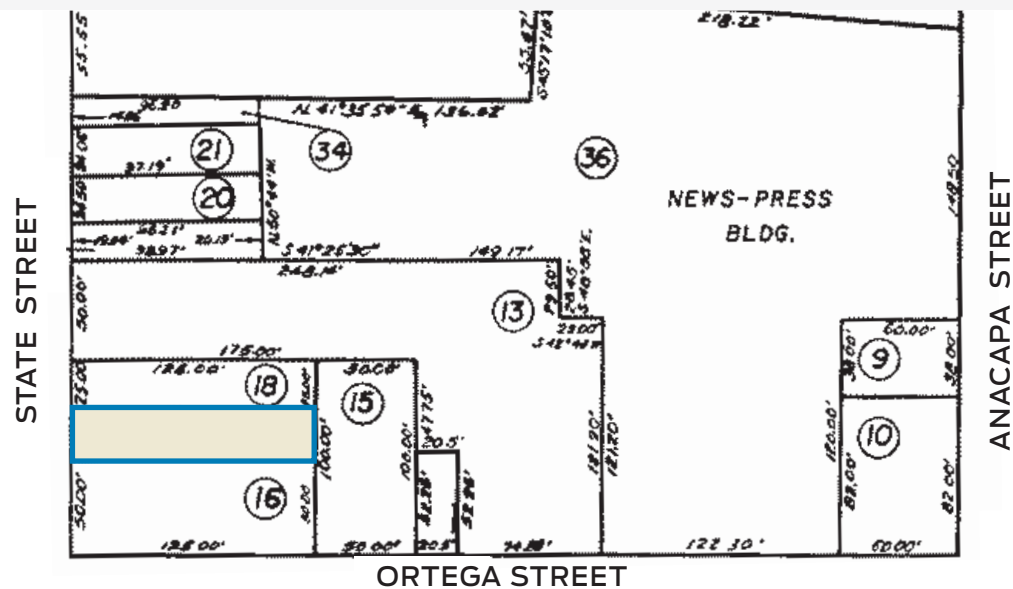
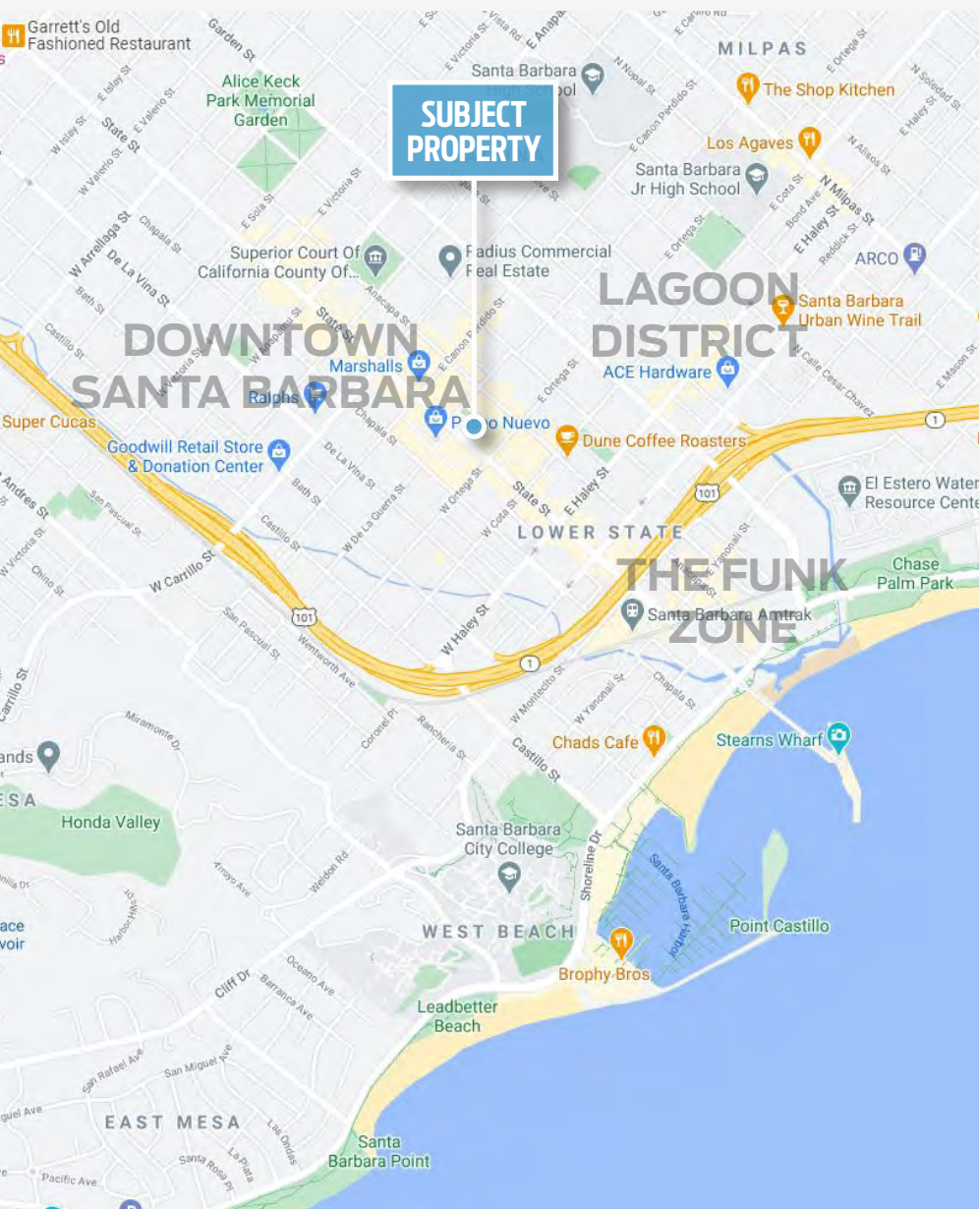
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STATE STREET



Not to scale

# Floor Plan

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## Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Buena Onda Empanadas
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park
- 21 Santa Barbara Public Market
- 22 Hook & Press Donuts



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# SANTA BARBARA THE AMERICAN RIVIERA

**Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.**



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.



**“The 12 Best Cities  
for a Weekend Getaway”**

*U.S. News & World Report*



**“30 Best Small Cities  
in America”**

*Condé Nast Traveler's Readers' Choice Awards*

