



MAJOR PRICE REDUCTION

# 429 STATE STREET

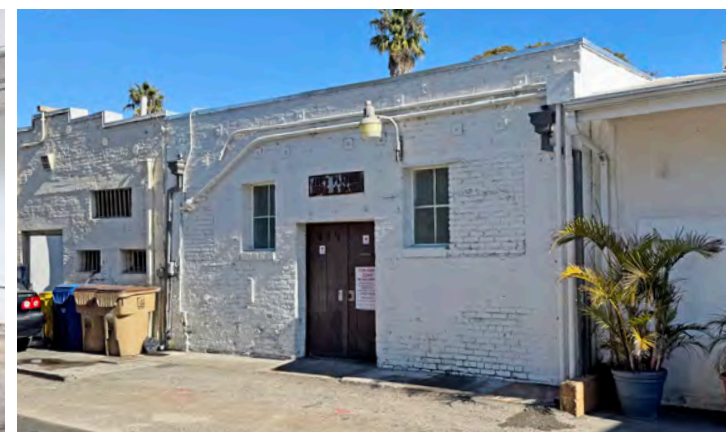
SANTA BARBARA  
CALIFORNIA  
93101

±2,141 SF RETAIL/INDUSTRIAL BLDG  
**NEW PRICE: \$1,195,000**

Rare downtown mixed use asset offering exceptional opportunity for investor or owner-user

Unique blend of high visibility retail in front and versatile industrial space in back

Excellent State Street frontage in close proximity to the Funk Zone



PRESENTED BY

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**This property offers a unique blend of high-visibility retail in the front and versatile industrial space in the rear, ideally positioned in Downtown and close proximity Funk Zone. The retail portion features large display windows and prominent signage, making it perfect for retail, showroom, or creative office use.**

**The rear industrial space boasts high ceilings, an open layout, and a private entrance, offering excellent functionality for warehousing, production, or back-of-house operations. This rare mixed-use asset combines prime retail exposure with industrial utility, making it an exceptional opportunity for investors or owner-users alike.**

**Please do not disturb existing Tenant. All showings must be requested through Listing Agents.**

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## OFFERING SPECIFICS

### Size

±2,141 SF

### NEW PRICE

\$1,195,000 (\$558/SF)

### Parking

One car has traditionally parked behind the rear door; buyer to investigate

### Sprinklers

None

### Restrooms

Yes

### Zoning

M-C (Manufacturing Commercial)

### APN

037-211-009

### Other

New Roof (2023)

**Property has existing environmental impacts — Traditional financing may not be available.**

### Contact Listing Agents for additional Information:

- Environmental History/Summary
- Pollution Liability Quote for \$10m per occurrence and \$10m in aggregate with a \$50,000 deductible for new conditions and a \$100,000 deductible for pre-existing conditions.
- Purchase and Sale Addendum
- Project Cost Estimate

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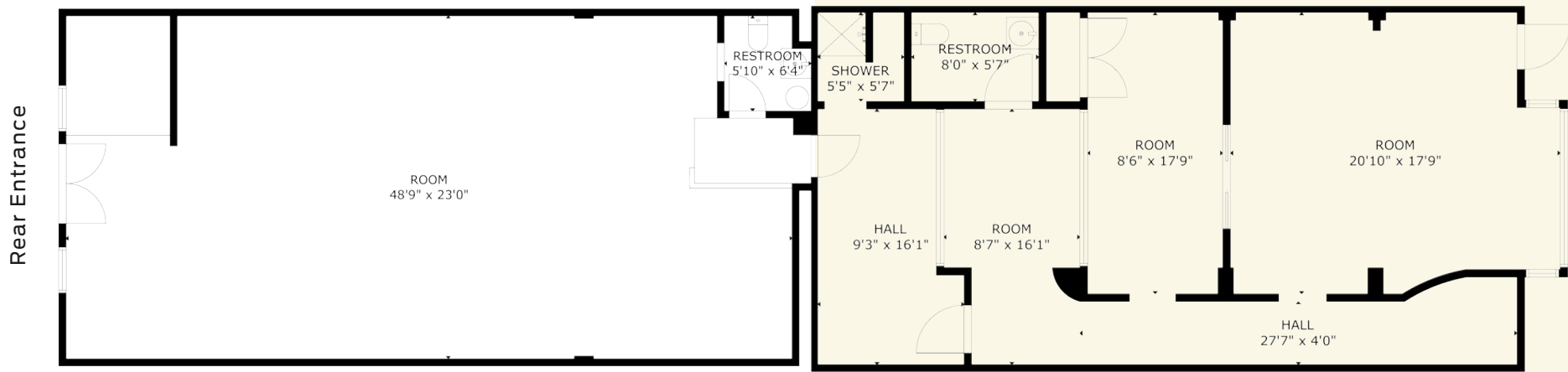
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## Floor Plan



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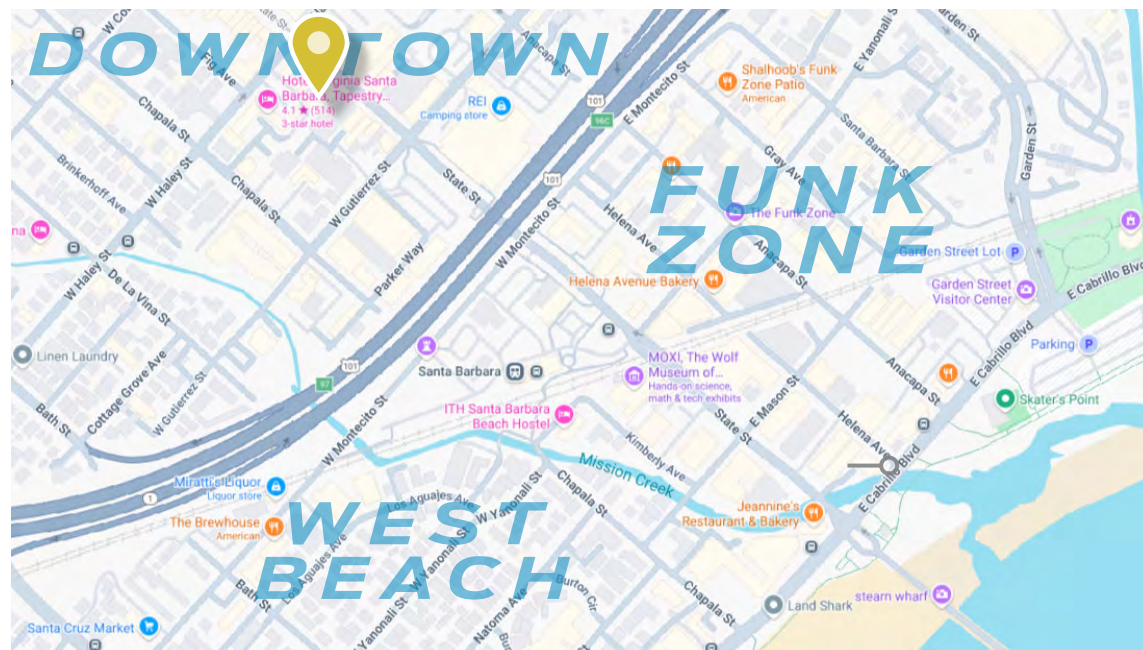
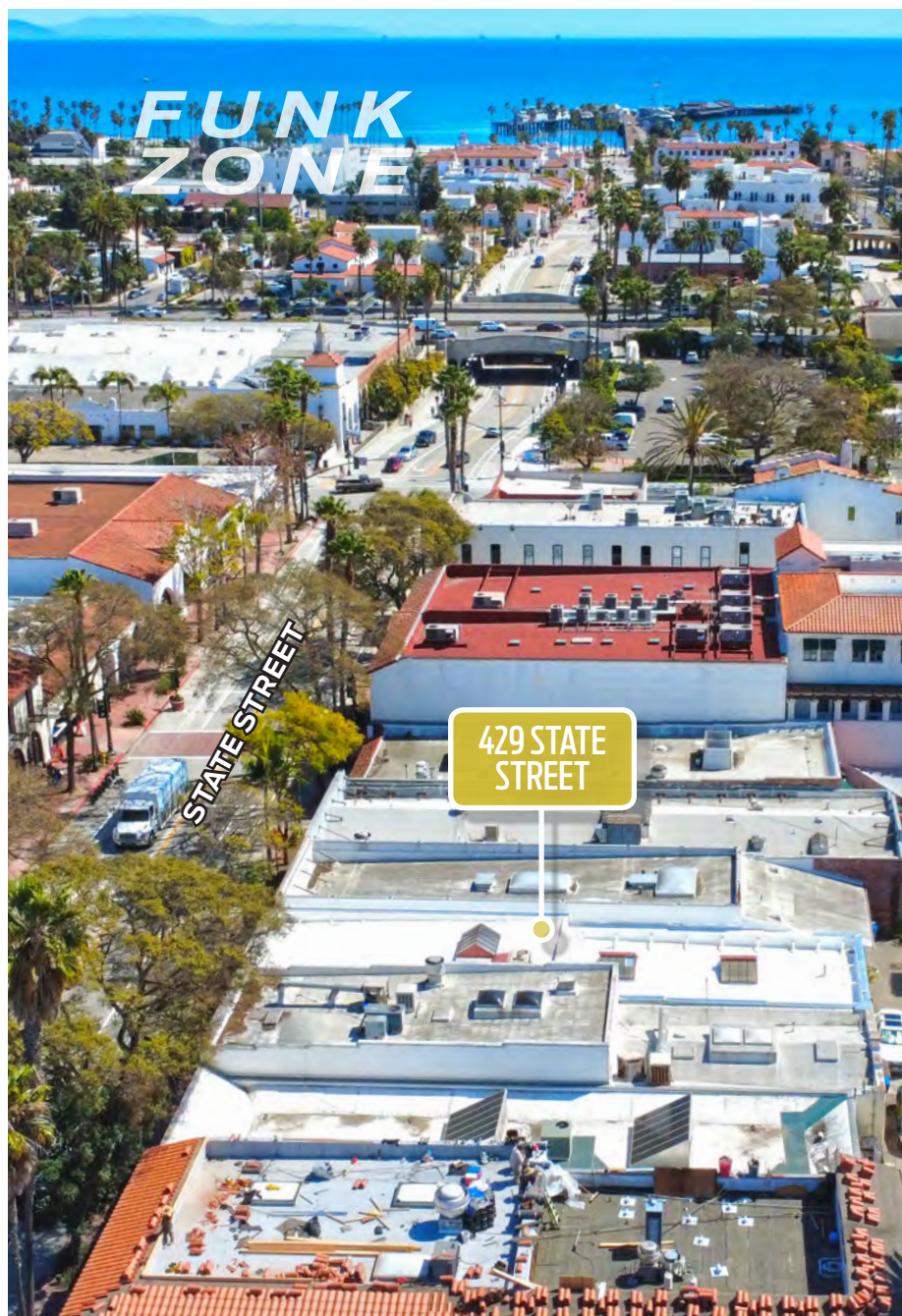


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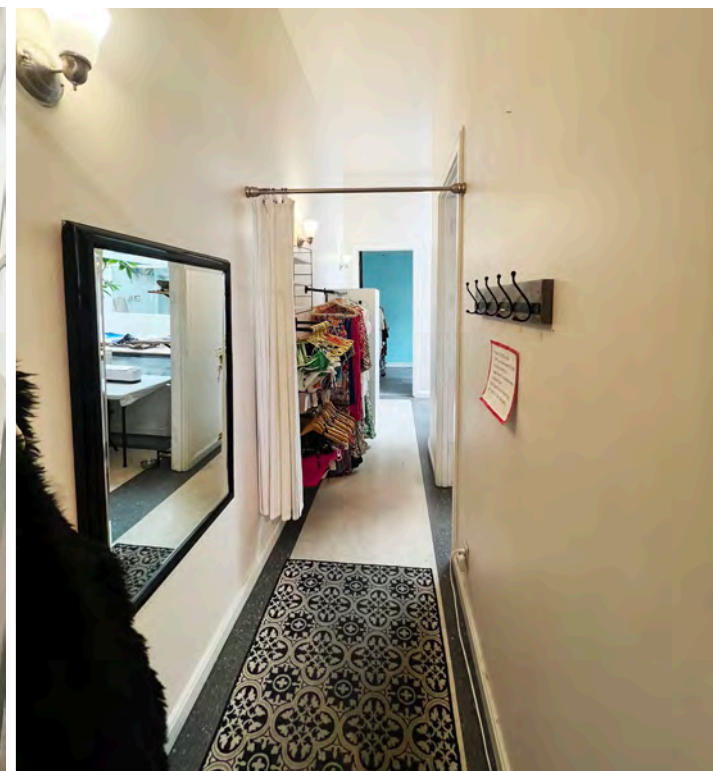
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## Downtown Area Merchants & Attractions

- 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



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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.

## Sunset

**“Best Beach Town”**

*Sunset Magazine's 2015 Inaugural Travel Awards*

## U.S. News & World Report

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

*U.S. News & World Report*

## Condé Nast Traveler

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

*Condé Nast Traveler's Readers' Choice Awards*