

# 810 BOND AVE

SANTA BARBARA  
CA 93103

## FOR LEASE

Lease Rate: \$2.25/SF NNN

±2,525 SF Industrial/Flex space  
Brilliantly renovated with quality modern  
finishes and glass roll-up garage doors.

**PAUL GAMBERDELLA**

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SANTA BARBARA  
CALIFORNIA  
93103

This beautifully renovated 2,525 SF industrial flex space offers a rare combination of functionality and character, with approximately 25% built-out office and the balance open warehouse/flex space. Recently completed renovations give the space a fresh, modern feel—ideal for car storage, creative workshops, hobby use, artist space or even a high-end personal storage. Located within a mixed-use apartment development, the space enjoys a unique, tucked away atmosphere while still offering excellent access, security and visibility. One of the standout features is the oversized glass roll-up doors with exclusive driveway access, which flood the interior with natural light, provide the potential for daytime outside use and provide a striking architectural touch rarely found in industrial/flex spaces of this size. The property also benefits from ample on-site covered parking with exclusive driveway access, further enhancing its appeal for the tenant. With its flexible layout, premium finishes, and immediate availability, this space is an exceptional opportunity for a tenant seeking a high quality, small-scale industrial/flex environment.

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## OFFERING SPECIFICS

### Lease Rate

\$2.25/SF NNN (\$0.83)

### Size

Approx. 2,525 SF

### Available

Now

### Parking

2 Covered Spaces

### Term

3 – 5 Year

### HVAC

Yes

### Zoning

C-G Commercial General

### Sprinklers

Yes

### Restrooms

One

### Roll up Door

Two (2)

### CSO

3%



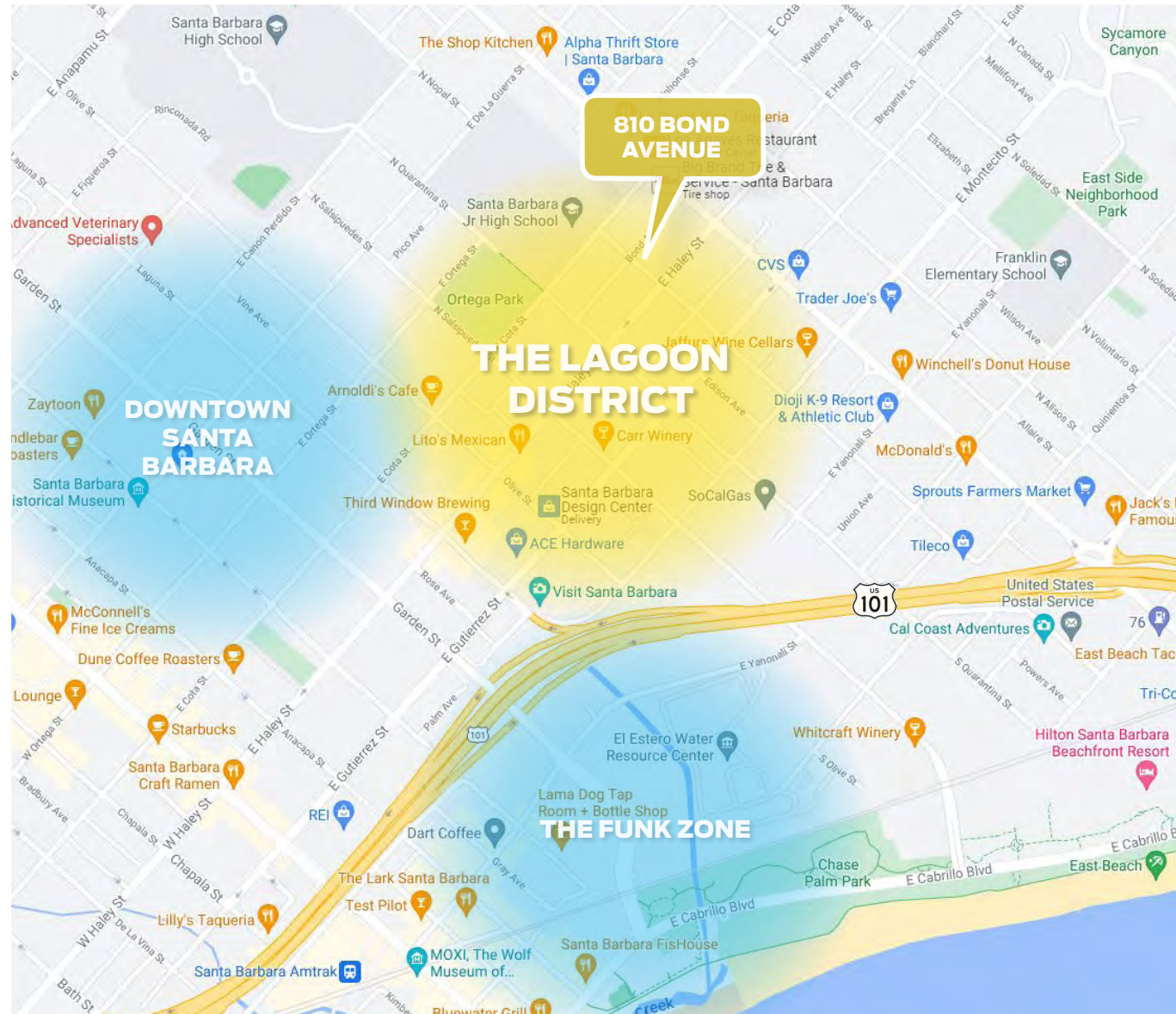


# PRIME INDUSTRIAL/FLEX SPACE

810 BOND AVE • SANTA BARBARA, CA • 93103

**FOR LEASE**

±2,525 SF unique ground floor space



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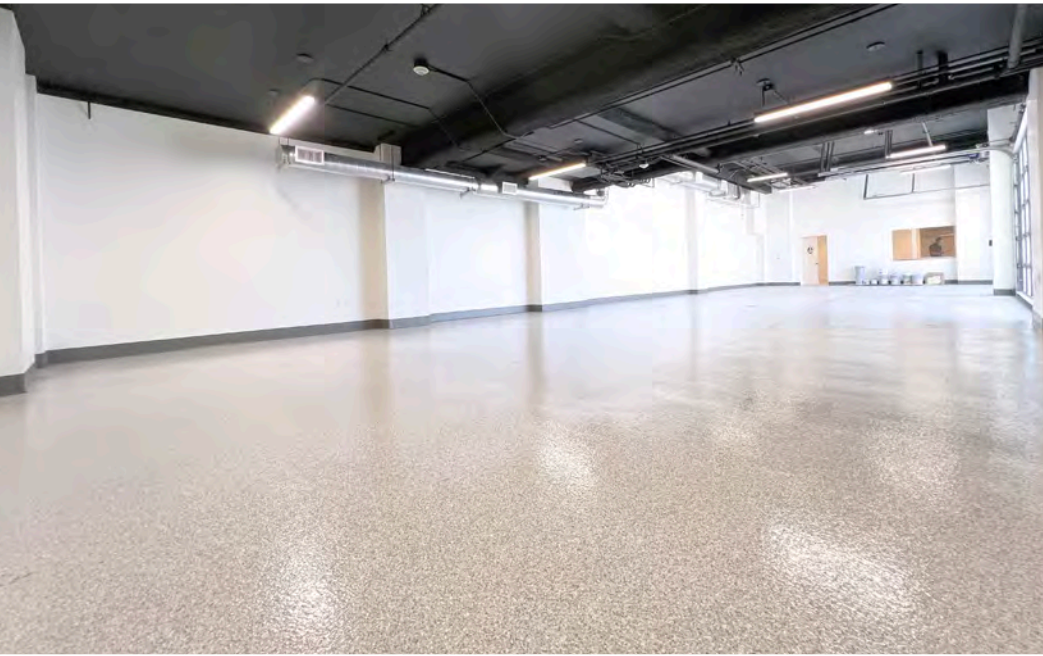


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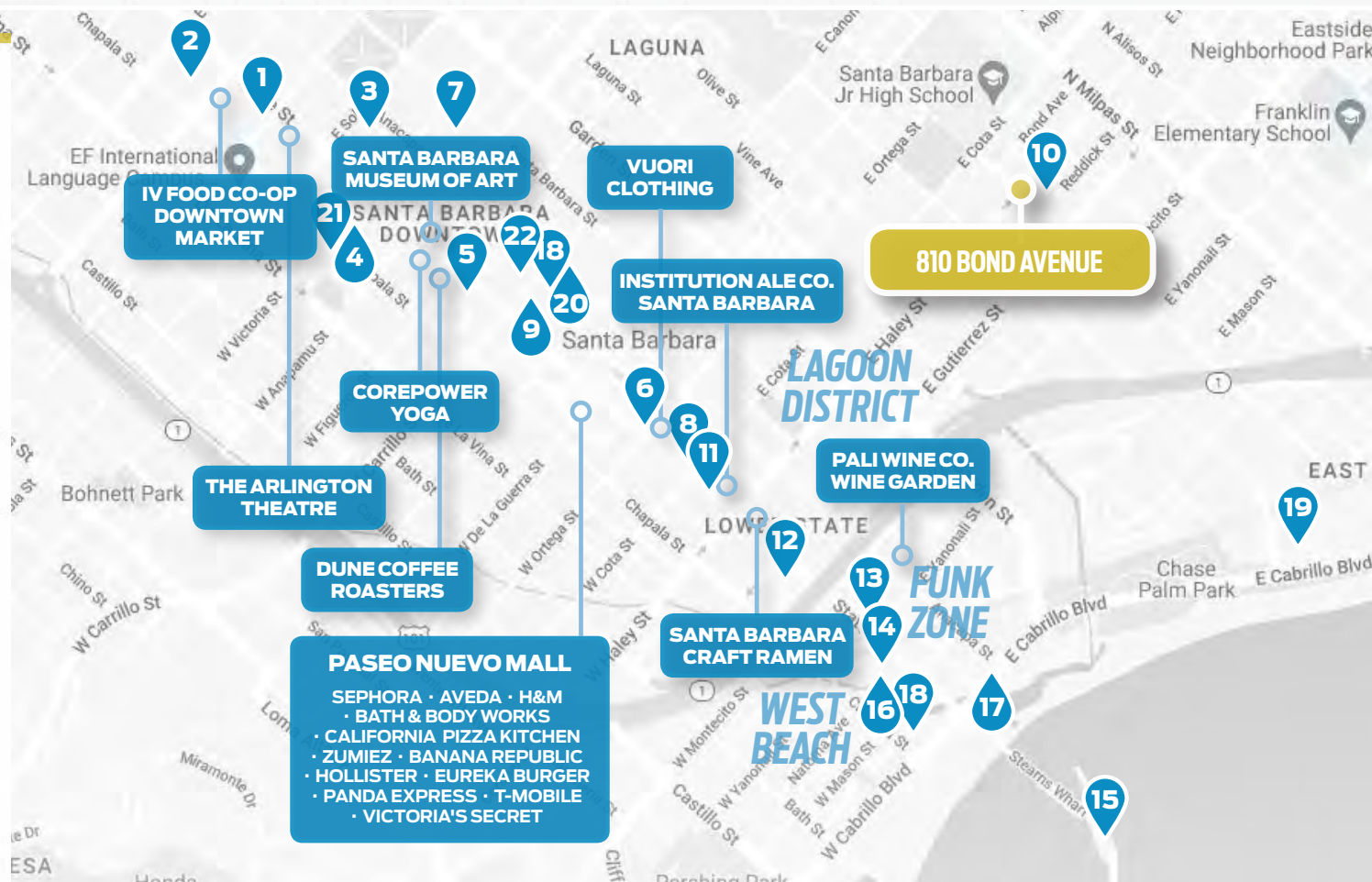




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- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 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.

## 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*