

MULTI-TENANT INDUSTRIAL WITH DEVELOPMENT POTENTIAL IN SANTA BARBARA'S EAST BEACH



404-414 POR LA MAR DRIVE

FOR SALE

Multi-tenant industrial/office buildings on a ±0.45 acre R3/SD3 zoned parcel in Santa Barbara's East Beach. Just under 13,000 square feet between 4 suites currently with two tenants on the property. Investor opportunity and/or occupy a unique property in a tight Santa Barbara market.



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404-414 POR LA MAR DRIVE

SANTA BARBARA
CALIFORNIA
93103



Just one block from the sand and located within Santa Barbara's vibrant Hotel Corridor, this nearly half-acre property offers a rare blend of existing income, flexible use, and long-term potential. With 12,826 square feet across two industrial-style buildings, the site includes high ceilings, upstairs/downstairs office areas, and 14 parking spaces. It's currently divided into four units—two leased, two vacant—with re-configuration options and the possibility of vacant delivery, subject to lease buyouts.

Zoned R 3 and situated in the Coastal Zone, the property is ideal for redevelopment—especially for hospitality or short term rental use, which is allowed here. Steps from East Beach, the Santa Barbara Zoo, and Highway 101, the site also sits next to Dwight Murphy Field, which begins a \$30+ million renovation in 2025, bringing major upgrades by 2026 including sports fields, an all-abilities playground, and expanded public amenities.

Family-owned for over 50 years, this is a legacy offering with exceptional potential in one of Santa Barbara's most desirable coastal neighborhoods.

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Property Specifics

Offered at
\$4,450,000

Total Building Size
±12,826 SF (2 Buildings)

Price Per SF
\$347/SF

Land Size
±19,602 SF

Price Per SF of Land
\$227/SF

APN
017-322-001

Year Built
1931/1951

Zoning
R-3/S-D-3 Limited Multi-Family Residential
with Coastal Zone Overlay

Cap
5.9% Projected

Assumptions Include
\$1.85/sq foot NNN, \$20 per square foot
improvements, \$50,000 Tillford lease buyout,
\$50,000 misc.

Type
Legal Non-Conforming Office/Industrial

Parking
12-14 Spaces

Ceiling Height
10' - 17'

Roll-up Doors
Three (3) Grade Level Loading Doors

CSO
2.5%

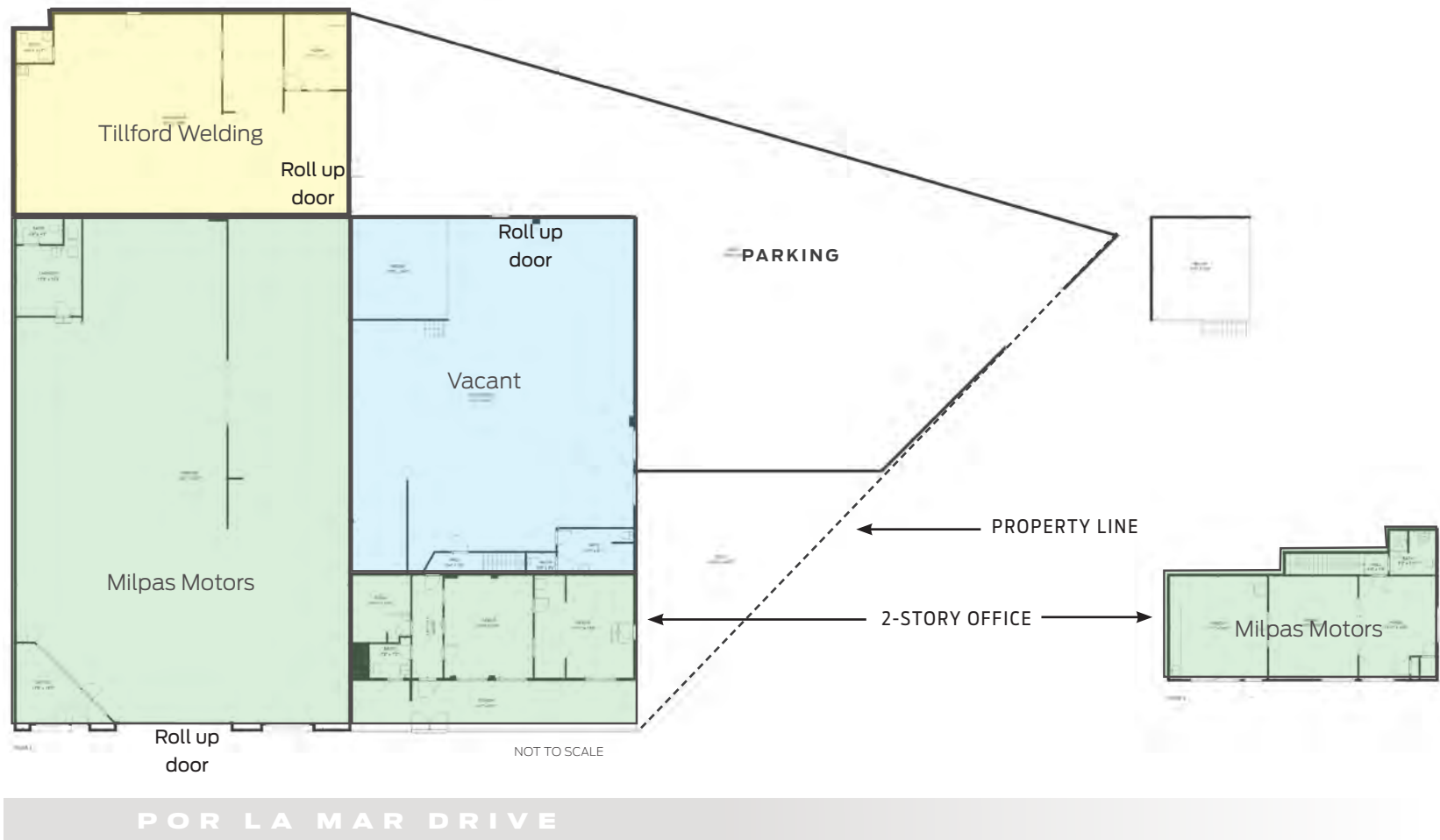


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the Santa Barbara Zoo & Dwight Murphy Field

FLOOR PLAN



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Leasing Summary

Current Income

Tenant	Square Foot	Price/SF	Lease Type	Mo. Base Rent	Expiration	Annual Increase	Notes
Milpas Motors	±7,520	\$1.11	Gross	\$8,400	July 31, 2025	N/A	No options
Tillford Welding	±2,175	\$1.37	Gross	\$2,979	December 31, 2030	Fixed 3%	Lease termination/ buyout lease
Warehouse	±3,131	Vacant					
Total Building SF:		±12,826					



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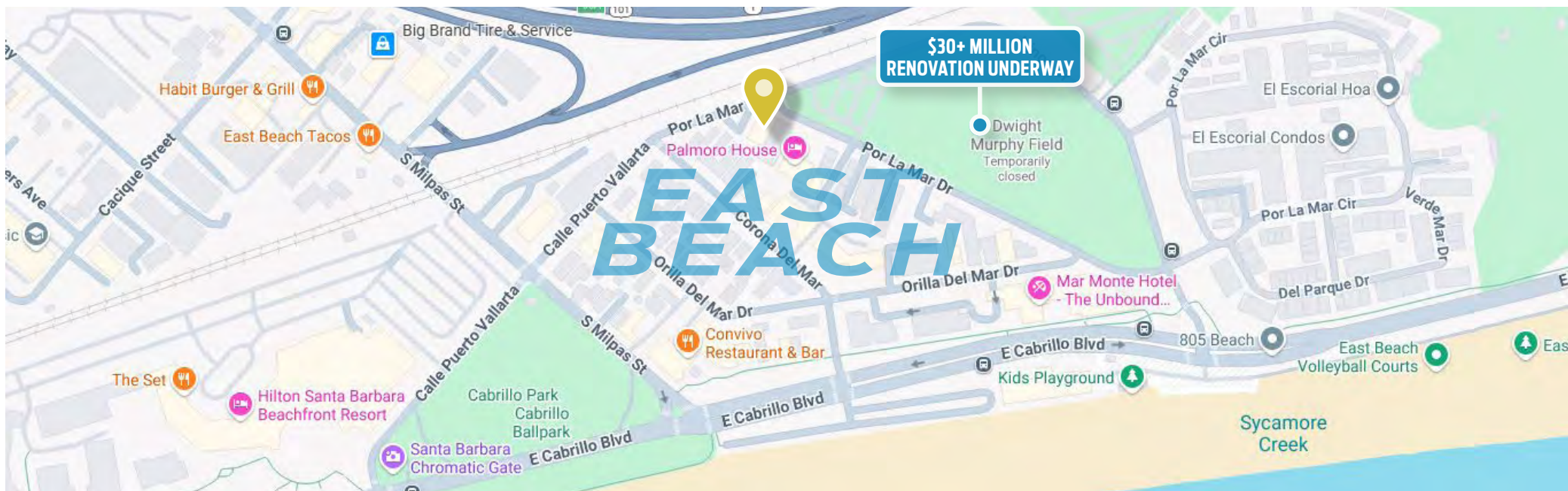
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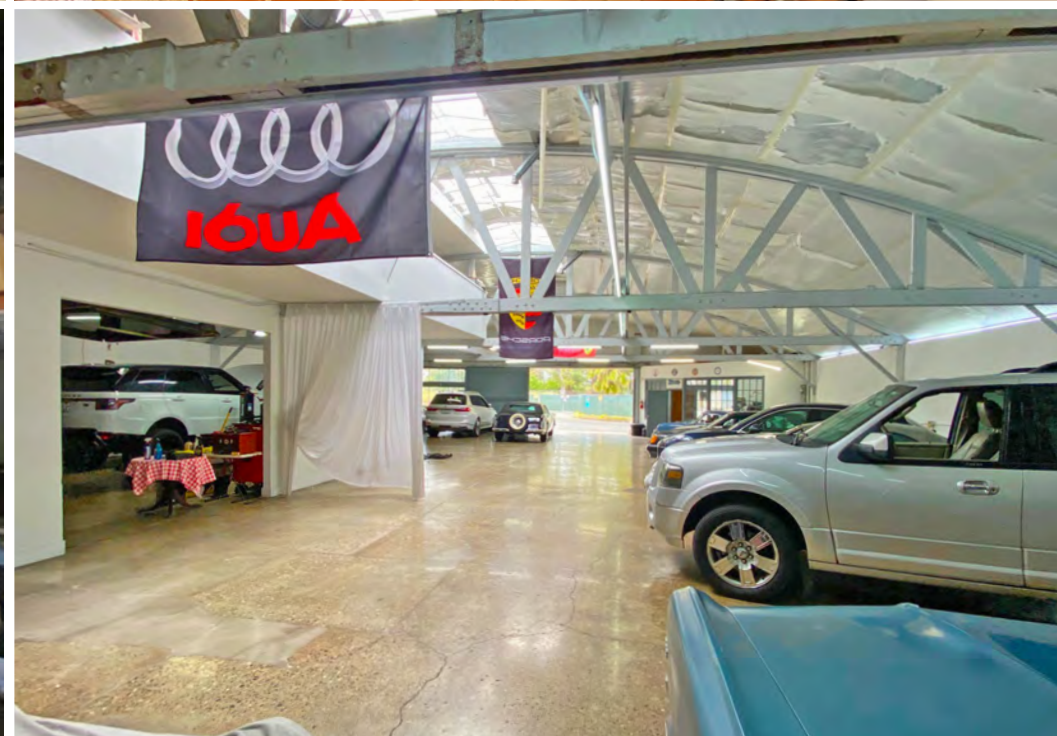
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SELECT NEARBY AMENITIES & POINTS OF INTEREST

**404-414 POR LA
MAR DRIVE**

Outstanding Location in Close Proximity to Numerous Amenities

- | | | |
|-------------------------------------|---------------------------------|----------------------------------|
| 1 Sprout's Farmers Market & RiteAid | 10 Hilton SB Beachfront Resort | 19 Franklin Elementary School |
| 2 Trader Joe's & PetSmart | 11 Santa Barbara City College | 20 Eastside Neighborhood Park |
| 3 Habit Burger / East Beach Tacos | 12 CVS Pharmacy | 21 State Street Promenade |
| 4 East Beach | 13 Santa Barbara Jr High School | 22 Santa Barbara Courthouse |
| 5 Santa Barbara Zoo | 14 Cabrillo Park | 23 Buena Onda Restaurant |
| 6 SB Municipal Tennis Courts | 15 Dwight Murphy Field | 24 Los Agaves Mexican Restaurant |
| 7 Stearns Wharf | 16 Paseo Nuevo Mall | 25 Carr Winery |
| 8 Santa Barbara Harbor & Marina | 17 Santa Barbara High School | 26 Third Window Brewing |
| 9 West Beach | 18 Rusty's Pizza Parlor | 27 Ortega Park |

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GWENDOLYN'S PLAYGROUND

**+\$30 MILLION PARK
DEVELOPMENT/
RENOVATION DIRECTLY
ACROSS THE STREET
FROM 404-414 POR
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