

# 1575 STATE STREET

SUITE 206  
SANTA BARBARA  
CA 93101

SUITE 206

**FOR SALE**

±581 SF 2nd floor office with  
mountain views perfectly suited  
for a spa, wellness or medical user

PRESENTED BY

**GENE DEERING**

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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage. Now, 9 of those office condos are being offered for sale, some vacant and ideal for owner-users, others leased and generating income for investors. The seller recently completed the process of condo mapping all 15 office suites in the building, creating individual office condos. Condo maps and HOA information available for review upon request.

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# 1525 STATE ST.

SANTA BARBARA CA 93101

Charming office condo perfectly suited for a spa, wellness, or medical user. Suite 206 offers ±581 rentable square feet configured with three private treatment rooms, each equipped with a sink, and a welcoming reception area. Located on the second floor, the space enjoys abundant natural light and stunning mountain views. This is an excellent opportunity for an owner-user seeking a turnkey setup or an investor looking to re-lease in a highly desirable location.

**SUITE 206**

Offered at  
**\$350,000**

## Opportunity Highlights

### Suite Size

Rentable: ±581

Usable: ±501

### Price Per Bldg SF

\$602/SF

### Proposed Parking

One Stacked Parking Space  
(Underground Garage)

### HVAC

Yes

### Restrooms

Common

### Floor

2nd

### Elevator

Yes

### HOA Fee

\$409

Various commercial condos available for purchase within the project. Contact listing agents for all offerings.

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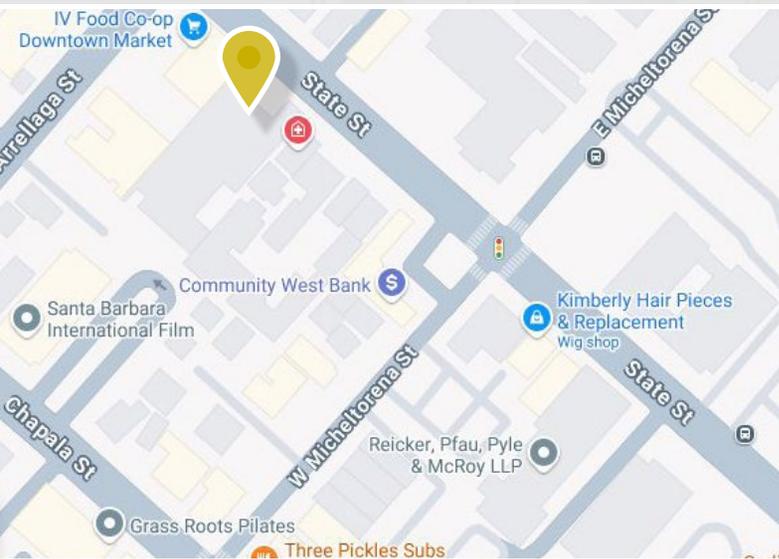
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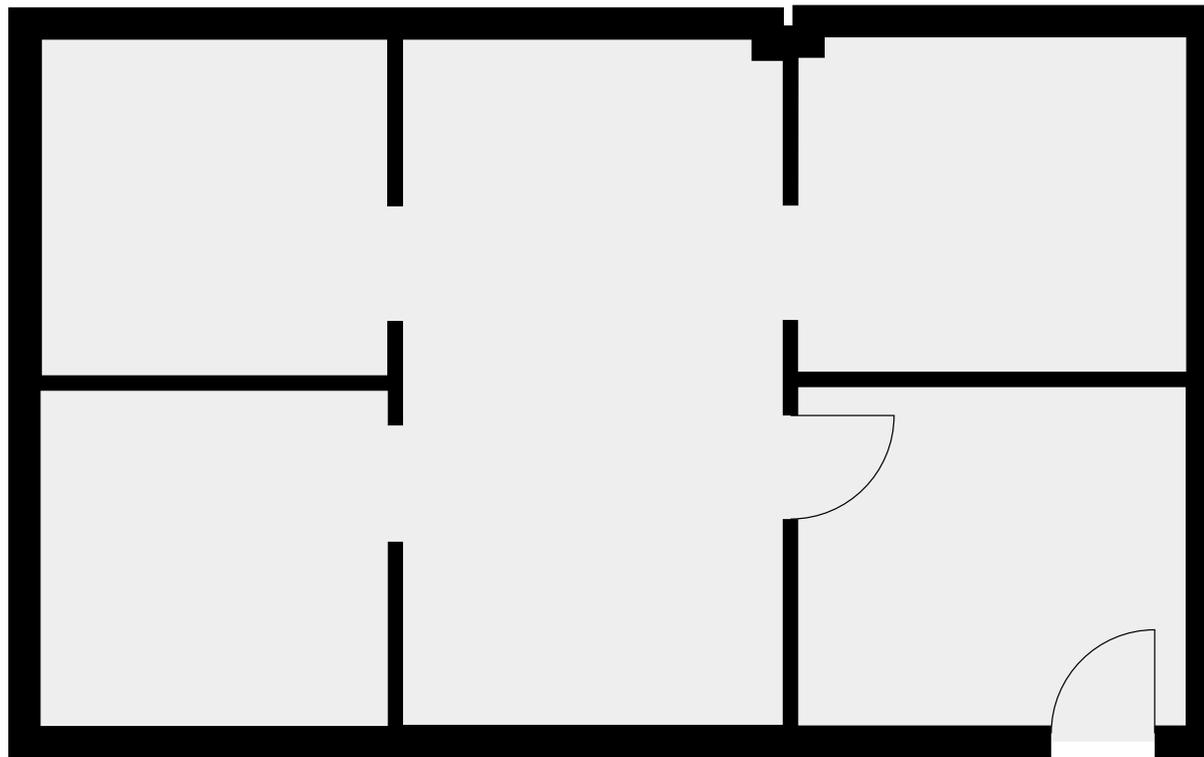
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## FLOOR PLAN

ARRELLAGA STREET

STATE STREET



*Not to scale*

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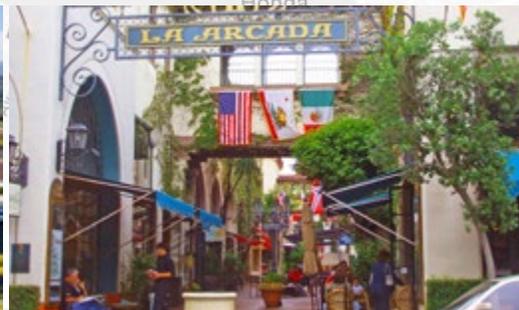
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**Downtown Area Merchants & Attractions**

- 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*