

2954 STATE ST

SANTA BARBARA
CALIFORNIA
93105

FOR SALE

±2,526 SF freestanding building with
flexible commercial & residential uses.
8 parking spaces.



PRESENTED BY

BRAD FROHLING
805.879.9613
bfrobling@radiusgroup.com

CA LIC. 01323736



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Freestanding commercial building with 8 onsite parking spaces. This building features a mix of open and private offices, two restrooms, multiple kitchenettes, patios, multiple entries, abundant natural light and a newer roof and HVAC systems. Well located in the San Roque neighborhood this is a unique opportunity to buy a property with numerous commercial or residential uses. Zoned General Commercial, this property has been home to an urgent care facility for decades. Please do not disturb the current tenant who is on a month-to-month lease.

Investment Highlights

Offered at
\$1,925,000

Building Size
±2,526 SF

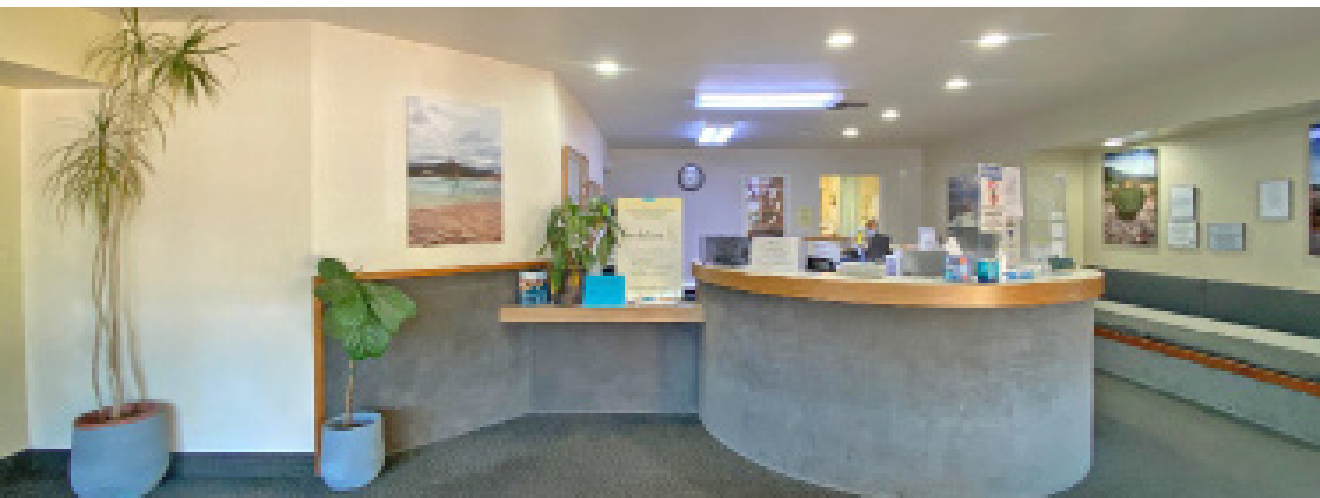
Lot Size
±10,018 SF

APN
053-352-013

Parking
8 Spaces

Zoning
General Commercial

Restrooms
Two



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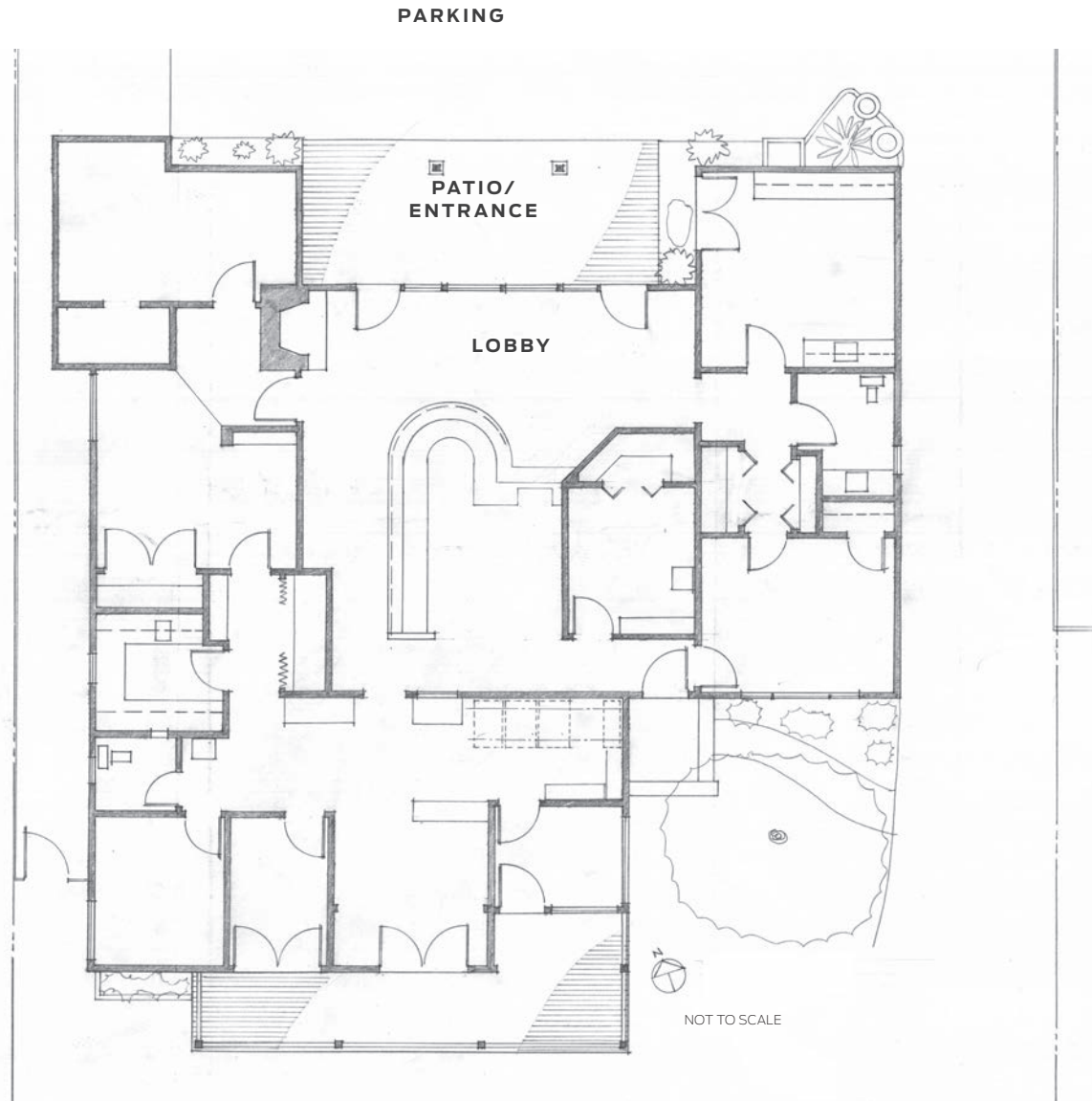
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FLOOR PLAN



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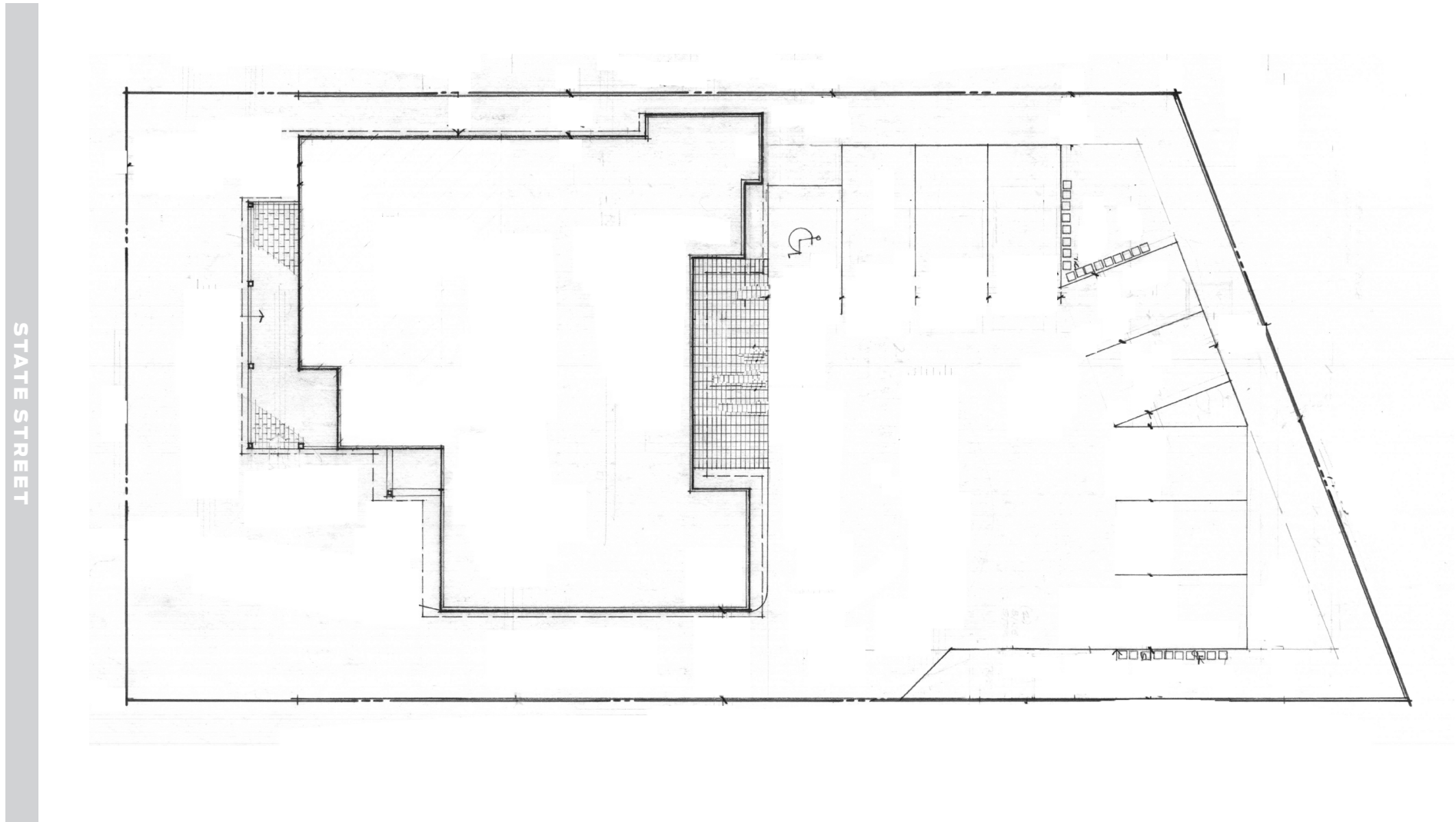
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SITE PLAN



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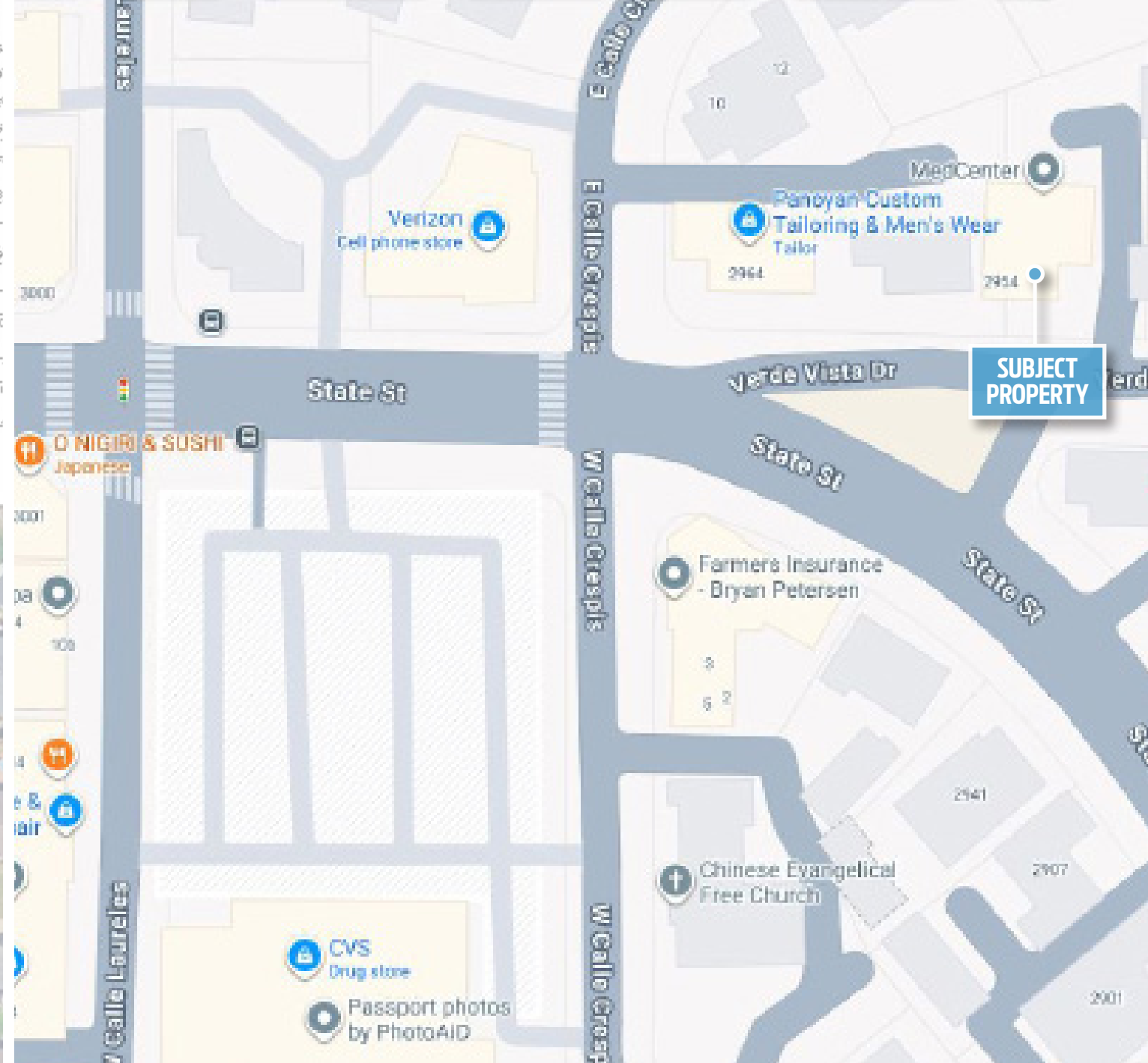


VERDE VISTA
Bk.



VERDE VISTA DR

STATE ST



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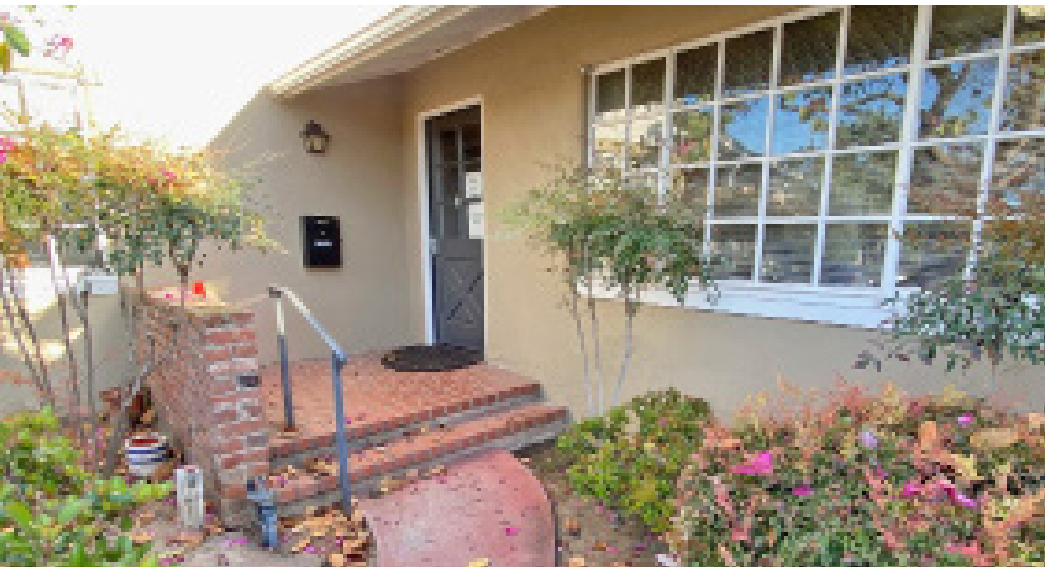
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THE AMERICAN RIVIERA

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



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 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 87,533, 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, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 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

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