

302 NORTH SOLEDAD ST

SANTA BARBARA CA 93103

FOR SALE

Offered at

\$1,450,000

Owner Occupier or Investment Opportunity
With Recent Upgrades Throughout
Projected Gross Income: \$81,600

DETACHED
STUDIO
(Unpermitted)

±1,316 SF SINGLE
FAMILY HOUSE



PRESENTED BY

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SANTA BARBARA • CA 93103

In August 2025, the Seller made thoughtful cosmetic upgrades including refinishing the original hardwood floors, fresh interior paint, and updated landscaping.

Situated on a sunny corner parcel in Santa Barbara's vibrant Eastside neighborhood, 302 N Soledad Street presents a rare opportunity for both owner-users and investors. Built in the early 1930s, this charming property sits on a ±6,098 SF lot served by a public alley and offers a flexible layout with attractive upside potential.

The main residence spans ±1,316 square feet and features 3 bedrooms and 1.5 baths, a spacious living room with a wood-burning fireplace, a dining area, and a generously sized kitchen. The shared full bathroom includes a double vanity, and an additional half bath is conveniently located in the interior laundry room. A private side patio, surrounded by mature hedging, provides a peaceful and secluded outdoor retreat.

In addition to the main home, the property includes a separate studio unit—currently an unpermitted garage conversion with soaring ceilings—ideal for a guest suite, creative space, or future ADU (buyer to verify). Parking is available via the rear alley, with 2 on-site uncovered spaces. Both units are now vacant, offering immediate flexibility to occupy, remodel, or lease. With an estimated gross rent potential exceeding \$80,000 annually, 302 N Soledad offers strong income upside in a central location. With its central location, flexible layout, and private outdoor spaces, 302 N Soledad presents compelling value and upside.

OFFERING SUMMARY

Offered at
\$1,450,000
15.42 GRM

Investment Highlights

Units

2 Units • Main House + Unpermitted Studio
(Garage Conversion)

Unit Mix

(1) 3BD/1.5BA House; (1) Unpermitted Studio

Building Size

Main House: ±1,316 SF
Buyer to Verify Studio Size

Land Size

±6,098 SF

Parking

2 Spaces + Street Parking

Year Built

1931

APN

031-383-011

Zoning

R-2

CSO

2.5%

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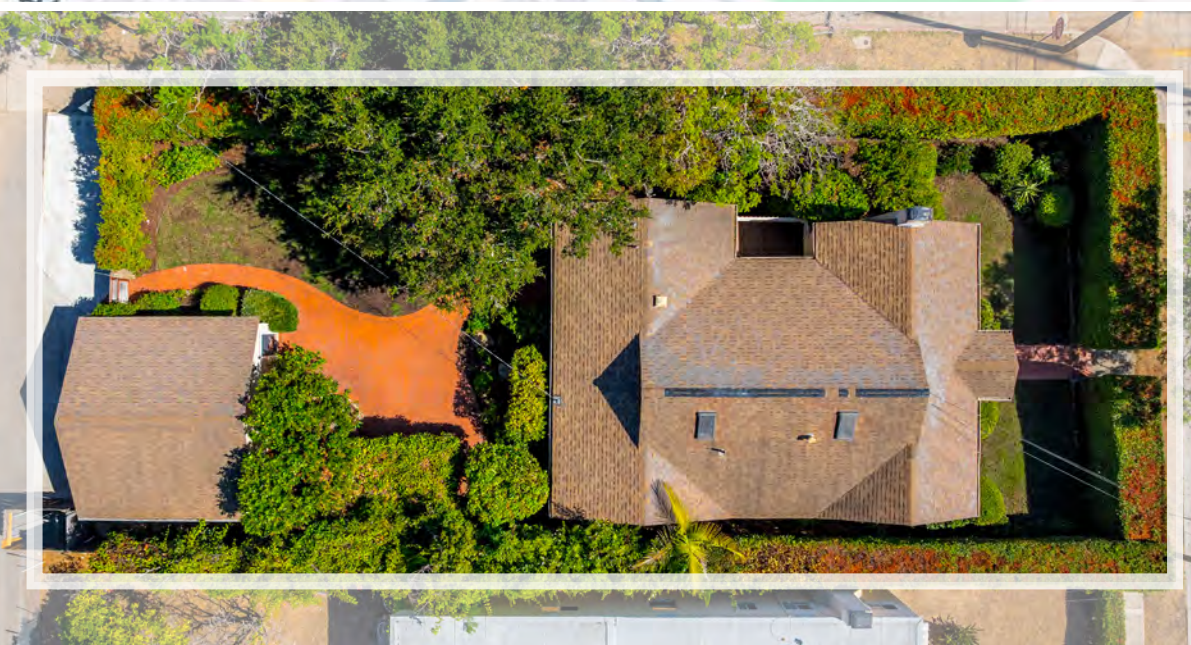
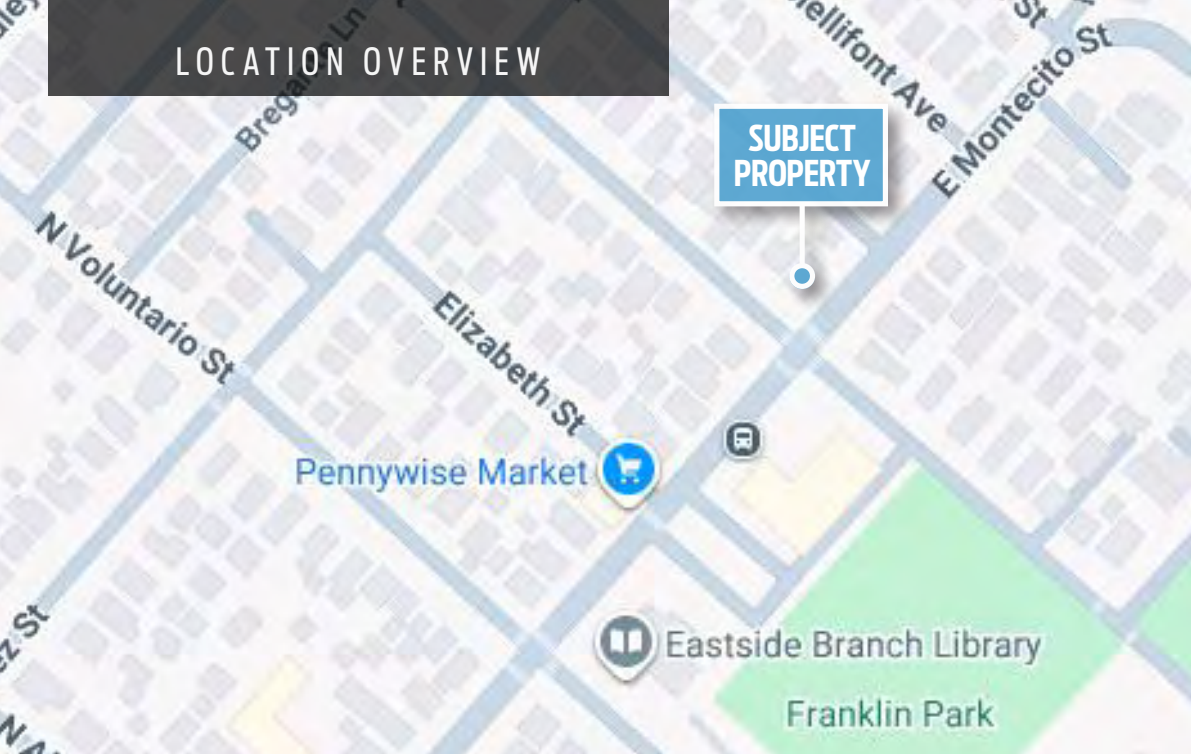
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LOCATION OVERVIEW



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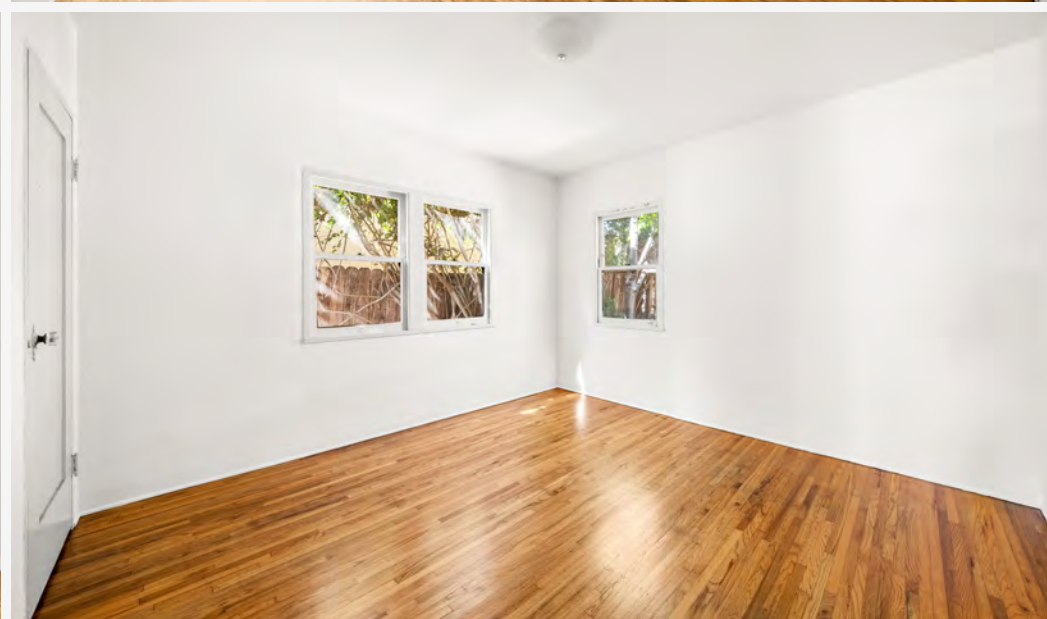
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DETACHED UNPERMITTED STUDIO



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Property Analysis

Summary

Purchase Price	\$1,450,000
No. Units	2
Total Lot Size	±6,098 SF
Year Built	1931
APN	031-383-011

Rent Roll

Unit #	Unit Type	Projected Rent
A	3 BD + 1.5 BA	\$4,300
B (unpermitted)	Studio	\$2,500

SCHEDULED MONTHLY INCOME: \$6,800

SCHEDULED ANNUAL INCOME: \$81,600

Gross Operating Income: \$81,600

Estimated Projected Expenses

New Taxes	\$15,323
Misc./Utilities	\$1,500
Fixed Charges	\$46
Insurance	\$2,500
Repairs & Maintenance	\$5,000

ANNUAL EXPENSES: \$24,369

NET OPERATING INCOME: \$57,231



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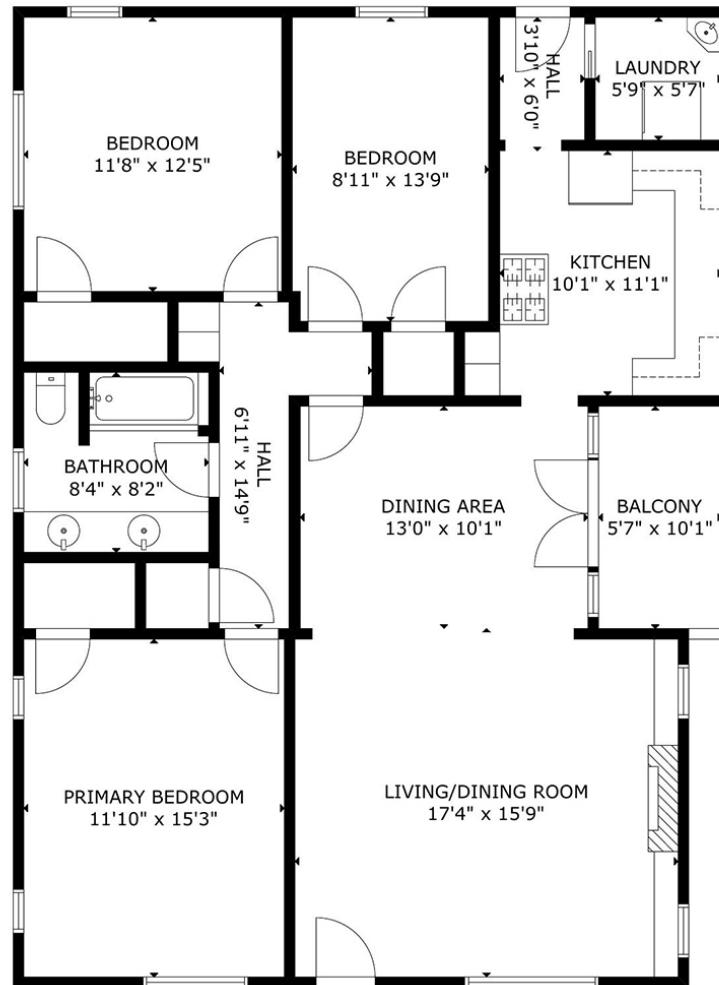
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Floor Plans



Not to scale

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PLEASE INDICATE
WHICH DRONE THEY
WANT FEATURED FOR
THE NEW LABELED
AERIAL

SUBJECT
PROPERTY

Nearby Merchants & Amenities

- | | | | | | |
|---|-------------------------------|----|-------------------------------|----|---------------------------|
| 1 | Trader Joe's & Petsmart | 10 | Third Window Brewing | 19 | Smart & Final |
| 2 | CVS | 11 | Arnold's Cafe | 20 | Renegade Wines |
| 3 | Los Agaves Mexican Restaurant | 12 | Sanguis Winery | 21 | Dune Coffee Roasters |
| 4 | La Super Rica Taqueria | 13 | Sprouts Market | 22 | La Paloma Cafe |
| 5 | Jaffurs Wine Cellars | 14 | Jack's Bistro & Famous Bagels | 23 | Institution Ale |
| 6 | Carr Winery | 15 | Mechanics Bank | 24 | Santa Barbara Craft Ramen |
| 7 | Santa Barbara Design Center | 16 | Sinclair Gas Station | 25 | Starbucks |
| 8 | Ace Hardware | 17 | The Habit Burger Grill | 26 | 101 Deli |
| 9 | CAJÉ Coffee Roasters | 18 | Office Max | 27 | ah juice organic cafe |

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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

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