

**FIRST FLOOR
SUBLEASE**

1021 ANACAPA STREET

**SANTA BARBARA
CALIFORNIA
93101**

**Best-in-class ±6,540 SF Office/Retail
space located in downtown Santa
Barbara's Central Business District.**

\$2.25/SF NNN

PRESENTED BY

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1021 ANACAPA STREET

SANTA BARBARA CA 93101

1021 Anacapa Street presents a rare sublease opportunity in the heart of Downtown Santa Barbara. The offering features an $\pm 6,540$ SF Office/Retail space on the first floor, showcasing a spacious, open layout with great lighting, private kitchenette and private restrooms. The property is directly connected to a public parking lot, offering unmatched convenience for employees and visitors alike. The master lease is held by the University of California, Santa Barbara (UCSB) through June 30, 2036, providing long-term stability and a highly creditworthy tenancy. With its prime location, and a modern office environment, this property delivers an exceptional opportunity for tenants seeking a premium downtown presence with comfort, accessibility and prestige.

FIRST FLOOR SUBLEASE

Size	$\pm 6,540$ SF
Sublease Rate	\$2.25/SF NNN (\$0.80)
Utilities	Estimated at \$0.40/SF
Term	Master Lease Exp. 6/30/2036
Available	30-Day Notice
Parking	Negotiable + Adjacent Public Lot
Sprinklers	Yes
Zoning	C-G
HVAC	Yes
Restrooms	Private
CSO	3%

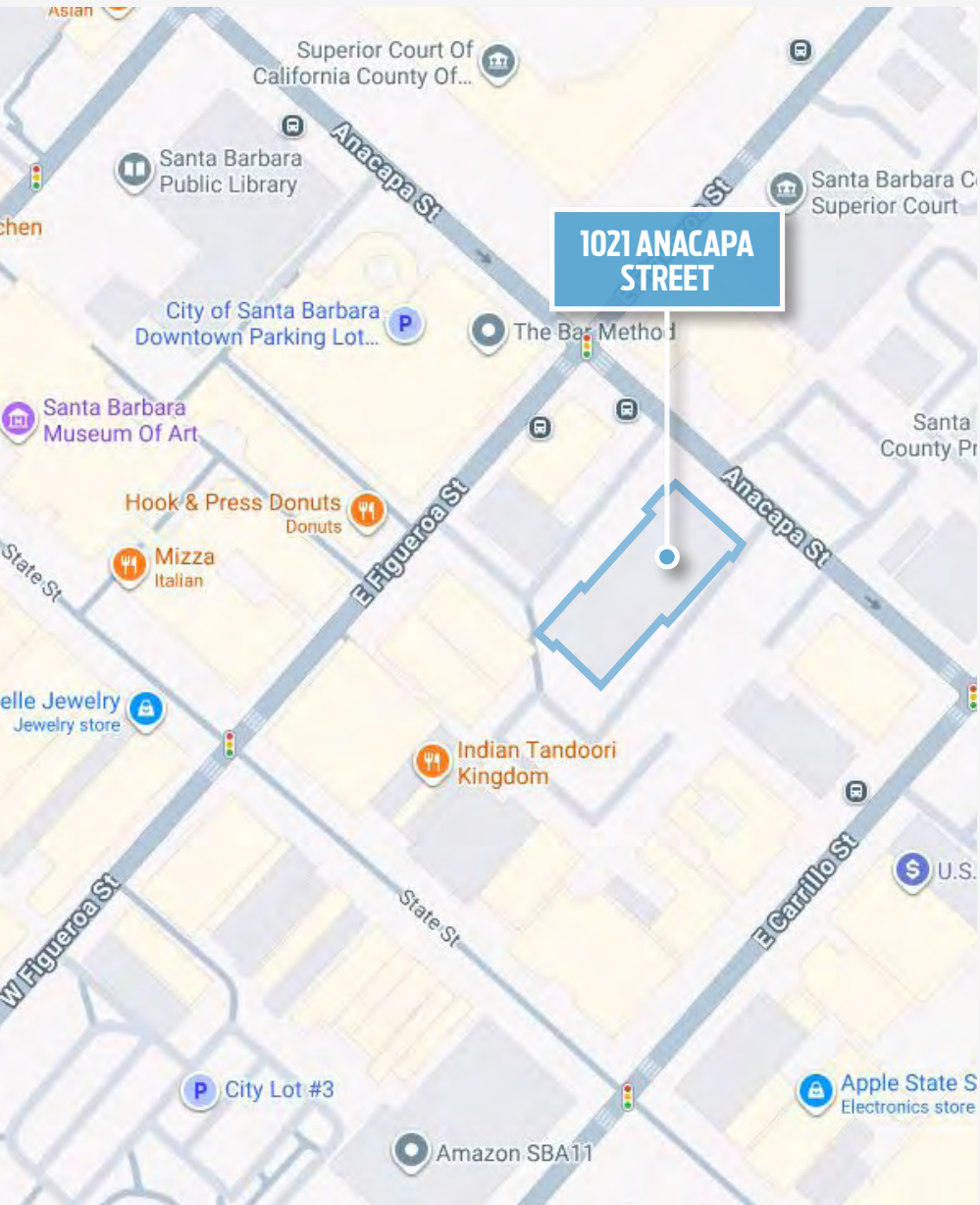
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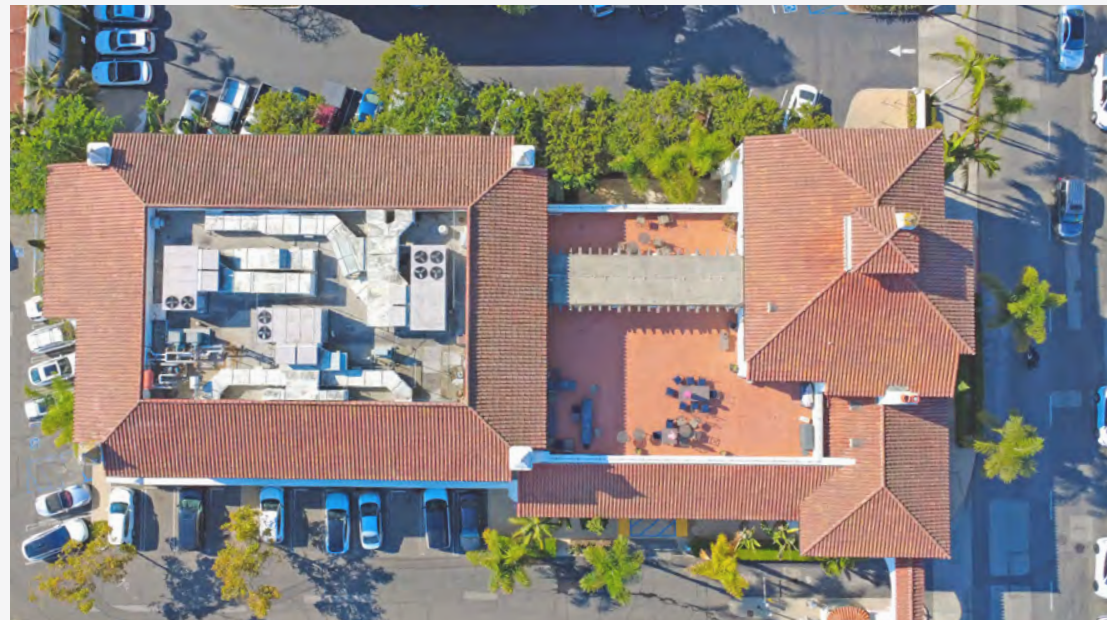


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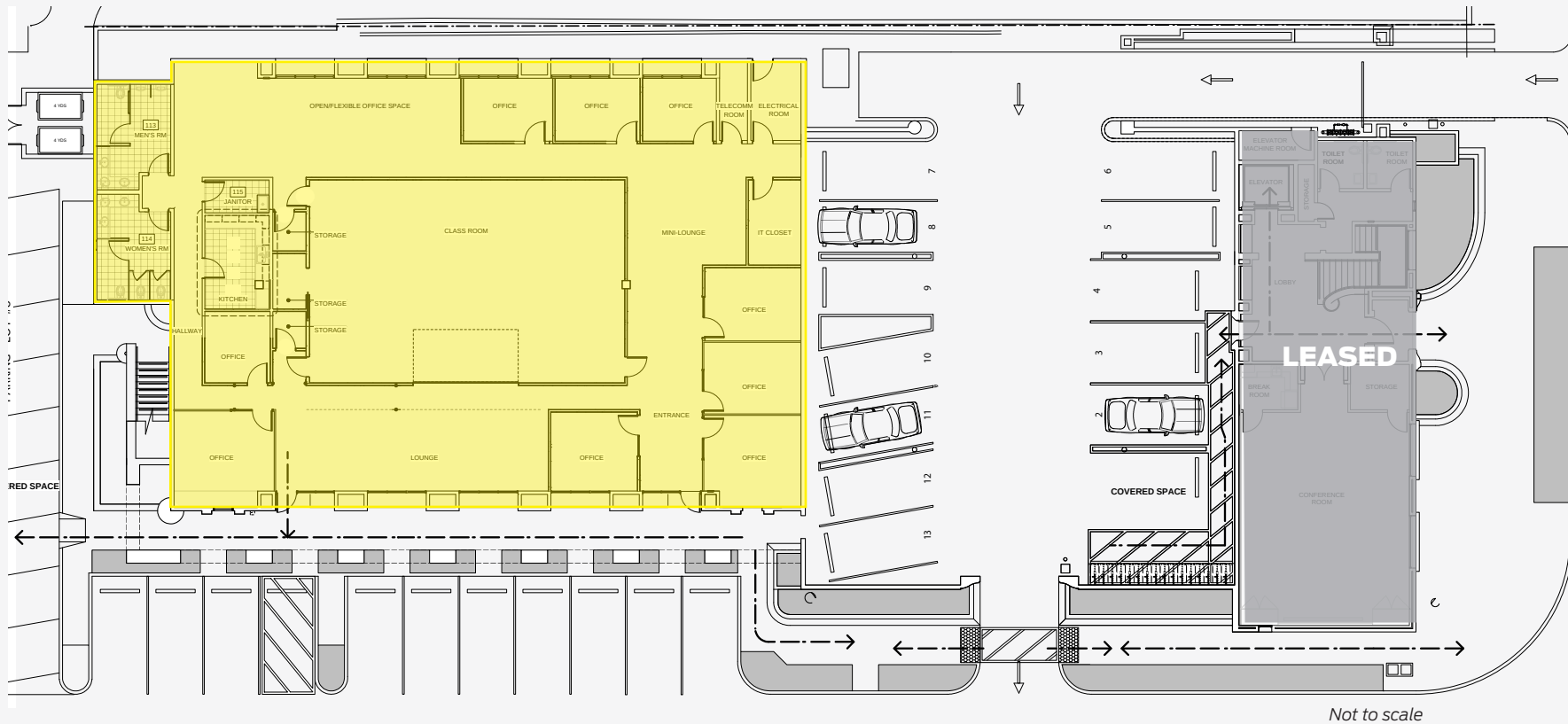


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Floor Plan • 1st Floor • ±6,540 SF



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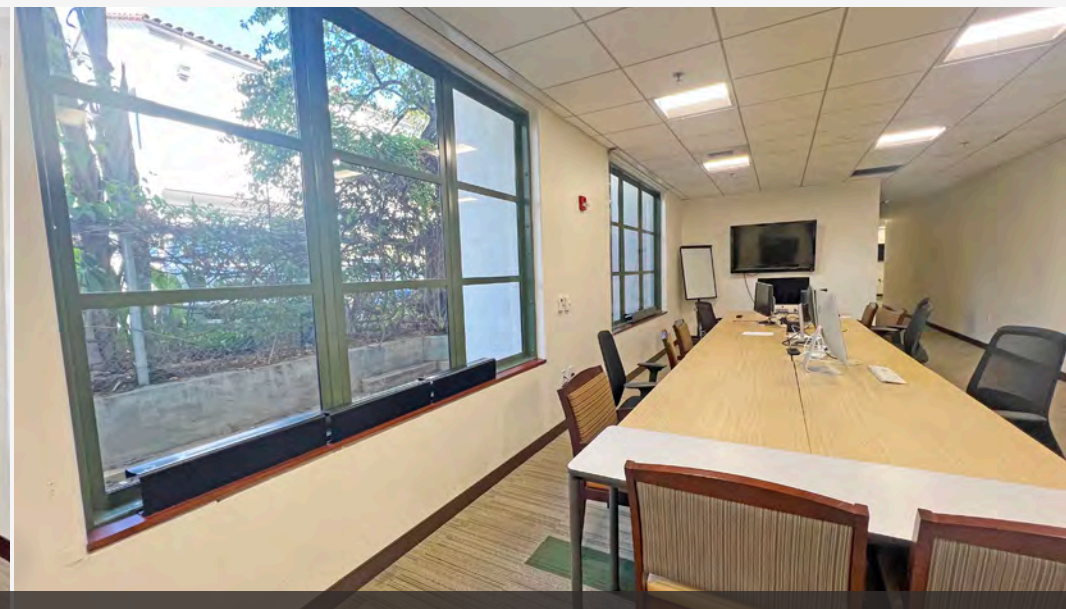
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1ST FLOOR • ±6,540 SF • \$2.25/SF NNN (\$0.80)



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CENTRAL BUSINESS DISTRICT



PASEO NUEVO MALL

- SEPHORA · AVEDA · H&M
- BATH & BODY WORKS
- CALIFORNIA PIZZA KITCHEN
- ZUMIEZ · BANANA REPUBLIC
- HOLLISTER · EUREKA BURGER
- PANDA EXPRESS · T-MOBILE
- VICTORIA'S SECRET

SANTA BARBARA
HISTORICAL MUSEUM

THE FUNK ZONE

STEARNS WHARF

LA PALOMA
CAFE

DE LA GUERRA PLAZA

VOURI

GALA

FREQUENCY WINE COMPANY

AU BON CLIMAT

TYLER X LIEU DIT
TASTING ROOM &
WINE BAR

ALESSIA
PATISSERIE &
CAFE

THREE PICKLES
SUBS & SANWICHES

U.S. POST OFFICE

ATWILL PILATES

PANINO

RUDY'S
MEXICAN

HANDLEBAR
COFFEE ROASTERS

CARRILLO
RECREATION CENTER &
HISTORIC BALLROOM

EL PRESIDIO DE
SANTA BARBARA
STATE HISTORIC PARK

US BANK

LOBERO
THEATRE

CITY LOT PARKING
GARAGE 9

SOUTH COAST
DELI-CARRILLO

APPLE

SANTA BARBARA
COMMUNITY BANK

HILL CARRILLO
ADOBE

BANK
OF THE SIERRA

FARMERS &
MERCHANTS
BANK

CITY PARKING LOT 8
(90 SPACES)

CITY PARKING LOT 3
(153 SPACES)

WELLS-FARGO

AMERICAN
RIVIERA BANK

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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 Petit Valentien
- 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