FIRST TIME ON MARKET IN MORE THAN 60 YRS

431 STATE STREET

SANTA BARBARA
CALIFORNIA
93101

±2,489 SF RETAIL/RESTAURANT BLDG

$1,750,000

Rare owner-user or investment opportunity along evolving State Street

Positioned to benefit from major UCSB investment & nearby planned entertainment venues

Prime downtown location just a few blocks from the Funk Zone & waterfront

PRESENTED BY

MIKE CHENOWETH
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OWNER-USER OR INVESTMENT OPPORTUNITY

Well located downtown restaurant available for sale for the first time in more than 60-years. Located just a short distance from the Wharf. This part of State Street is in the midst growth and change as a result of the investments UCSB has made with their purchase of the 80-unit apartment building and Meeting Hall across the Street. As well as two music venues planned for the former "Casa Blanca restaurant" on Gutierrez & State Streets. This is an opportunity for a owner/user or investor to take advantage of the growing energy of what is taking place in this area and along State Street.

431 STATE STREET

SANTA BARBARA
CALIFORNIA
93101

OFFERING SPECIFICS

Size
±2,489 SF

Price
$1,750,000 ($703/SF)

Parking
Street & Public Lot

Restrooms
2

Zoning
CM

APN
037-211-008

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431 STATE STREET
SANTA BARBARA CALIFORNIA 93101

NEW TO MARKET

Rare Downtown Restaurant Opportunity
in Rapidly Evolving Section of State Street

Floor Plan

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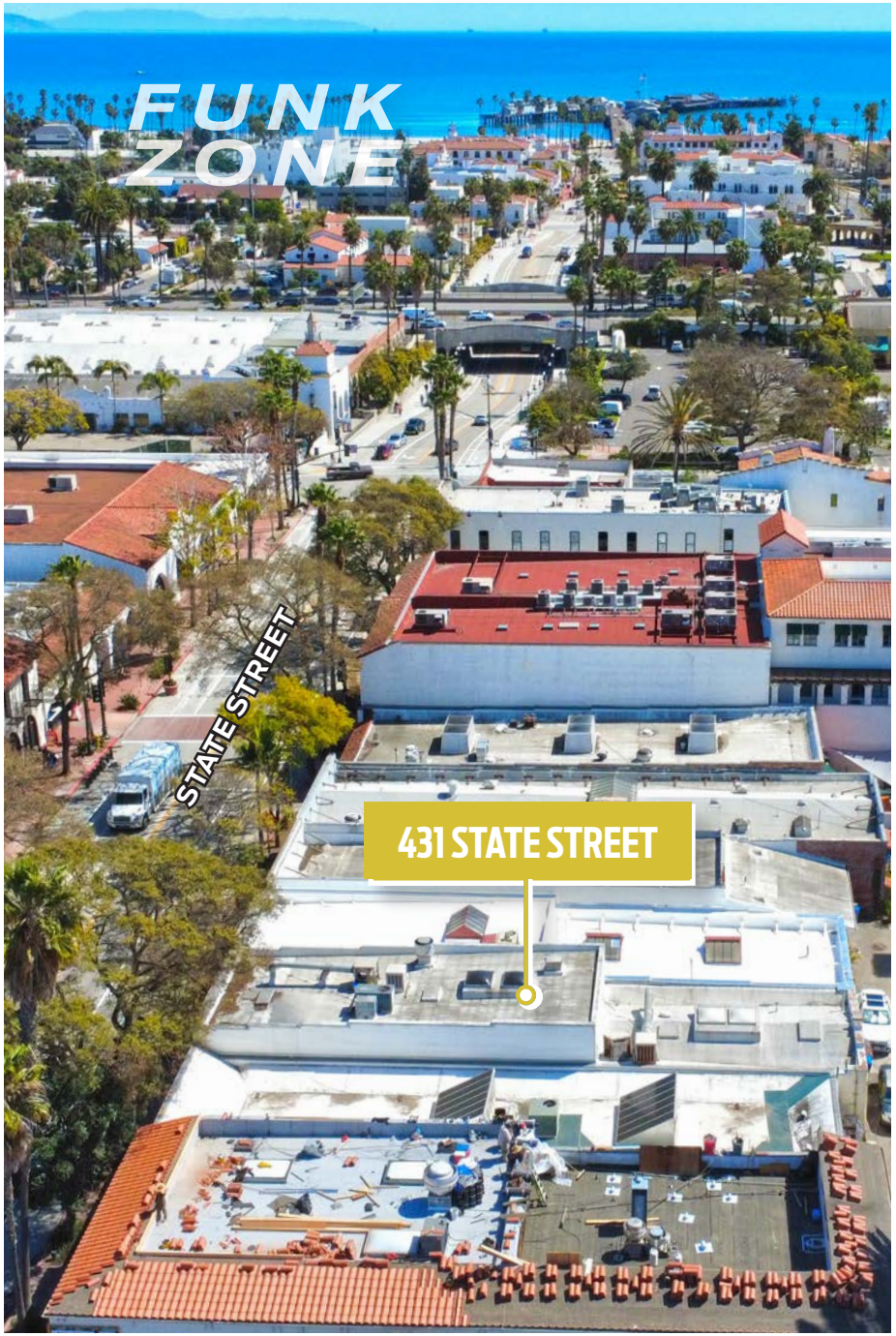
NEW TO MARKET

Rare Downtown Restaurant Opportunity
in Rapidly Evolving Section of State Street



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NEW TO MARKET

Rare Downtown Restaurant Opportunity
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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

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