

DE LA VINA ST ▪ SANTA BARBARA CA 93101

**FOR LEASE**

**±1,227 SF Modern Office space conveniently  
located in downtown Santa Barbara**

911



PRESENTED BY

**JUSTIN DIEM**  
**805.879.9634**  
[jdiem@radiusgroup.com](mailto:jdiem@radiusgroup.com)  
CA LIC. 02058176



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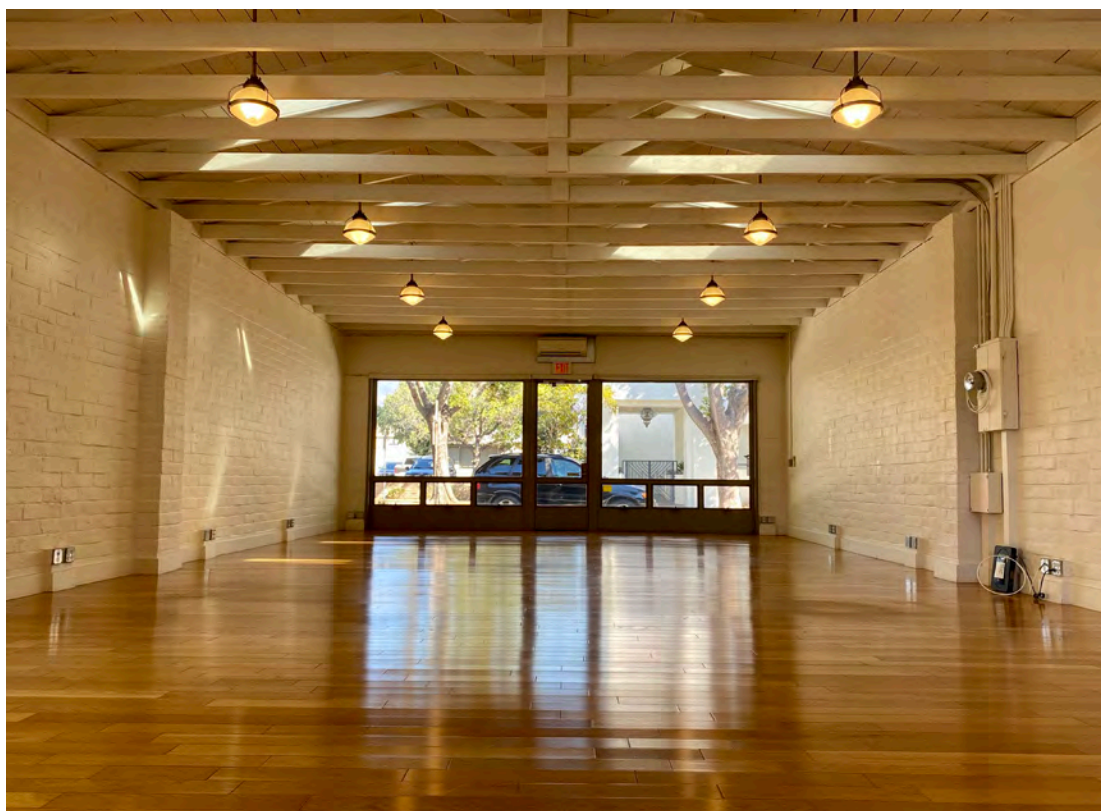
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## PROPERTY OVERVIEW

Modern downtown office boasting premium interior finishes, open beam ceiling, skylights, and expansive storefront glass. This offering features an optimal downtown location, street frontage, and three convenient parking spaces located behind the building. Walking distance to the downtown core with quick access to eateries, coffee shops, and financial centers. One turn off the 101 near the corner of Carrillo and De La Vina streets. Call Listing Agent to show.

## Leasing Specifics

Type	Office
Lease Rate	\$3.05/SF NNN (\$0.83)
Space Size	Approx. 1,227 SF
Term	3–5 Years
Utilities	Paid by Tenant
Restroom	Private
Parking	Three (3) Reserved Spaces
HVAC	Yes
CSO	3.0%



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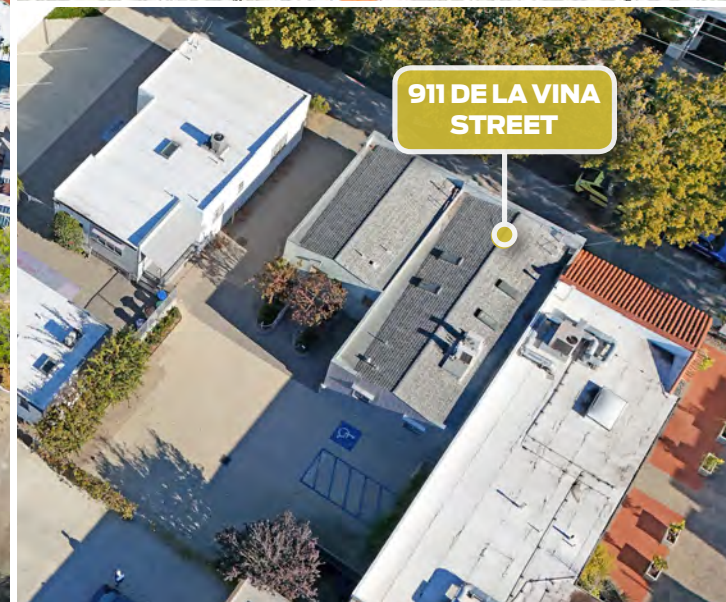


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CENTRAL LOCATION FOOTSTEPS FROM NUMEROUS  
DOWNTOWN SHOPS, RESTAURANTS & CORE AMENITIES



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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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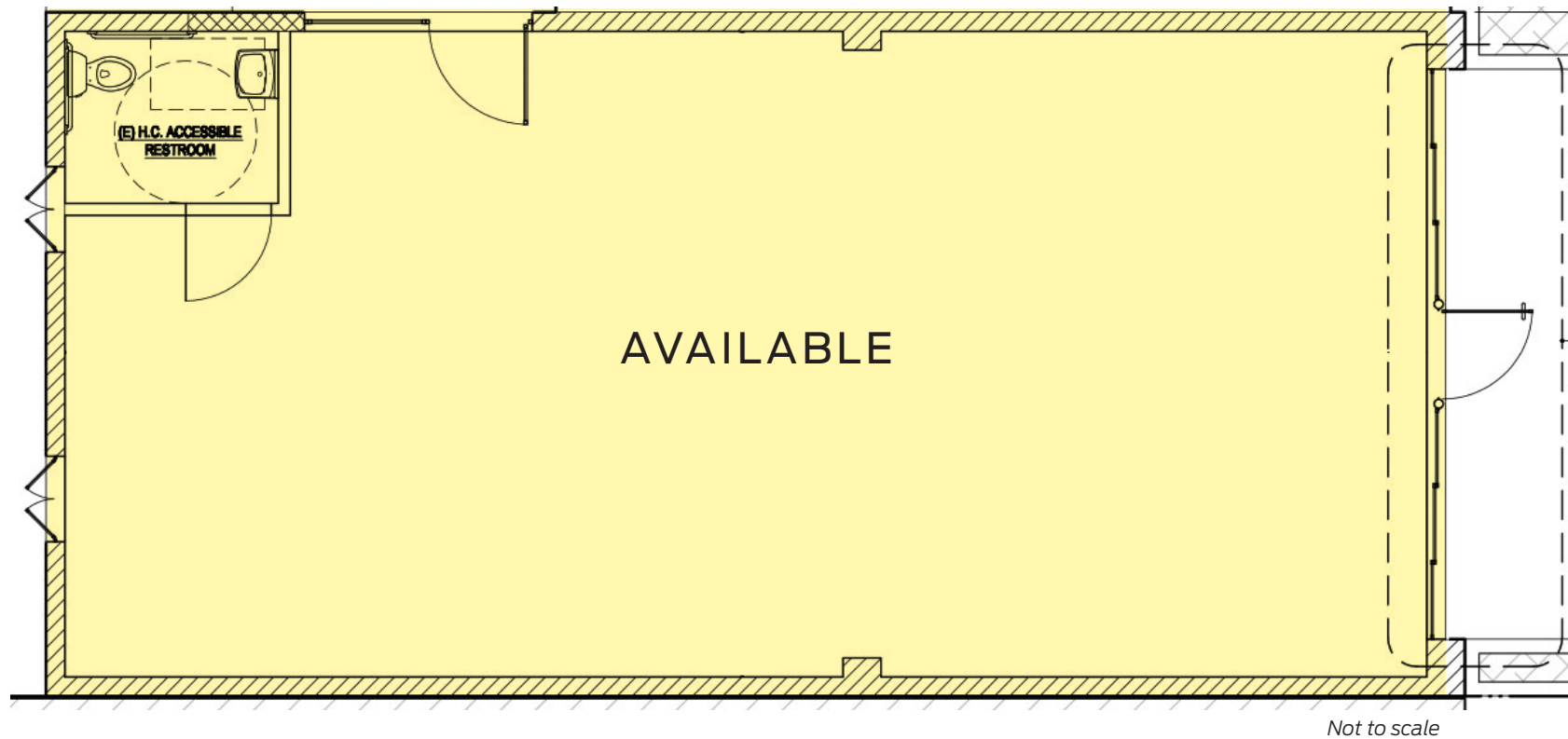
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**FLOOR PLAN | \$3.05/SF NNN (\$0.83)**



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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*