

# 1525 STATE ST.

DOWNTOWN SANTA BARBARA CALIFORNIA 93101

PRESENTED BY

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**RADIUS®**  
Commercial Real Estate

**FOR SALE**

±1,847 SF ground floor office condo  
in a highly visible location on upper  
State Street.

**NEW PRICE: \$875,000**

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Plaza Linda Vista is a mixed-use property featuring a professional office component on the first and second floors, with residential condos on the third floor and above the parking garage. Now, 14 of those office condos are being offered for sale, some vacant and ideal for owner-users, others leased and generating income for investors. The seller recently completed the process of condo mapping all 15 office suites in the building, creating individual office condos. Condo maps and HOA information available for review upon request.

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SANTA BARBARA CA 93101

Rare opportunity to acquire a ground-floor office condo in a highly visible and accessible location on upper State Street. Suite 100 offers approximately 1,847 SF of flexible space and is fully vacant, ideal for an owner-user seeking a professional setting in the heart of Santa Barbara or an investor looking for something under a Million dollars and finding a tenant. The suite features strong natural light in the front office area, a functional layout, and direct exterior access just steps from State Street. No need to enter through the building's interior hallway. A unique combination of visibility, convenience, and usability makes this a stand-out opportunity in today's market.

**SUITE 100**  
**NEW PRICE**  
**\$875,000**

## Opportunity Highlights

### Suite Size

Rentable: ±1,847

Usable: ±1,592

### Price Per Bldg SF

\$474/SF

### Proposed Parking

Proposed 3 Underground Garage Spaces

### HVAC

Yes

### Kitchenette

Yes

### Restrooms

Common & Private

### Floor

1st Floor Office

### Elevator

Yes

### HOA Fee

\$1,215.57

Various commercial condos available for purchase within the project. Contact listing agents for all offerings.

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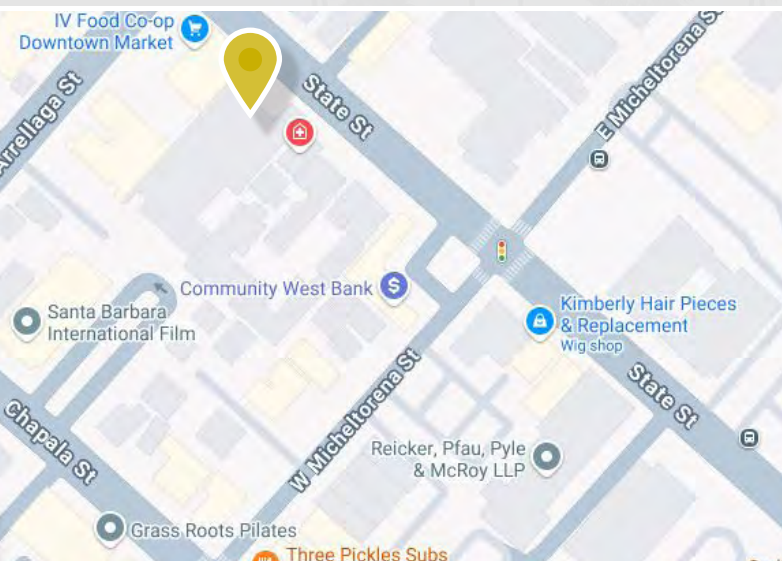




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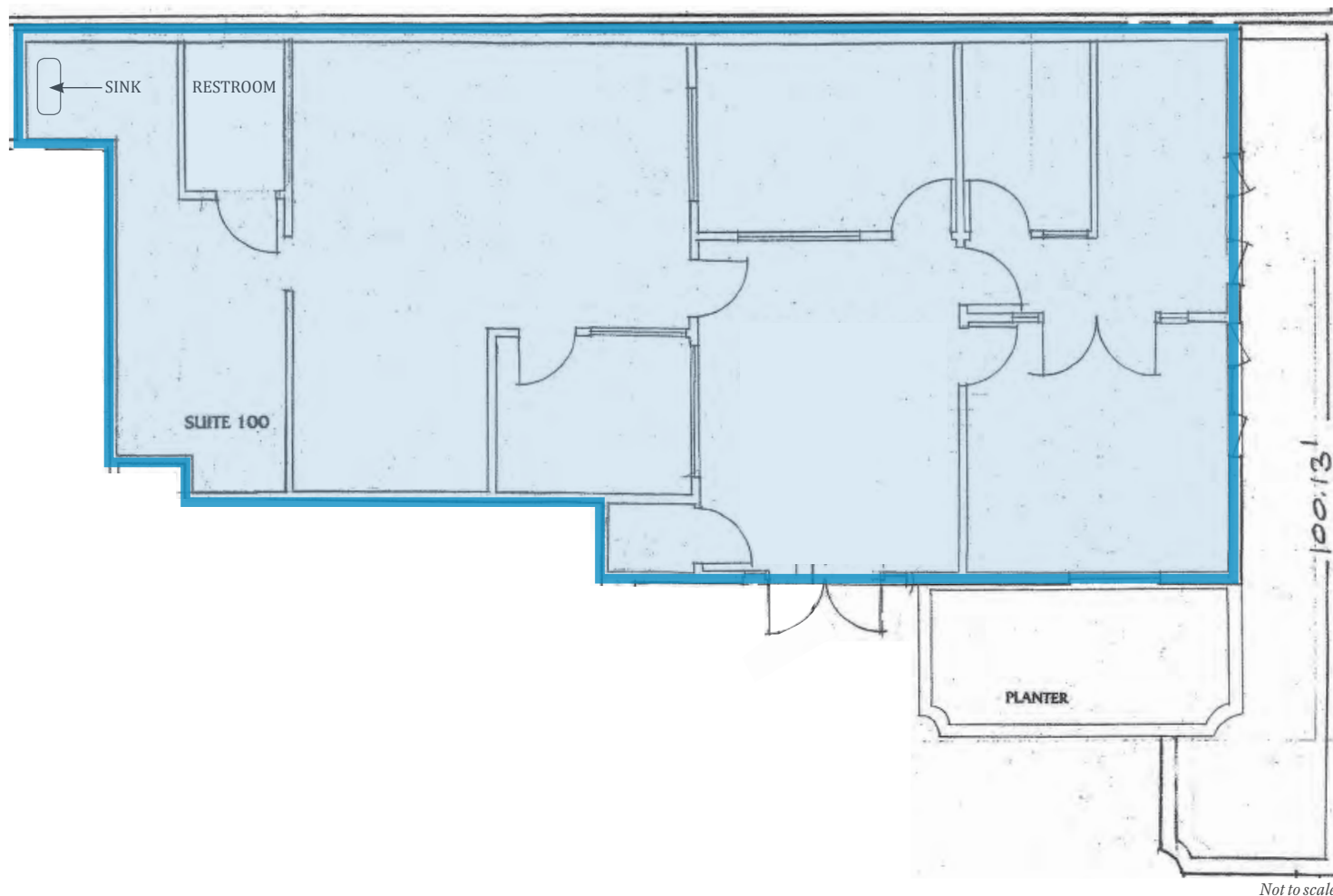
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## FLOOR PLAN



STATE STREET

Not to scale

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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*