

FOR LEASE

418 CHAPALA STREET

SANTA BARBARA CA 93101

±1,694 SF & ±1,161 SF
DOWNTOWN OFFICE SPACES
NEAR THE BEACH

\$2.85/SF GROSS



Centrally located Downtown office building
near the corner of Chapala & Gutierrez Streets.

Easy walk to numerous popular State Street
amenities, the Funk Zone and Santa Barbara's
famed West Beach just a half mile away.

PRESENTED BY

GENE DEERING
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FRANK GAMBERDELLA
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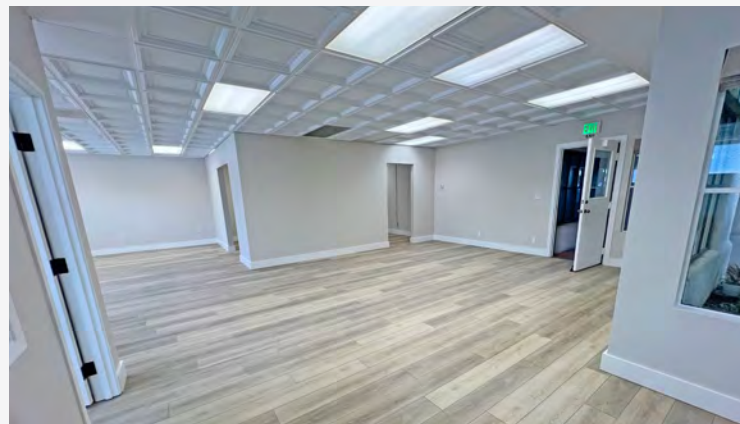
FOR LEASE

Downtown offices with reserved parking,
just a half mile from the beach

Suite D

This updated space offers one private office, open space, kitchenette, and private bathroom. Owner added additional windows providing more natural light.

Size	±1,694 SF
Lease Rate	\$2.85/SF Gross
Utilities	Water (Trash paid by Landlord)
Floor	Ground Floor
Available	Immediately
Parking	3 Reserved Spaces
HVAC	Yes
Restrooms	Private
Zoning	C-G



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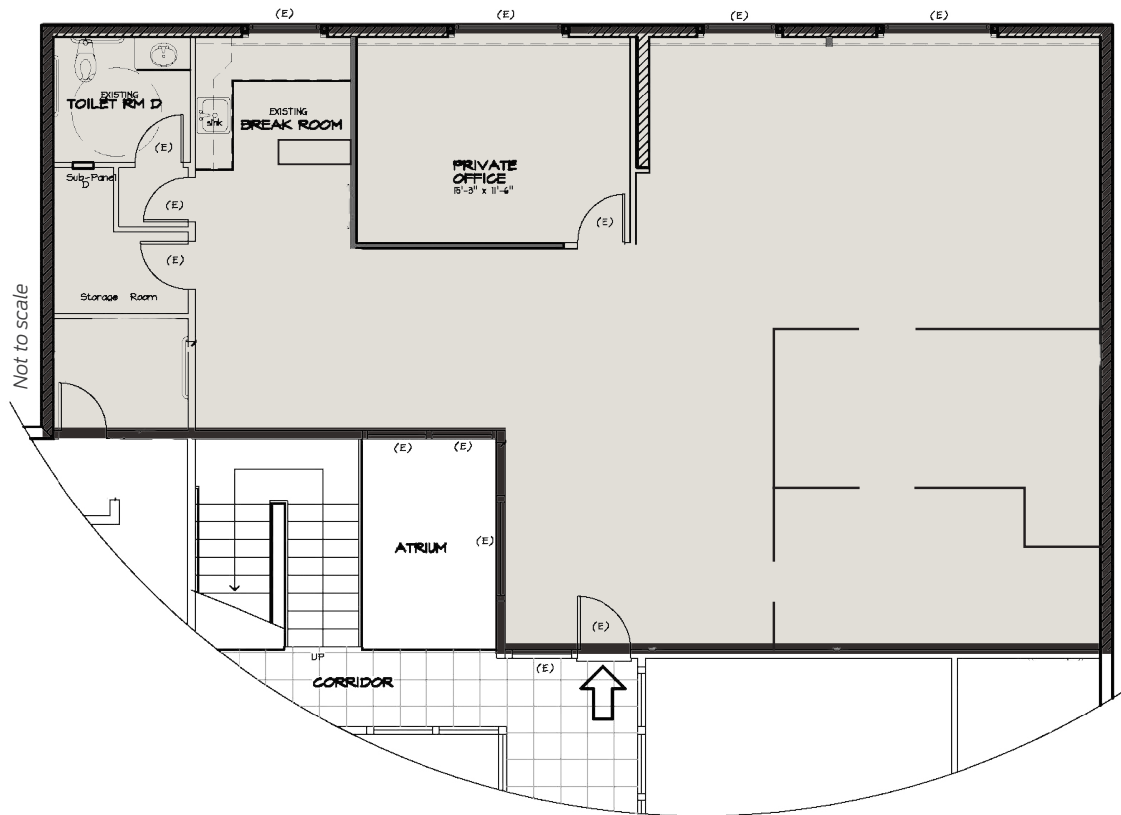
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418 CHAPALA ST
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Ground Floor Plan | Suite D

±1,694 SF • \$2.85/SF Gross



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Suite A

This office space offers large windows allowing an abundance of natural light.

Size	±1,161 SF
Lease Rate	\$2.85/SF Gross
Floor	Ground Floor
Available	June 1
Monument Signage	Yes (Facing Chapala Street)
Parking	2 Reserved Spaces
HVAC	Yes
Restrooms	Private
Zoning	C-G



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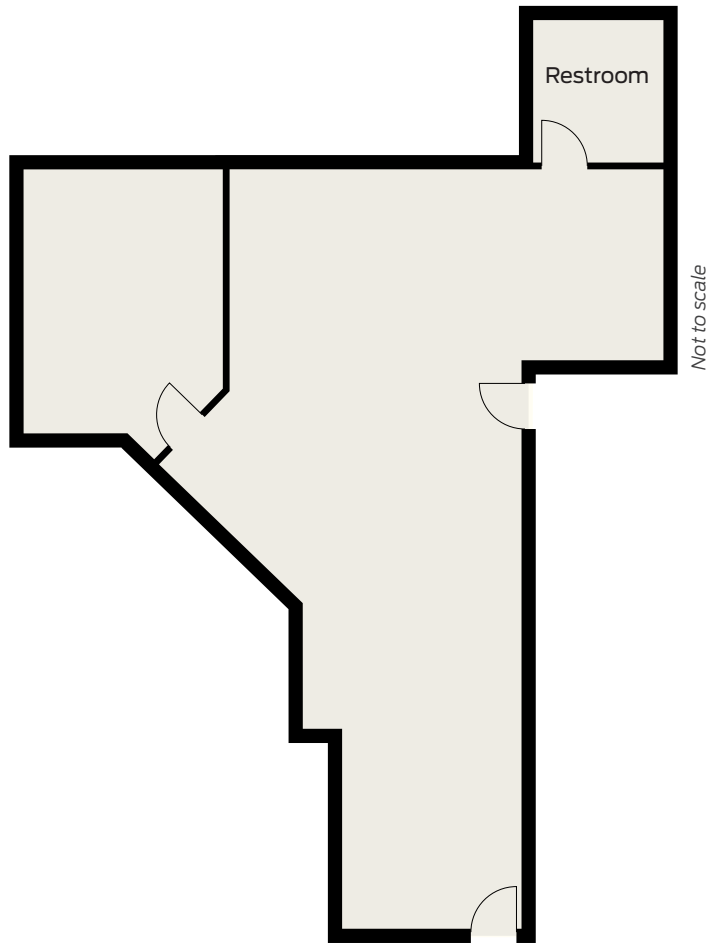
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418 CHAPALA ST
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Ground Floor Plan | Suite A

±1,161 SF • \$2.85/SF Gross



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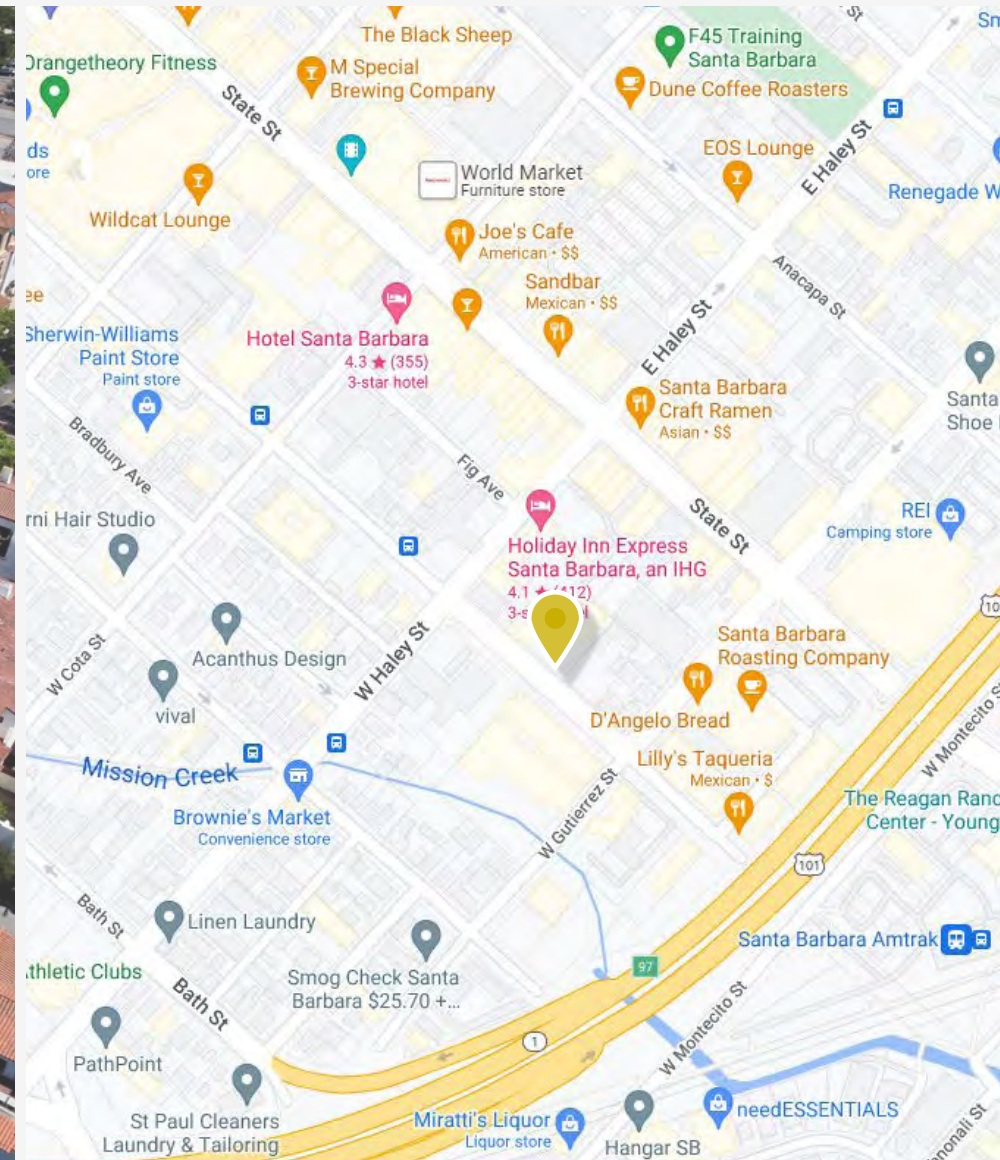
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Nearby Businesses, Merchants & Amenities

- 1 CAJÉ Coffee & Takeout
- 2 Rose Cafe & Takeout
- 3 ah juice organic cafe
- 4 Carr Winery
- 5 Santa Barbara Design Center
- 6 Third Window Brewing
- 7 Santa Barbara Home Improvement Center
- 8 RightScale
- 9 Hayward Design Center
- 10 OfficeMax
- 11 Channel City Auto Body
- 12 Renegade Wines
- 13 Taqueria Rincon Altono
- 14 Stuttgart Motors
- 15 REI
- 16 Santa Barbara Craft Ramen
- 17 Starbucks
- 18 Natural Cafe
- 19 Institution Ale
- 20 Patxi's Pizza
- 21 Lighthouse Coffee
- 22 Potek Winery
- 23 Marcia Burt Gallery
- 24 Zaytoon
- 25 La Playa Azul Cafe

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THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 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 90,000, 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 outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 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.

"Best Beach Town"

Sunset Magazine's 2015 Inaugural Travel Awards

"The 12 Best Cities for a Weekend Getaway"

U.S. News & World Report

"30 Best Small Cities in America"

Condé Nast Traveler's Readers' Choice Awards

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