

713 KIMBALL ST

SANTA BARBARA CALIFORNIA 93103



NOPALITOS WAY

S. QUARANTINA STREET

KIMBALL STREET

OFFERED FOR SALE AT

\$1,360,000

Single story duplex in
rare industrial zoned parcel.

5.7% CAP Below Market Apartment Rents

BRAD FROHLING

805.879.9613

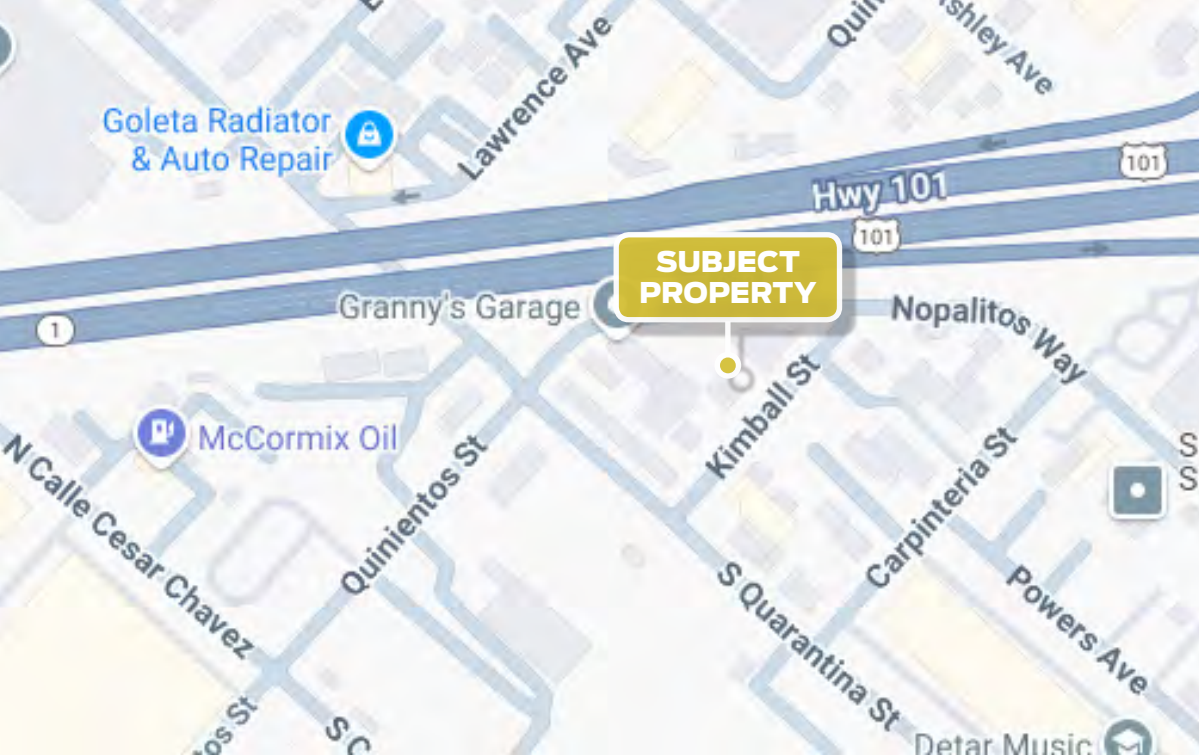
bfrobling@radiusgroup.com

CA LIC. 01323736



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Single-story duplex that has been well maintained on a rare industrial zoned parcel. A national landscape company has over 4 years remaining on the industrial yard lease on the rear of the property. Current 2-bedroom, one-bath units are well below market at \$1,800/month and a 5.7% cap rate at the offering. Stable investment in Santa Barbara with solid returns.

CONTACT LISTING AGENT FOR DETAILS. PLEASE DO NOT DISTURB TENANTS.



713 KIMBALL STREET

SANTA BARBARA
CALIFORNIA 93103

OFFERED AT
\$1,360,000

CAP 5.7%
(below market apartment rents)
NOI \$78,104

PROPERTY SPECIFICS

Units
2

Unit Mix
(2) 2BD/1BA

Land Size
±4,701

Other
Private Industrial Yard

APN
017-161-004

Zoning
Industrial

CSO
2.5%

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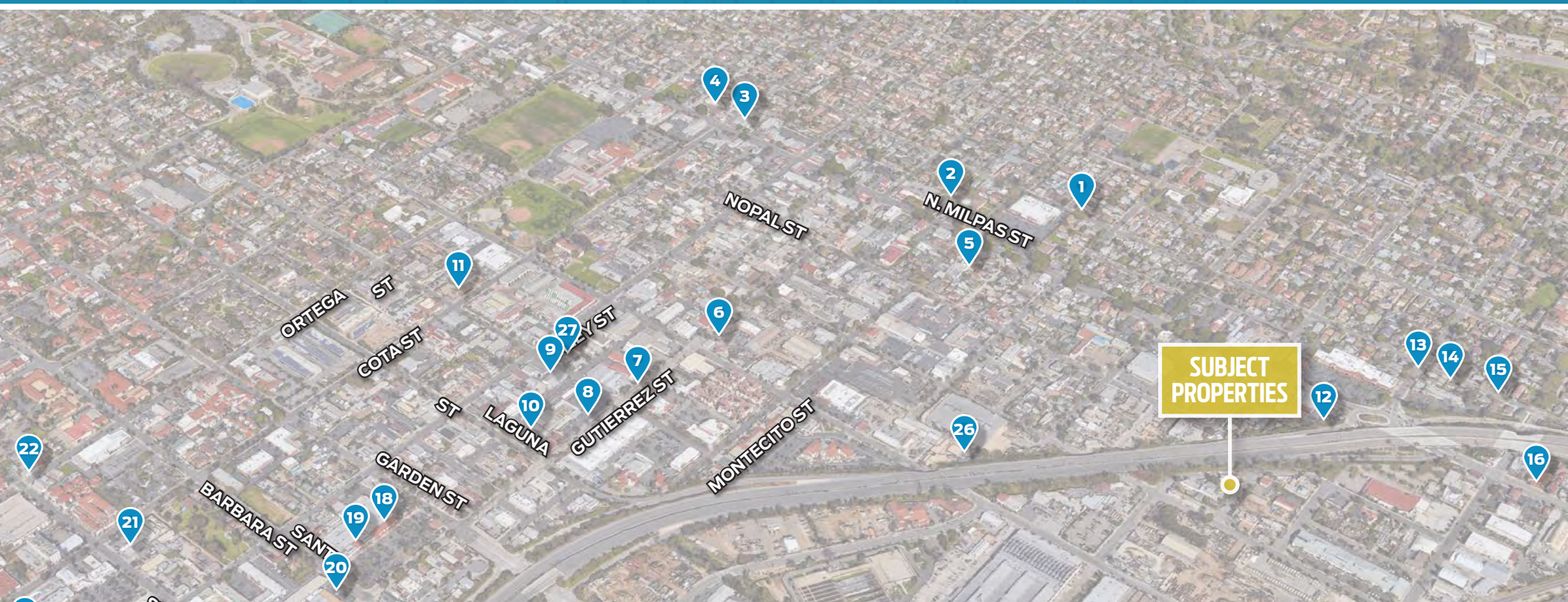
713 SANTA BARBARA
CALIFORNIA 93103
KIMBALL ST

Owner User/Investor opportunity
Single-story duplex in
rare industrial zoned parcel.



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SUBJECT
PROPERTIES

Nearby Merchants & Amenities

- | | | |
|---------------------------------|----------------------------------|------------------------------|
| 1 Trader Joe's & Petsmart | 10 Third Window Brewing | 19 Smart & Final |
| 2 CVS | 11 Arnold's Cafe | 20 Renegade Wines |
| 3 Los Agaves Mexican Restaurant | 12 Sanguis Winery | 21 Dune Coffee Roasters |
| 4 La Super Rica Taqueria | 13 Sprouts Market | 22 La Paloma Cafe |
| 5 Jaffurs Wine Cellars | 14 Jack's Bistro & Famous Bagels | 23 Institution Ale |
| 6 Carr Winery | 15 Mechanics Bank | 24 Santa Barbara Craft Ramen |
| 7 Santa Barbara Design Center | 16 Sinclair Gas Station | 25 Starbucks |
| 8 Ace Hardware | 17 The Habit Burger Grill | 26 101 Deli |
| 9 CAJÉ Coffee Roasters | 18 Office Max | 27 ah juice organic 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 92,101, 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, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. 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"

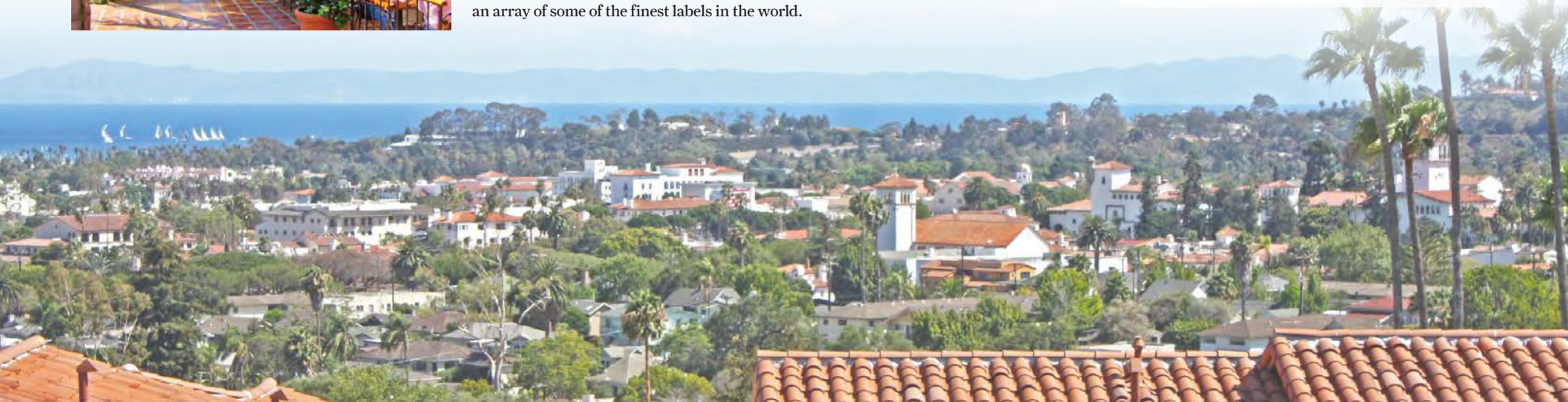
Sunset Magazine's 2015 Inaugural Travel Awards

"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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