

230 W. PUEBLO STREET

SANTA BARBARA
CALIFORNIA
93105

±3,854 SF FREESTANDING
MEDICAL/OFFICE BUILDING

Steps to
Santa Barbara Cottage Hospital

Offered at
\$3,100,000



PRESENTED BY

BRAD FROHLING
805.879.9613
bfrobling@radiusgroup.com
CA LIC. 01323736



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CALIFORNIA
93105

Freestanding, quality medical office building steps from Santa Barbara Cottage Hospital. Rare opportunity to purchase a high identity medical office building with the ground floor (±1,474 SF leased to Aesthetics Montecito) and the second floor (±2,380 SF) currently vacant. Both floors are very efficient layouts with natural light and quality finishes. Opportunity for a second floor user or an investor.



Offered at
\$3,100,000

Investment Highlights

Building Size

±3,854 SF

Lot Size

±6,534 SF

APN

025-112-016

Parking

13 Spaces (3 covered)

HVAC

Throughout

Restrooms

Mens and Womens on each floor

Zoning

M-O

CSO

2.25%

1st Floor Lease Summary:

Tenant: Aesthetics Montecito

(www.aestheticsmontecito.com)

Current Monthly Rent: \$4,982 gross (\$3.38 psf)

Size ±1,474 Square Feet

Lease term: Expiration 7/31/34

Annual 4% increases with one five year
renewal option

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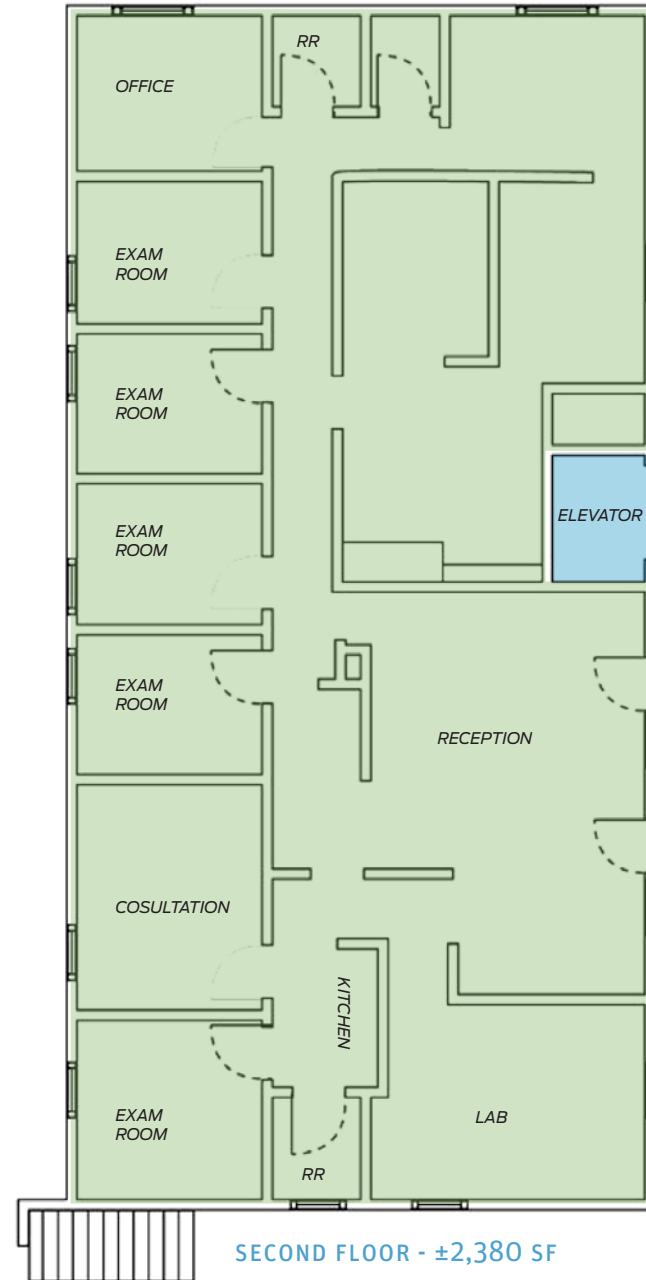
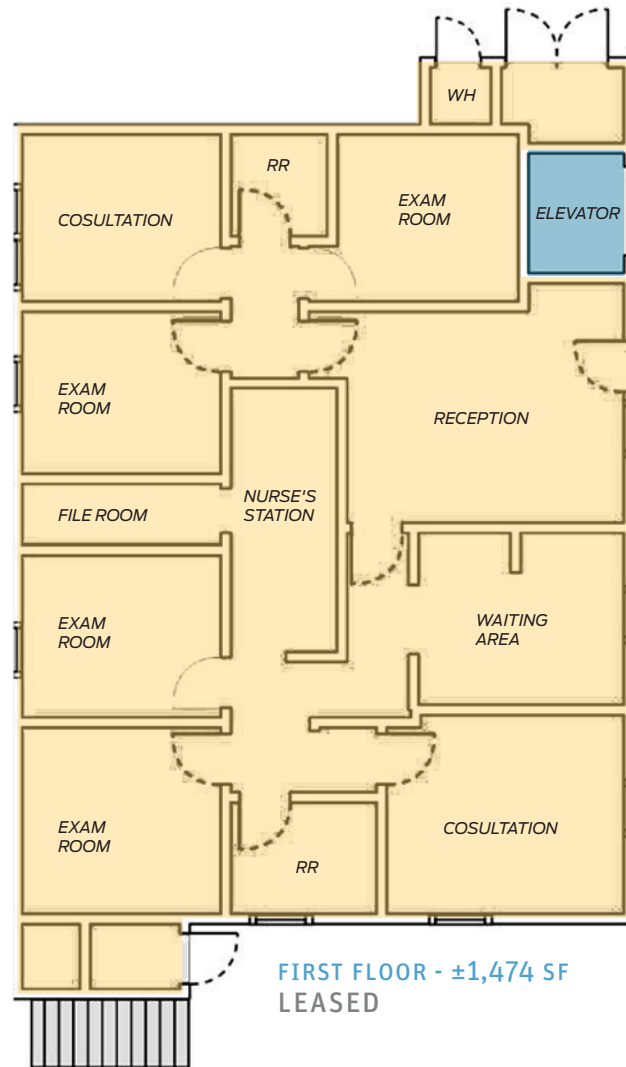
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FLOOR PLAN



Not to scale

W. PUEBLO STREET

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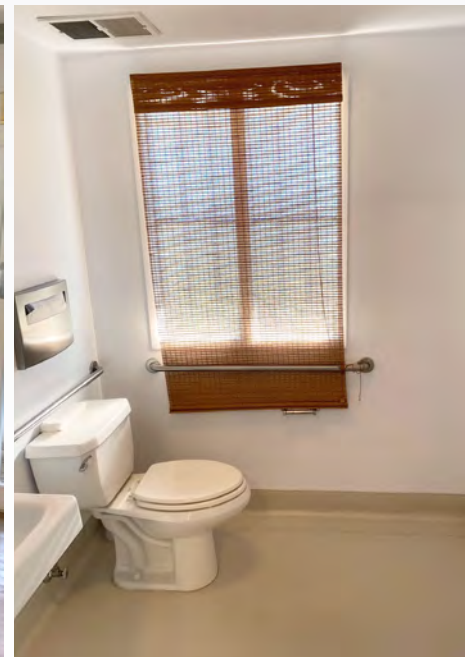
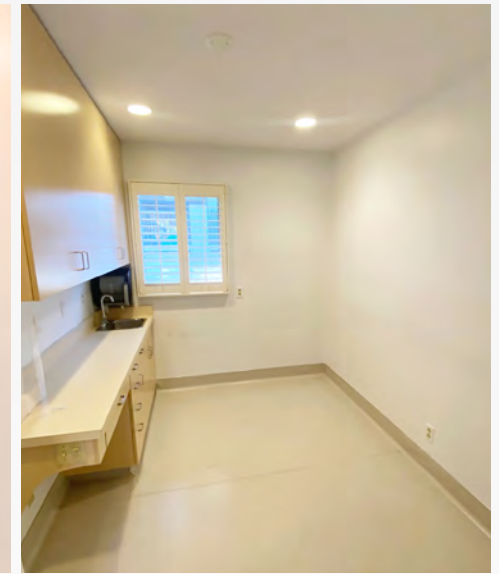
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FOR SALE

±3,854 SF Medical/Office in close proximity to
Santa Barbara Cottage Hospital on a ±6,534 SF lot



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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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