



Property is Currently Vacant

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PRIME INVESTMENT OPPORTUNITY
20 UNIT SENIOR CARE FACILITY - VIEW PROPERTY
 Includes large, underutilized outdoor area, 11 parking spaces & 2-car garage

1621
grand AVENUE
 SANTA BARBARA 93103



| | |
|-----------------------|---|
| Offered at | \$6,250,000 |
| Building Size | ±14,240 SF (\$439/SF) Facility: ±11,980 SF Residential: ±2,260 SF |
| Land Size | ±31,363 SF • ± 0.72 AC (\$199/SF) (Parking easement substantially enlarges the usable property.) |
| Units | 20 Congregate Care + 2BD/2BA Penthouse Apartment (Apartment is leased. Call Listing Agent for details). |
| Facility Improvements | Dining Room, Large Kitchen, Recreation/Exercise Room, Laundry, Salon, Staff Offices, Private & Shared Restrooms, Terraces & Patios Overlooking Landscaped Grounds |
| APN | 027-270-036 |
| Zoning | R-M |
| HVAC | None |
| Parking | 11 Spaces on Adjacent Parcel Per Easement. 2-Car Garage For Third Floor Apartment. |
| Elevators | Yes |
| Floors | 3 |
| Sprinklers | Yes (Facility Only) |



Meraki Land Use Due Diligence Summary: Contact Listing Agent for review

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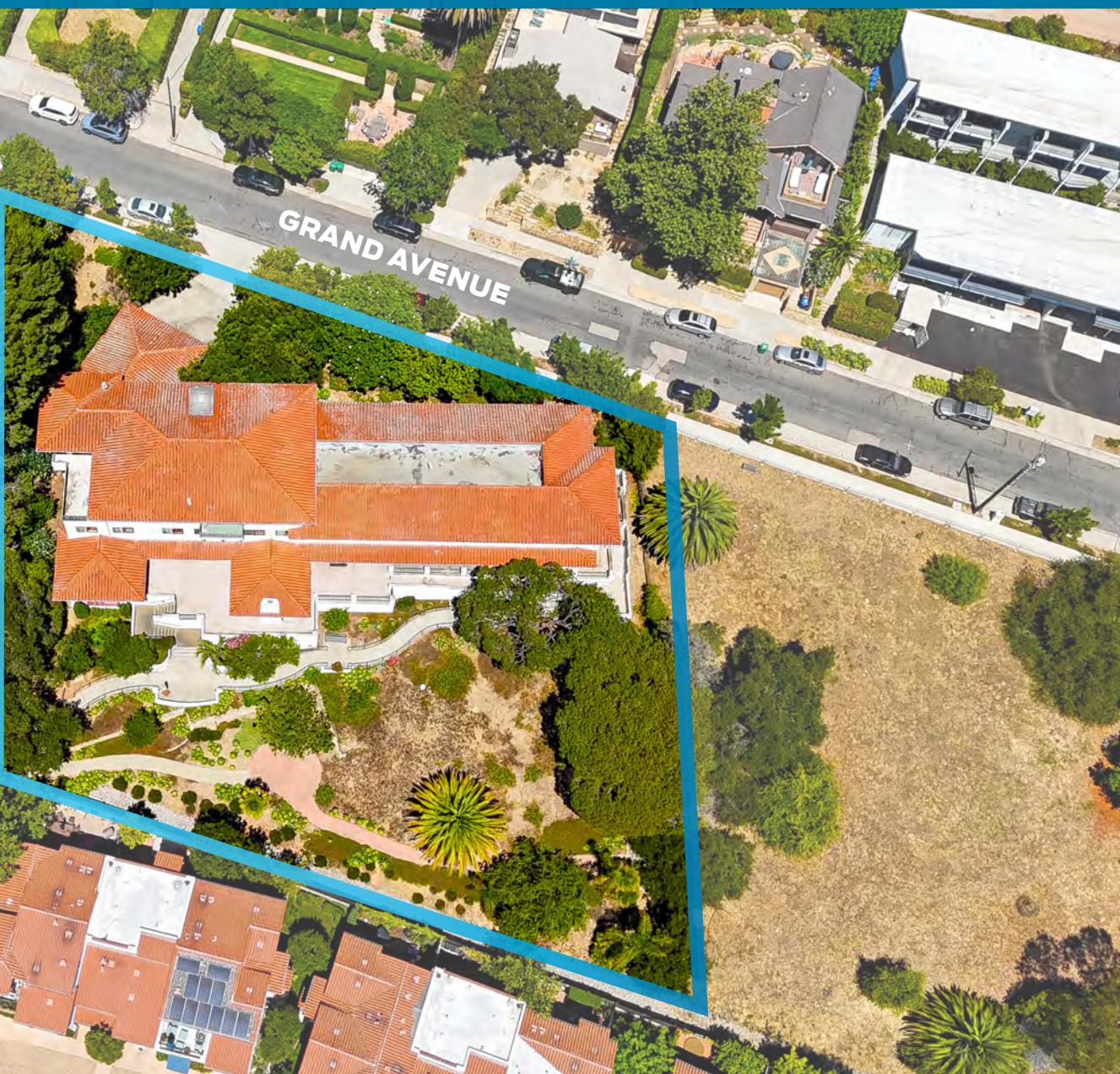
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SITE AREA



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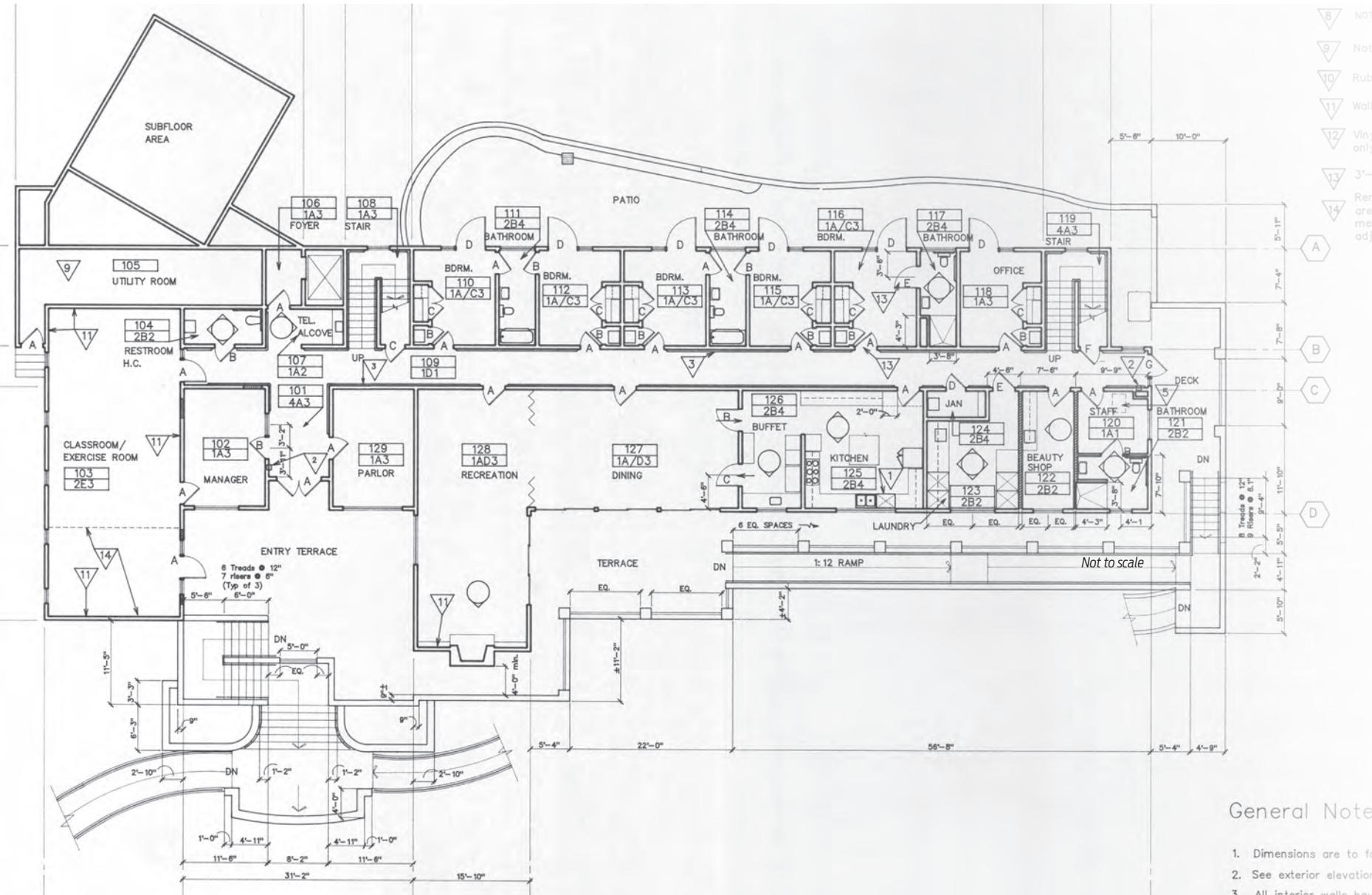
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1ST FLOOR PLAN PER 1992 PLANS



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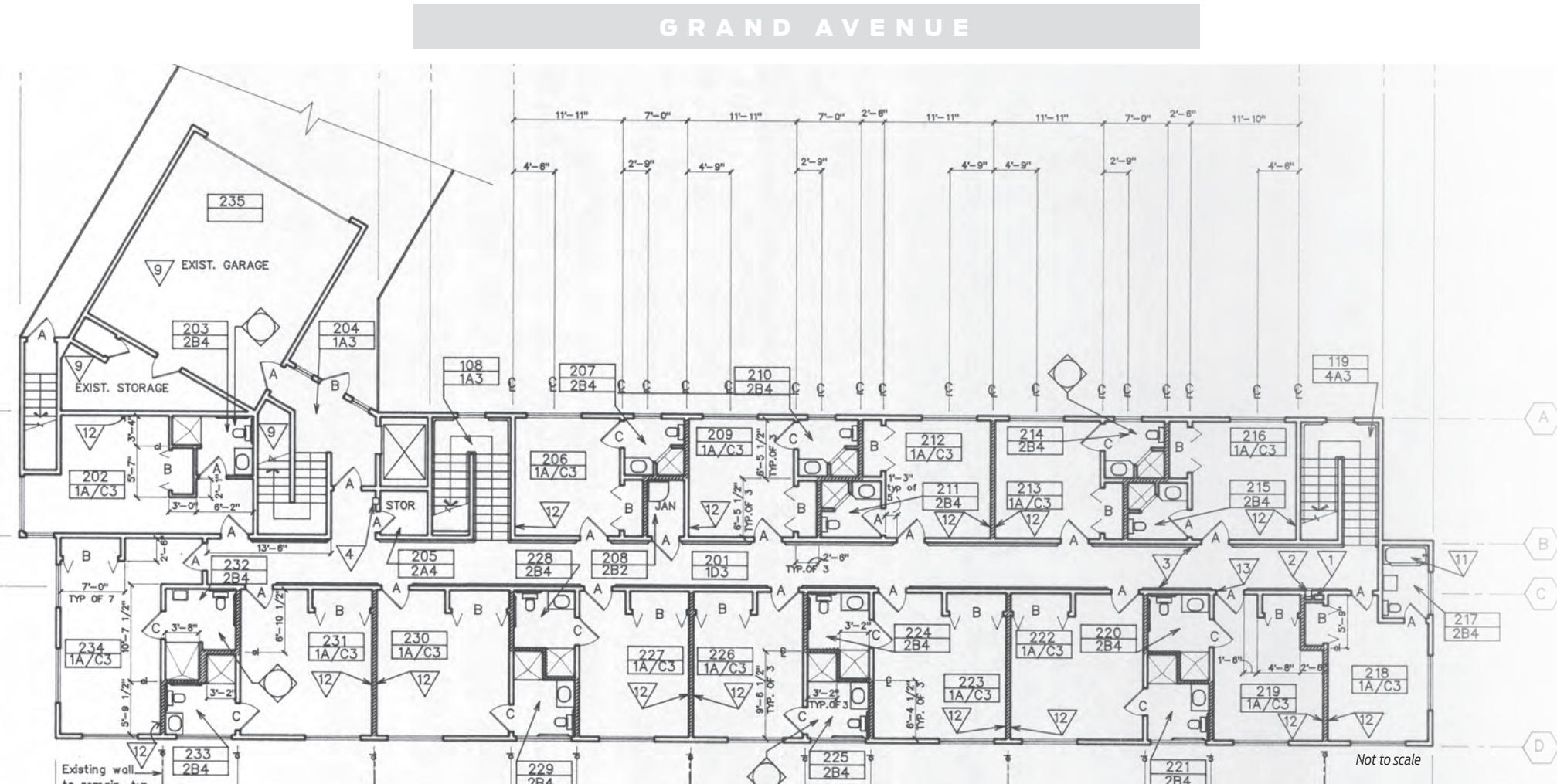
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2ND FLOOR PLAN PER 1992 PLANS



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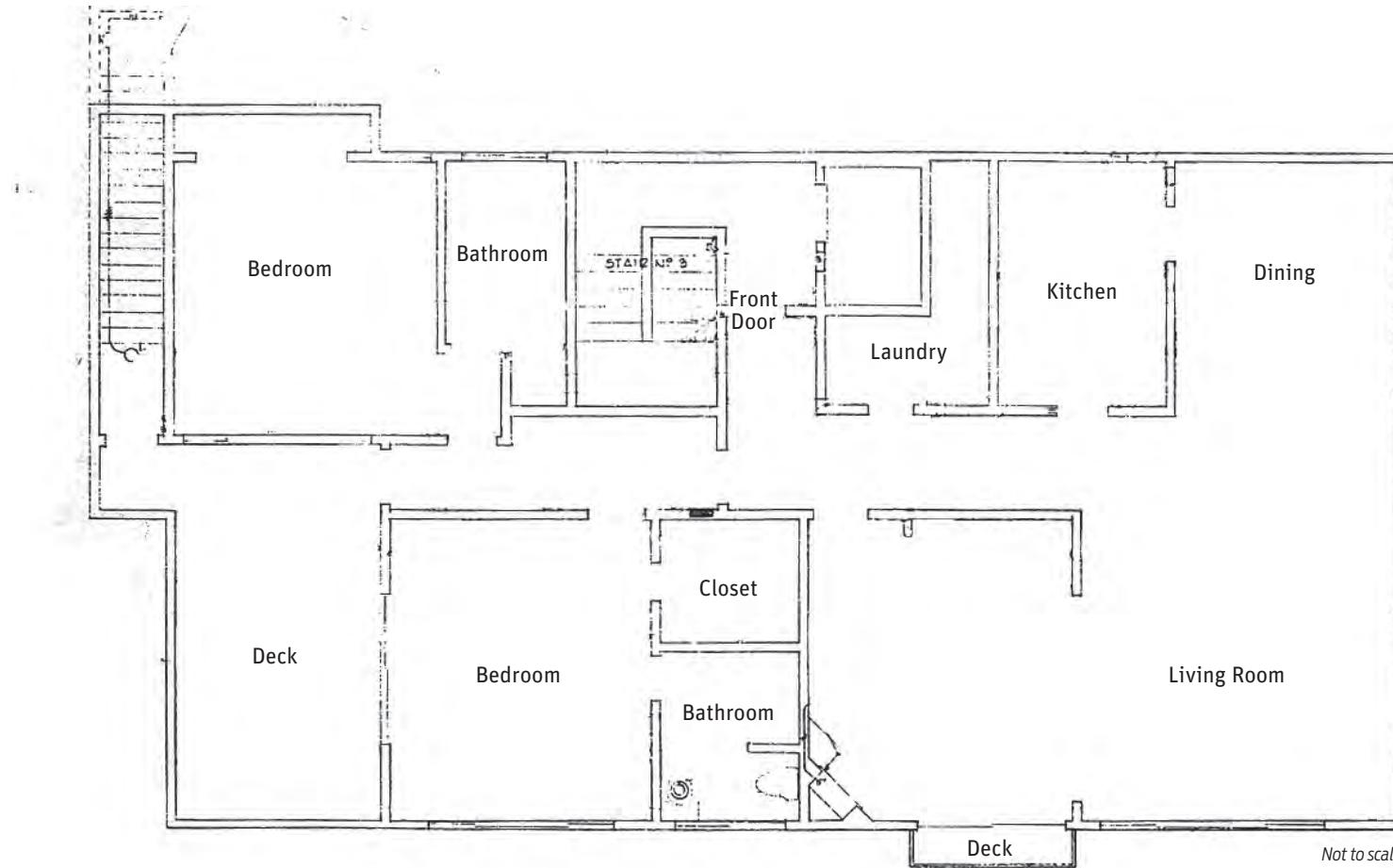
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3RD FLOOR PLAN PER 1992 PLANS



OCEAN VIEWS

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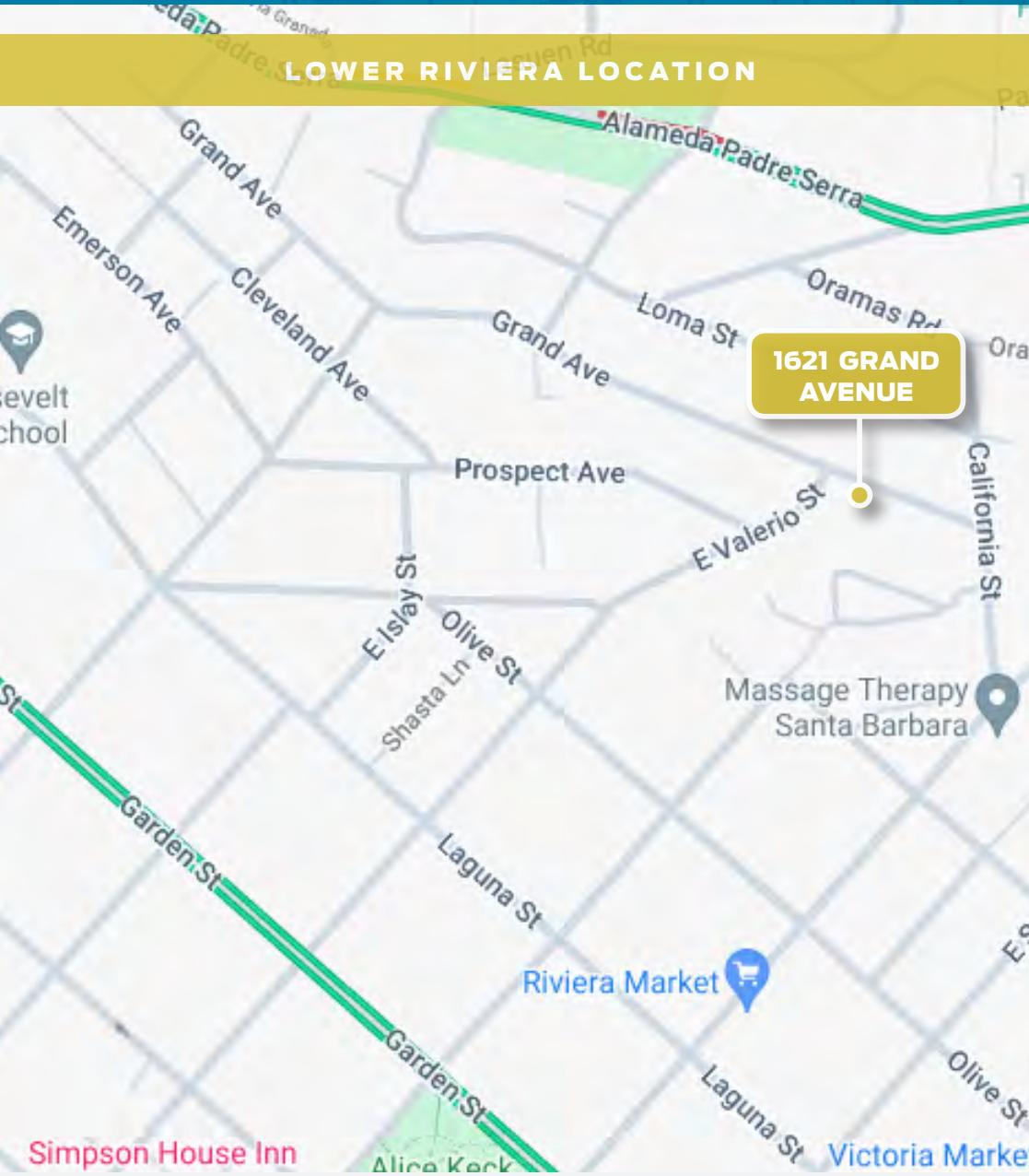
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LOWER RIVIERA LOCATION



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1st Floor



1st Floor



1st Floor

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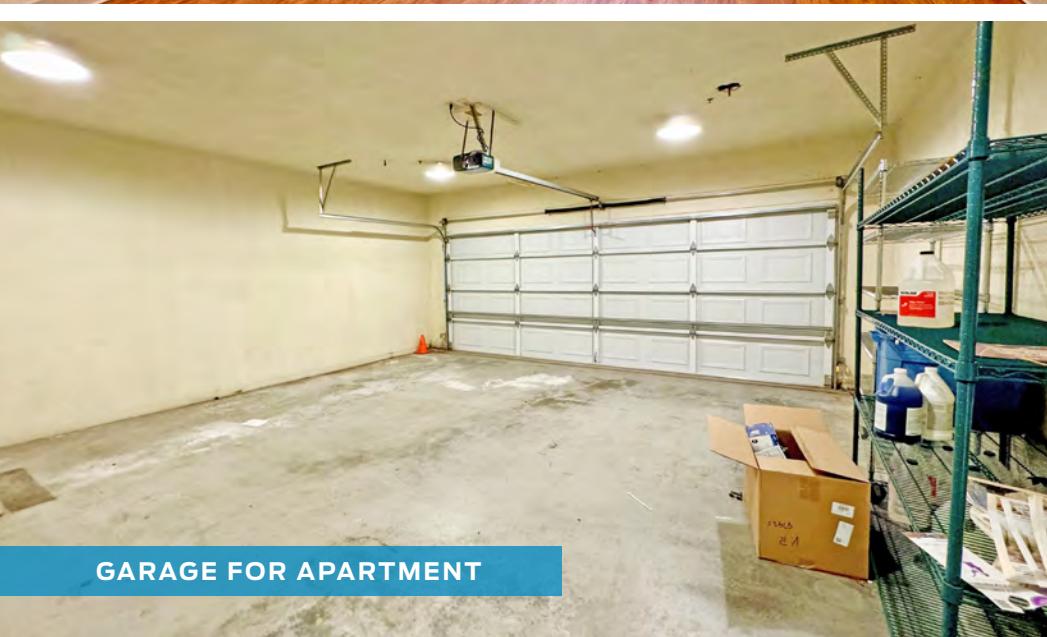
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THE AMERICAN RIVIERA

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 87,533, 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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