

3514 STATE STREET

SANTA BARBARA
CA 93105

FOR LEASE

±2,216 retail space in the upper State St/San Roque location with easy access to the 101 Freeway.

\$3.75/SF NNN

**Excellent Restaurant Space
with Ample Parking**



PRESENTED BY

ROB HAMBLETON

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AVAILABLE IMMEDIATELY
±2,216 SF retail space with ample parking



Parking, parking, parking. This rarely available property is for lease with a full kitchen, dishwashing area and walk-in refrigerator, but most of all, it has a significant amount parking and storage. Contact Listing Agent for details.

- Convenient to the 101 Freeway
- Surrounded by upper State St./San Roque amenities

Traffic Counts

	ADT
State St. & Los Positas Rd.	70,177

Traffic Counts From SitesUSA

Demographics

2025 Estimates	1 MILE	2 MILES	3 MILES
Population	15,913	51,860	85,718
Average Household Income	\$177,794	\$169,207	\$165,603
Daytime Population	15,279	38,824	79,302

Source: Sites USA 2025

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Leasing Specifics

Lease Rate	\$3.75/SF NNN
Size	±2,216sf
Term	3-Year Minimum
Available	Now
Parking	Ample
HVAC	Yes
Restroom	Two (2) Common
Other	Full Kitchen, vent, hood and functional walk-in fridge
CSO	2.5%



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Neighboring Merchants & Amenities

- 1 Target
- 2 The Marc Luxury Apartments
- 3 Gold's Gym
- 4 Five Points Shopping Center
- 5 Starbucks
- 6 Llama DogTap Room + Bottle Shop Uptown
- 7 Little Alex's, Luna Grill
- 8 La Cumbre Plaz
- 9 Macys
- 10 Pottery Barn
- 11 Williams-Sonoma
- 12 Lure Fish House
- 13 Backyard Bowls, Chipotle, Panda Express
- 14 Whole Foods
- 15 Bristol Farms
- 16 Best Western Plus Pepper Tree Inn
- 17 Wells Fargo Bank
- 18 Bank of America Financial Center
- 19 Ontare Plaza
- 20 Rudy's, Upper State St.
- 21 Loreto Plaza, Gelson's Market
- 22 Brass Bear Brewery & Bistro Uptown
- 23 Islands Restaurant
- 24 Peet's Coffee

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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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