

791 CHAPALA STREET

SANTA BARBARA
CA 93101

±3,681SF + ±623SF Patio
Corner Restaurant/Retail

FOR SALE

PRICE REDUCTION \$2,990,000

Downtown Santa Barbara Corner
Directly Across From Paseo Nuevo Mall
2008 Construction



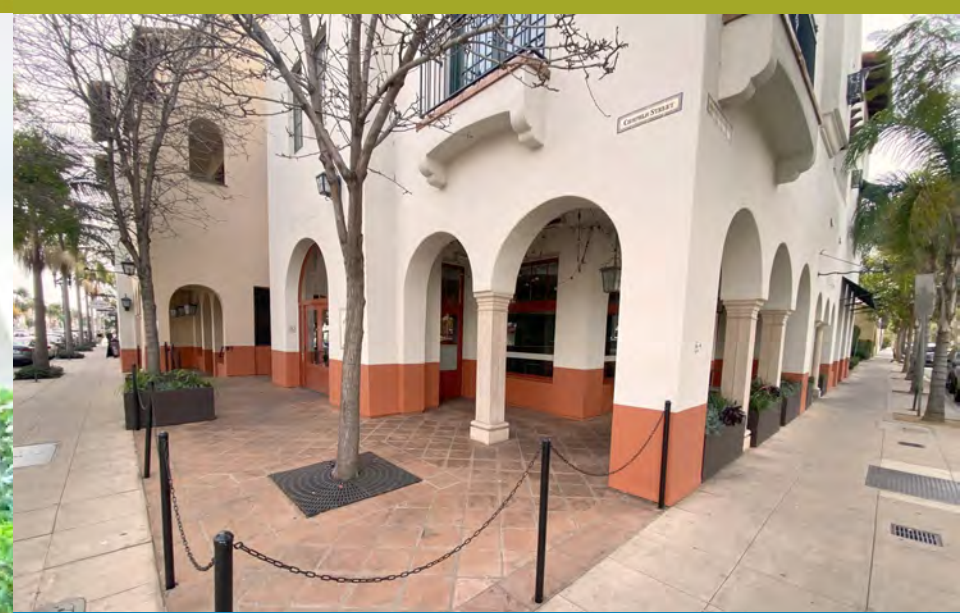
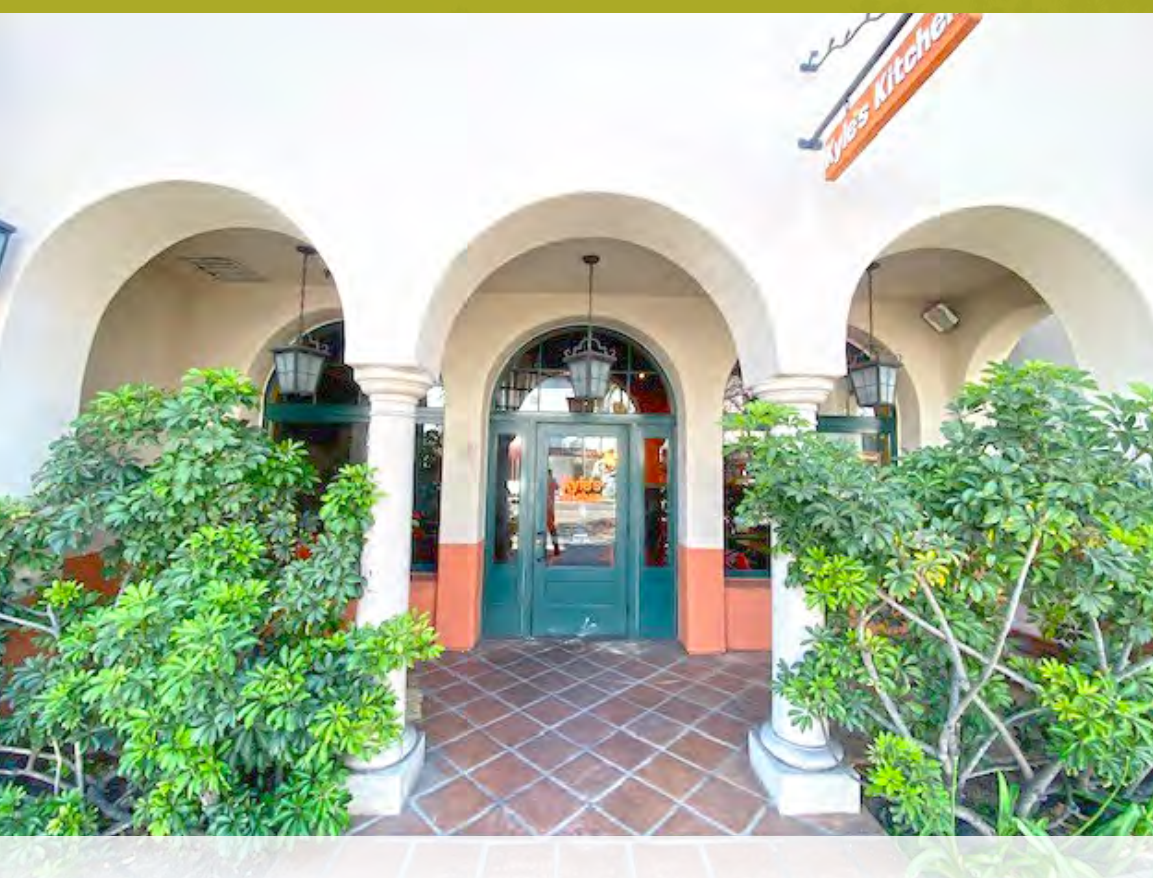
Brad Frohling

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CA LIC. 01323736





791 CHAPALA ST • SANTA BARBARA CA 93101 FOR SALE • ±3,681 SF + ±623 SF PATIO RESTAURANT/RETAIL

Prominent downtown corner with significant restaurant improvements and quality features. This property consists of two commercial condominiums featuring high ceilings, multiple patios, abundant light/windows, flexible floorplans/easily demised, ADA restrooms, well equipped commercial kitchen, fire sprinklers, covered parking, and HVAC throughout. Located in the heart of downtown Santa Barbara on the pedestrian friendly Chapala corridor this is a rare opportunity to buy this level of quality.

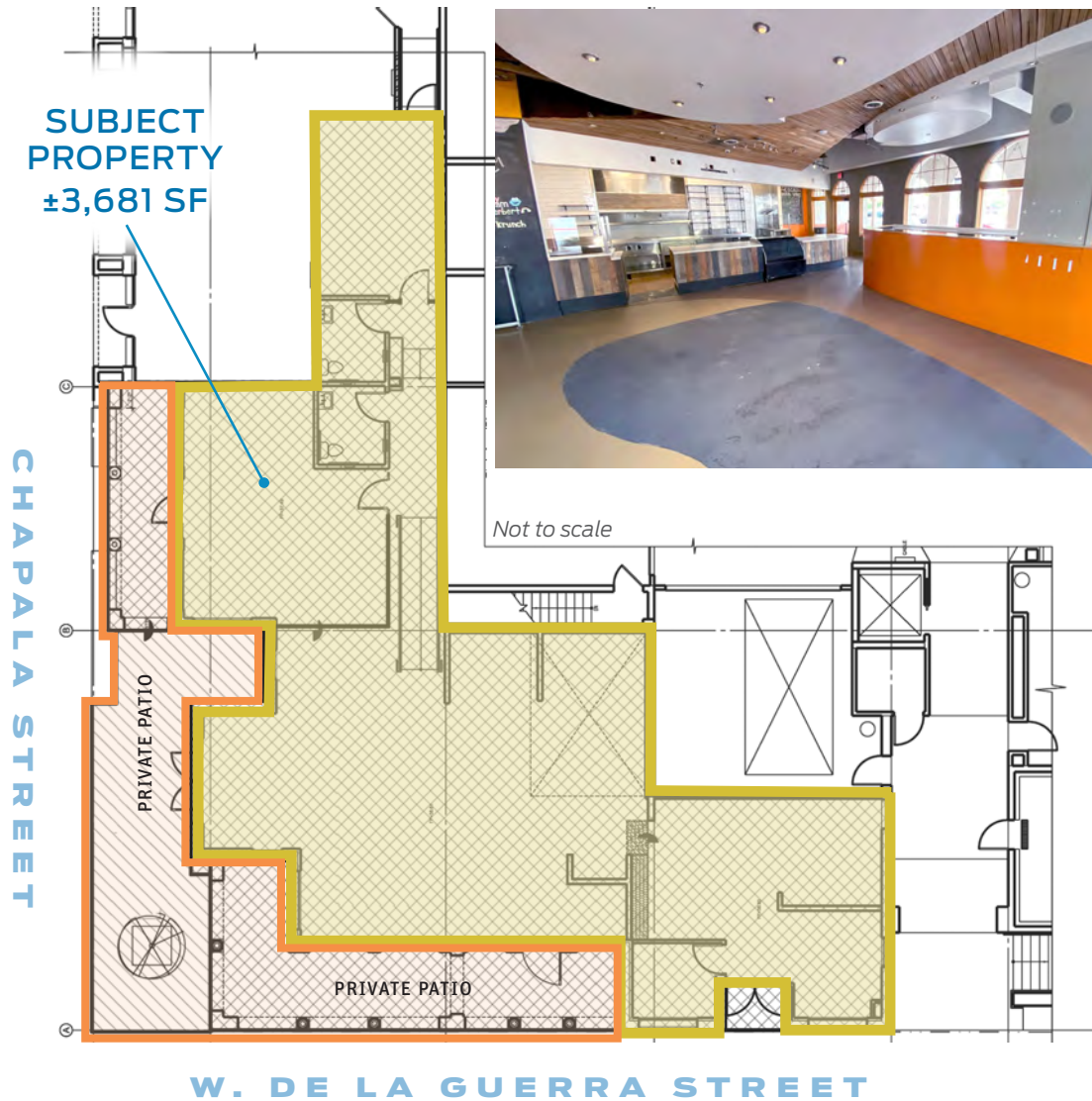
Offering Specifics

Type	Restaurant/Retail
Size	±3,681 SF + ±623 SF Patio
Price	\$2,990,000
Association Fee	\$0.40/SF per month
Zoning	GC (General Commercial)
APN	037-530-032
Ceiling Height	±11' - ±13'
Floors	Single
Year Built	2008
Parking	16 Shared Commercial Spaces
HVAC & Sprinklers	Throughout
Restrooms	Two (2) ADA + common
CSO	2.5%

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FLOOR PLAN



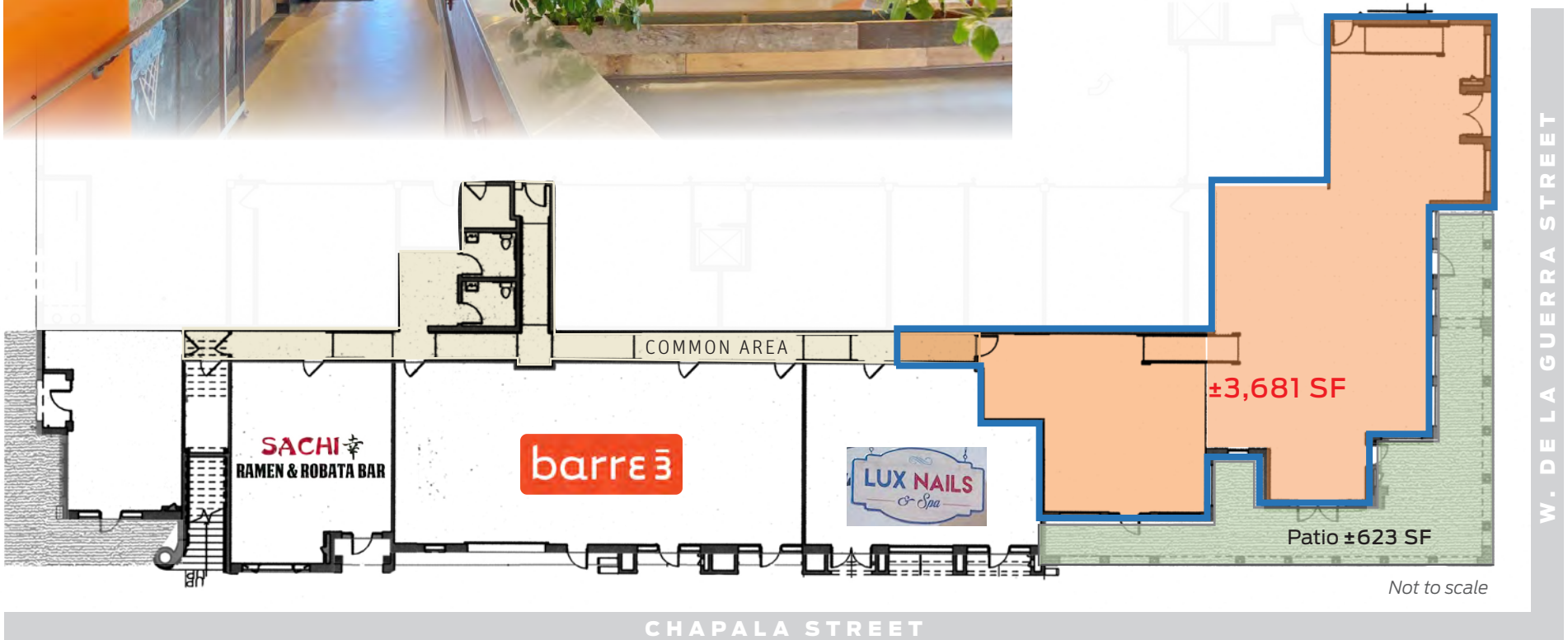
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SITE PLAN



**SUBJECT
PROPERTY
TOTAL ±3,681 SF
PLUS ±623 SF PATIO**



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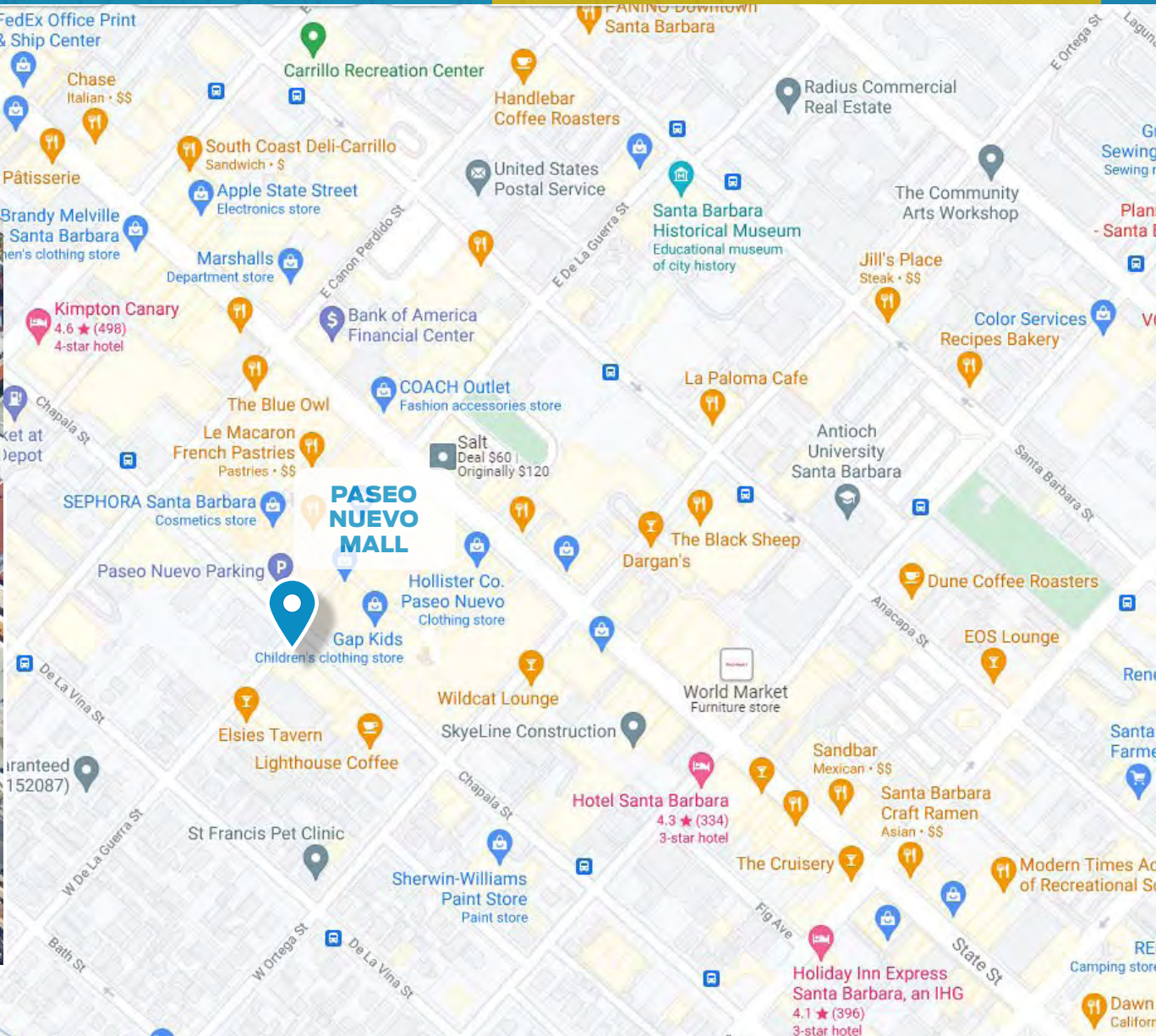
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LOCATION



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Downtown Area Merchants & Attractions

- 1 Community West Bank
- 2 Saint Remy at El Prado Inn by Marriott
- 3 Renaud's Patisserie & Bistro
- 4 Scarlett Begonia
- 5 LOKUM
- 6 McConnell's Fine Ice Creams
- 7 Historic Santa Barbara Courthouse
- 8 World Market/Cost Plus
- 9 Lobero Theater
- 10 Santa Barbara Pizza House
- 11 Joe's Cafe
- 12 Chocolate Maya
- 13 Rare Society
- 14 MOXI Wolf Museum of Exploration
- 15 Stearns Wharf
- 16 Hotel Californian
- 17 Oku
- 18 Jeannine's Restaurant & Bakery
- 19 Hilton Santa Barbara Beachfront Resort
- 20 El Presidio de Santa Bárbara State Historic Park



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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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