



FOR LEASE

2,283 SF to 2,640 SF
Retail Opportunities

627 State Street

Santa Barbara, CA 93101

PROPERTY DETAILS

- The Fithian Building is a historic two-story retail and office building prominently located in the center of downtown Santa Barbara's retail district
- Adjacent to farmer's market on Tuesday
- High foot traffic volume
- Neighboring retailers on this block include Urban Outfitters, World Market, Vans, Volcom, Vuori, and The Habit Burger.
- Downtown Santa Barbara Annual Foot Traffic Volume: 12.2M Visitors (*PlacerAI*)



01 – Fithian Building historical photo.



CROSBY SLAUGHT
805.690.1017 | CROSBY@INVESTECRE.COM
DRE LIC. NO. 01939629

ISAIAH BOLTON
805.690.1021 | ISAIAH@INVESTECRE.COM
DRE LIC. NO. 02136939

SCOTT SAUNDERS
805.690.1019 | SCOTT@INVESTECRE.COM
DRE LIC. NO. 02252757



02 – Building exterior at corner of State St and Ortega St

PROPERTY HIGHLIGHTS

The Fithian Building is a high foot traffic historic two-story retail and office building prominently located in the Center of Downtown Santa Barbara's retail district. Retailers on this block include Vuori, Vans, World Market, Levi's and Urban Outfitters. Additional nighttime foot traffic comes from M Special Brewing, Night Lizard Brewing, Yogurtland, and Tondi Gelato. The Fithian Building is also located near boutique hotels including Hotel Santa Barbara and The Drift Hotel.



03 – 629 State Street renovated interior

DEMOGRAPHIC INFORMATION



Population

1 mile: 20,983
3 miles: 87,738
5 miles: 109,098



Avg. Household Income

1 mile: \$98,967
3 miles: \$150,388
5 miles: \$161,782



INVESTEC
REAL ESTATE COMPANIES

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625 STATE STREET

- 2,450 square feet
- \$3.00 NNN (\$1.34)

627 STATE STREET

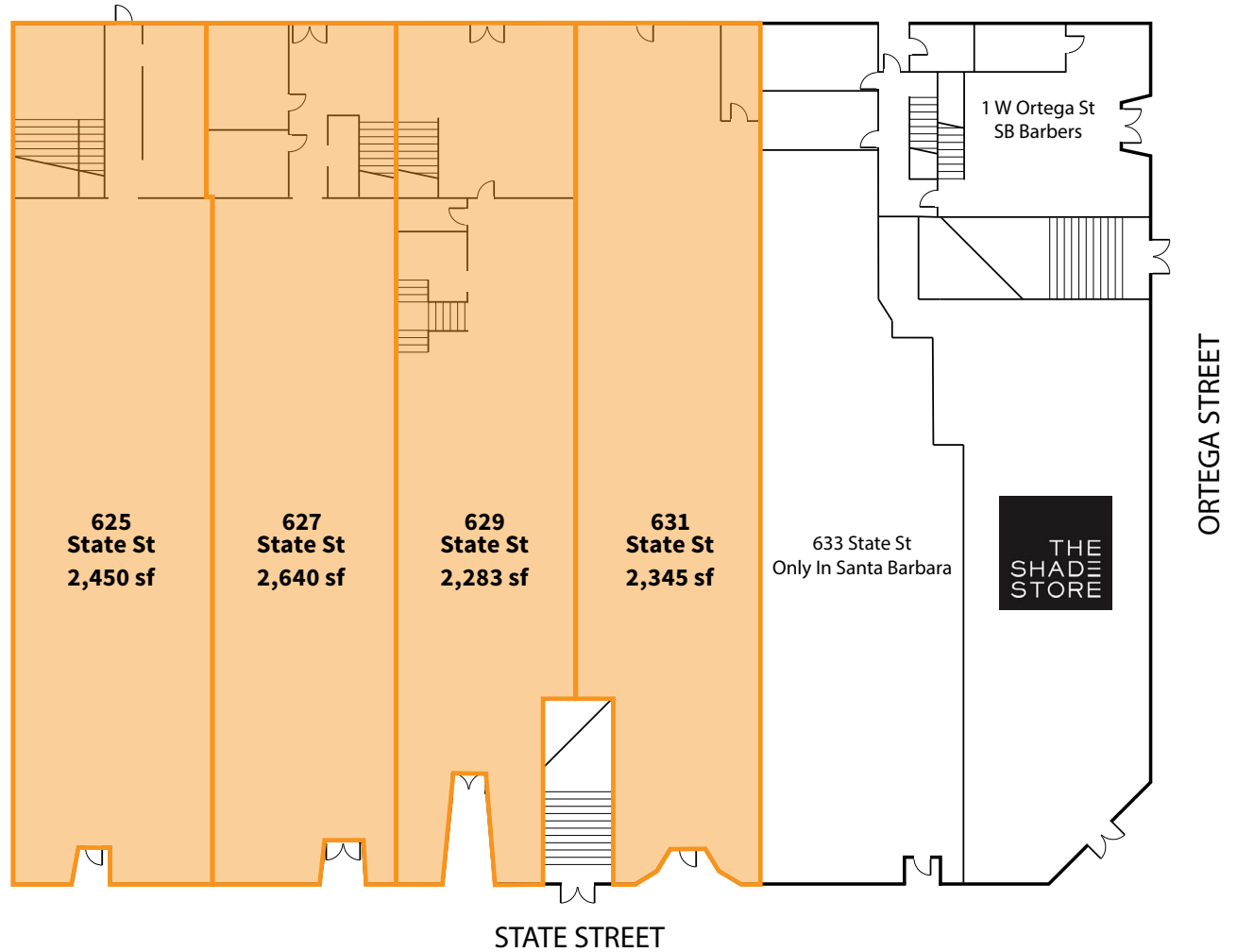
- 2,640 square feet
- \$3.00 NNN (\$1.34)
- 23 feet of State Street frontage

629 STATE STREET

- 2,283 square feet
- \$3.00 NNN (\$1.34)

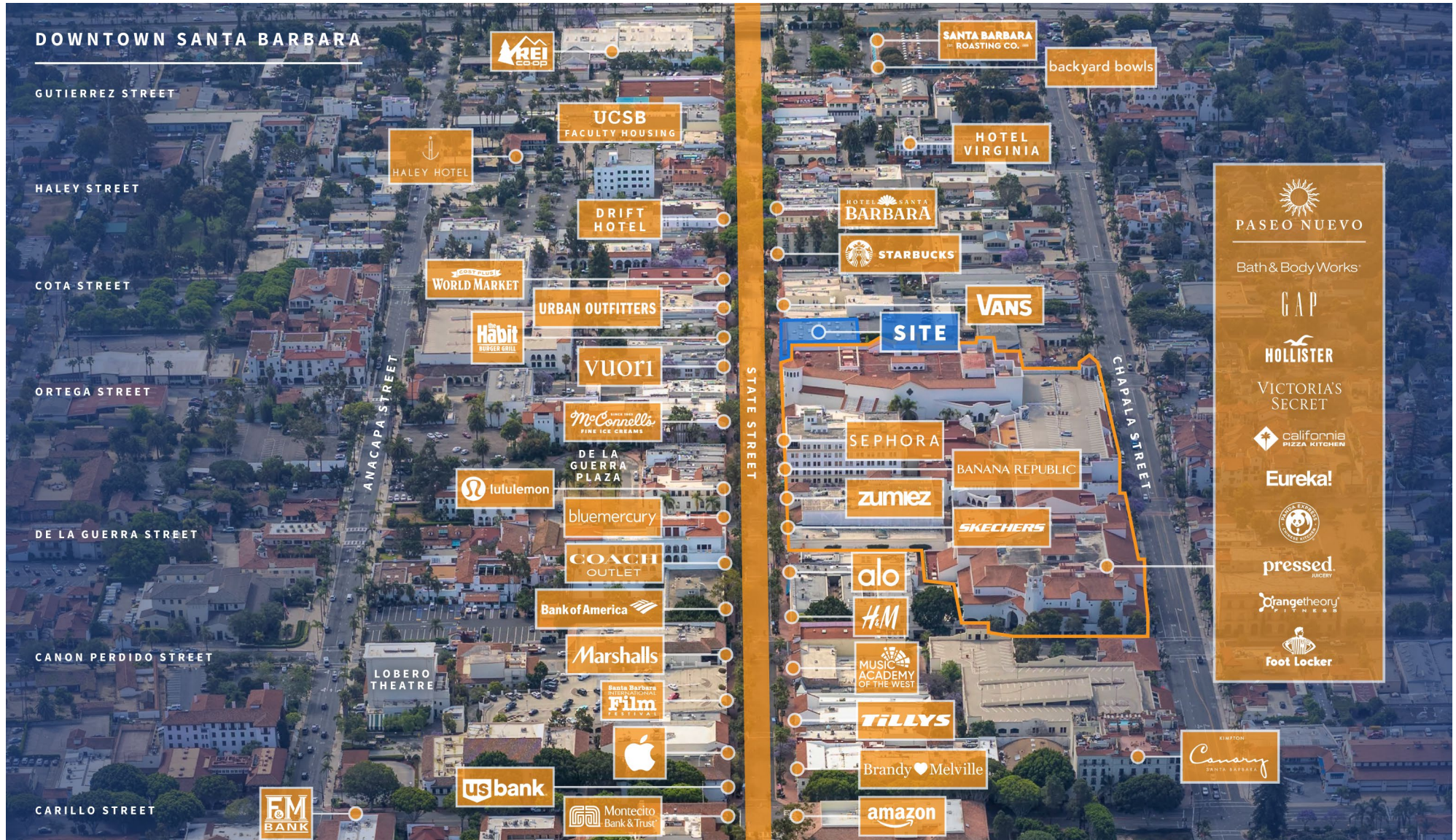
631 STATE STREET

- 2,345 square feet
- \$3.00 NNN (\$1.34)

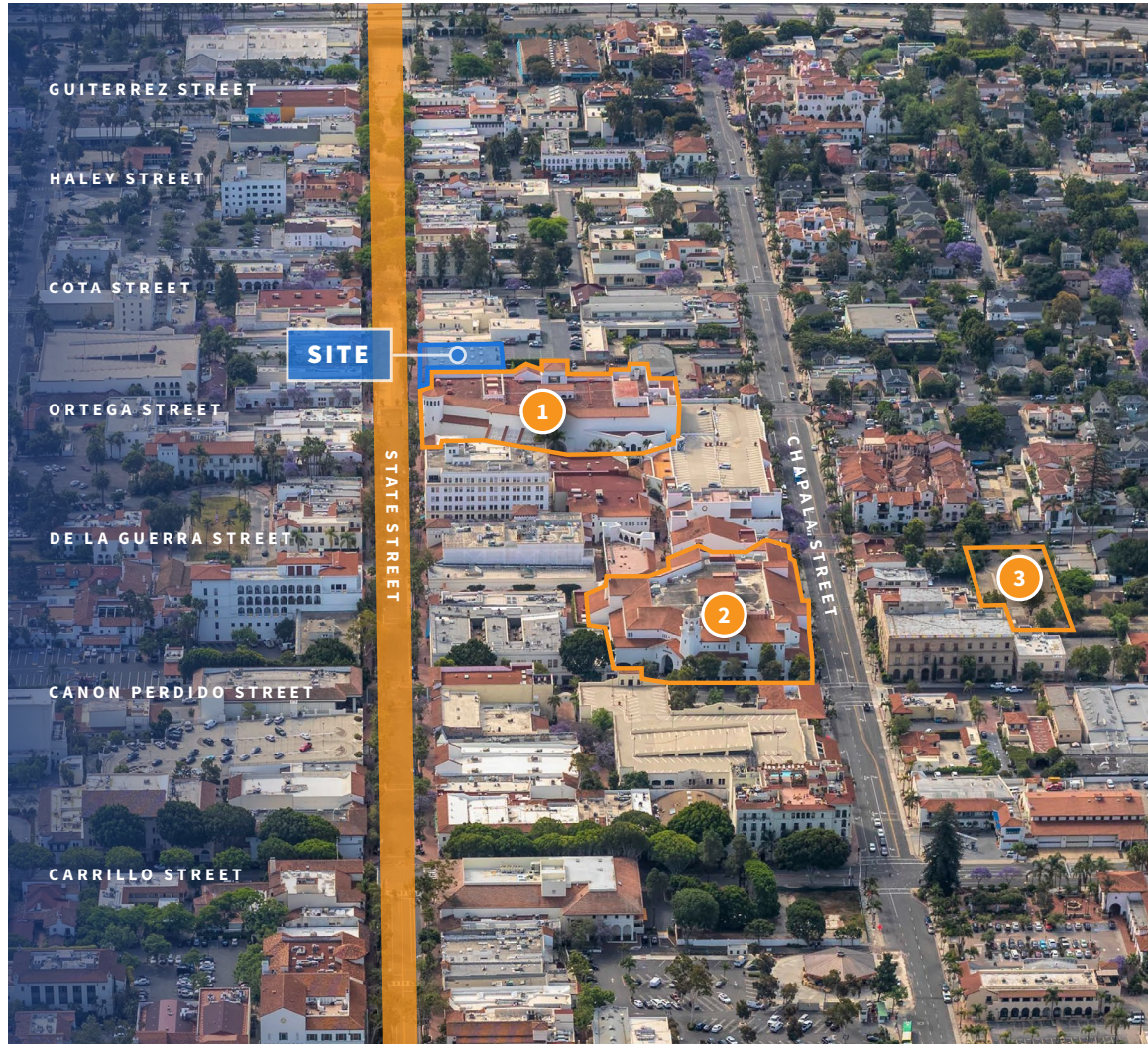


04 – Site plan

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New Developments to Reinvigorate Downtown



1 YARDI SYSTEMS CORPORATE HEADQUARTERS

Former Macy's Building | 701 State Street

Santa Barbara's own Yardi Systems one of the world's leading real estate software companies—is relocating its corporate headquarters to the vacant Macy's building at Paseo Nuevo. With hundreds of employees arriving daily and a \$100 million combined investment across both Paseo Nuevo projects, these are exactly the lunch crowds, after-work diners, and daily shoppers that drive sustained retail and restaurant sales. Notably, the building will have no cafeteria or on-site gym—by design, ensuring employees patronize the surrounding businesses daily.

City Council approved | Construction estimated to begin in 2027

2 817 STATE - NEW DOWNTOWN RESIDENCES

Former Nordstrom Building | 817 State Street

The iconic Nordstrom building is being transformed into 80–112 new rental residences through an adaptive reuse that preserves its landmark Spanish Colonial architecture. Future residents will live steps from State Street's shops and restaurants, bringing a built-in customer base to the neighborhood seven days a week.

City Council approved | Construction estimated to begin in 2027

3 102 W. DE LA GUERRA - NEW DOWNTOWN RESIDENCES

102 West De La Guerra Street

An Investec development bringing 44 new apartment units to the heart of downtown Santa Barbara. The five-story building is located in the city's Central Business District within the Priority Housing Overlay, steps from State Street and De La Guerra Plaza. The project is set to be complete in Q4 2027 and represents a meaningful addition to down-town's growing residential base.

Sources: City of Santa Barbara, Office of the City Administrator, June 2026 | SantaBarbaraCA.gov

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MAIN CONTACTS

Crosby Slaughter

805.690.1017

Crosby@investecre.com

DRE Lic. No. 01939629

Isaiah Bolton

805.690.1021

Isaiah@investecre.com

DRE Lic. No. 02136939

Scott Saunders

805.690.1019

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