

FOR SALE OR LEASE

502 E Haley St, Santa Barbara

Downtown Industrial/Retail Building on High-Traffic Corner | 5,214 SF



Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

On a prominent, high-visibility corner in the Laguna District, this industrial/retail building is perfectly positioned along the Haley corridor between the two main retail arteries in town: State and Milpas streets. High flexibility for an owner-user given the versatile C-M zoning and open layout. Recent improvements include a new roof and sewer lateral.

Sale Price:	\$2,950,000
Lease Rate:	\$2.75 NNN (.29) <i>(ground floor only)</i>
Building Size:	Ground floor 4,594 SF Mezzanine 620 SF Total 5,214 SF
Lot Size:	5,227 SF
Lease Term:	3-5 years
APN:	031-291-001
Zoning:	C-M (Commercial/ Manufacturing)
Occupancy:	Vacant
Roll-Up Doors:	Four, ground-level
Ceiling Height:	13', up to 20' to underside of pitched roof
Restrooms:	One, private
Showings:	CLA



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Office Area



Updated Glass Doors



Spacious Layout



Mezzanine

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FLOOR PLAN



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LAGUNA DISTRICT

Adaptive-Reuse & Creative-Industrial



The Laguna District is Santa Barbara’s rising creative-industrial hub just east of downtown, centered on Haley, Gutierrez, and Montecito Streets. Mixing adaptive-reuse warehouses with breweries, design studios, and specialty retailers, it delivers an energetic “working Santa Barbara” vibe minutes from State Street and the Waterfront. Highlights include The Mill, a historic feed mill reborn as an artisan marketplace with winery, brewery, restaurant, and studios, and The Platform, a modern multi-tenant creative campus offering flexible spaces for offices, showrooms, and makers. Often called the Haley Corridor, this nine-block stretch attracts tenants with authentic character, strong daytime traffic, and a growing reputation—ideal for showroom, production, creative office, and food & beverage concepts seeking a high-identity address without State Street formality.



WALKSCORE
95

**‘Walker’s
Paradise’**

Daily errands
do not require
a car



MEDIAN
HOUSEHOLD
INCOME
(3 mi radius)

\$103,709



AREA
POPULATION
(3 mi radius)

81,953

Source: esri. 2025 demographics centered on 406 E Haley Street

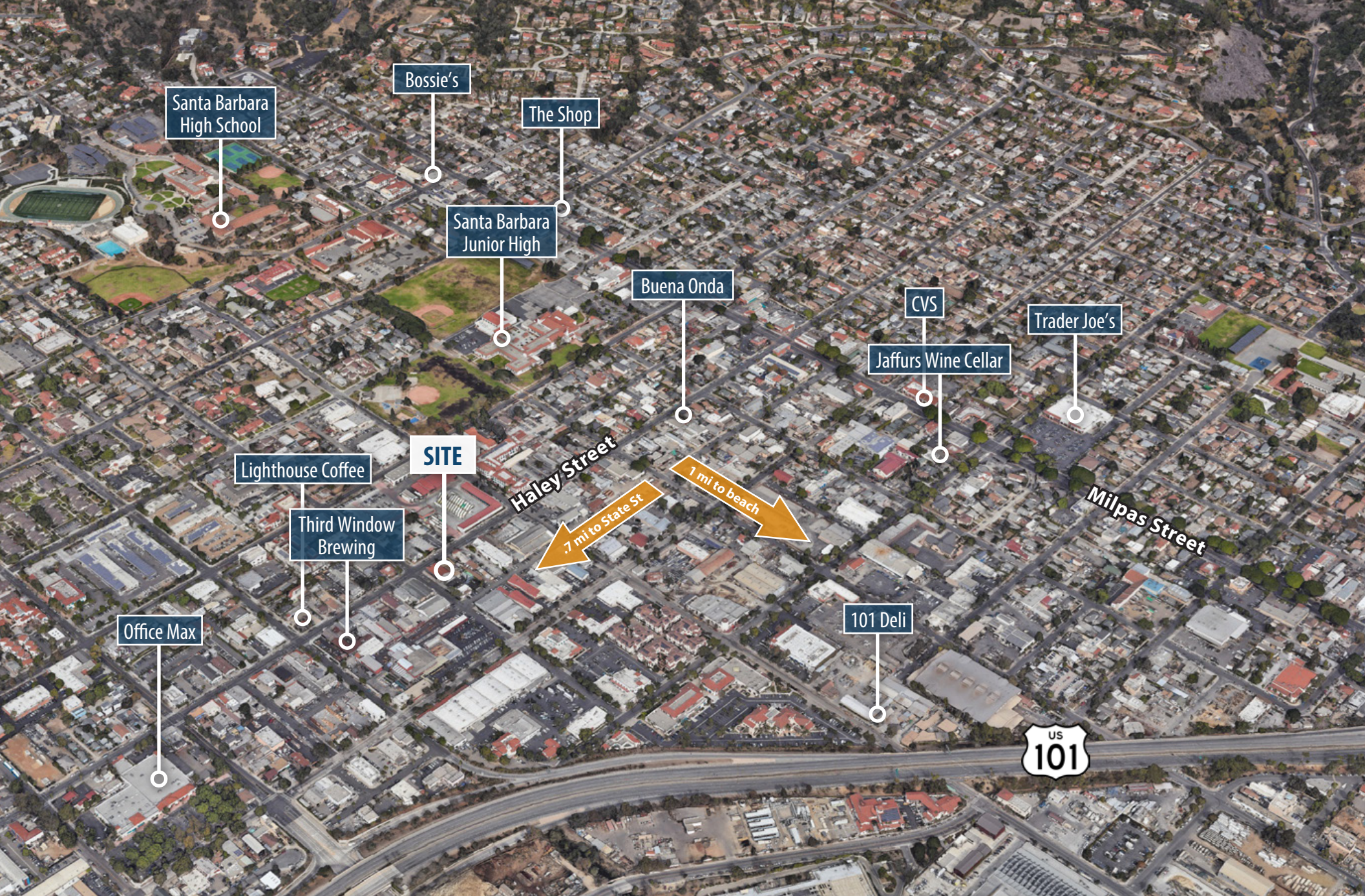


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