

3860

STATE STREET

SANTA BARBARA, CA 93101



FOR LEASE
HIGH IDENTITY FREESTANDING RESTAURANT
±3,966 | \$3.25/SF NNN (\$0.66)

Colliers



PROPERTY OVERVIEW

High identity ±3,966 SF freestanding restaurant located in the emerging La Cumbre Plaza district. Plans have been submitted for 685 unit multifamily project directly across the street. 3860 State St. shares a parcel with the Best Western Pepper Tree Inn consisting of 150 guest rooms. Future tenant must serve breakfast and lunch but will have the benefit of being the sole restaurant for the Pepper Tree Inn. Contact Listing Agents for details.

TYPE	Restaurant
LEASE RATE	\$3.25/SF NNN (\$0.66)
SIZE	Suite 300: \$225/SF NNN (\$0.84) Suite 207-C: \$\$1,500/Month Gross
TERM	±3,966 SF
AVAILABLE	Immediately
PARKING	Reserved Parking
RESTROOMS	Private
CSO	3%

NEARBY RETAILERS

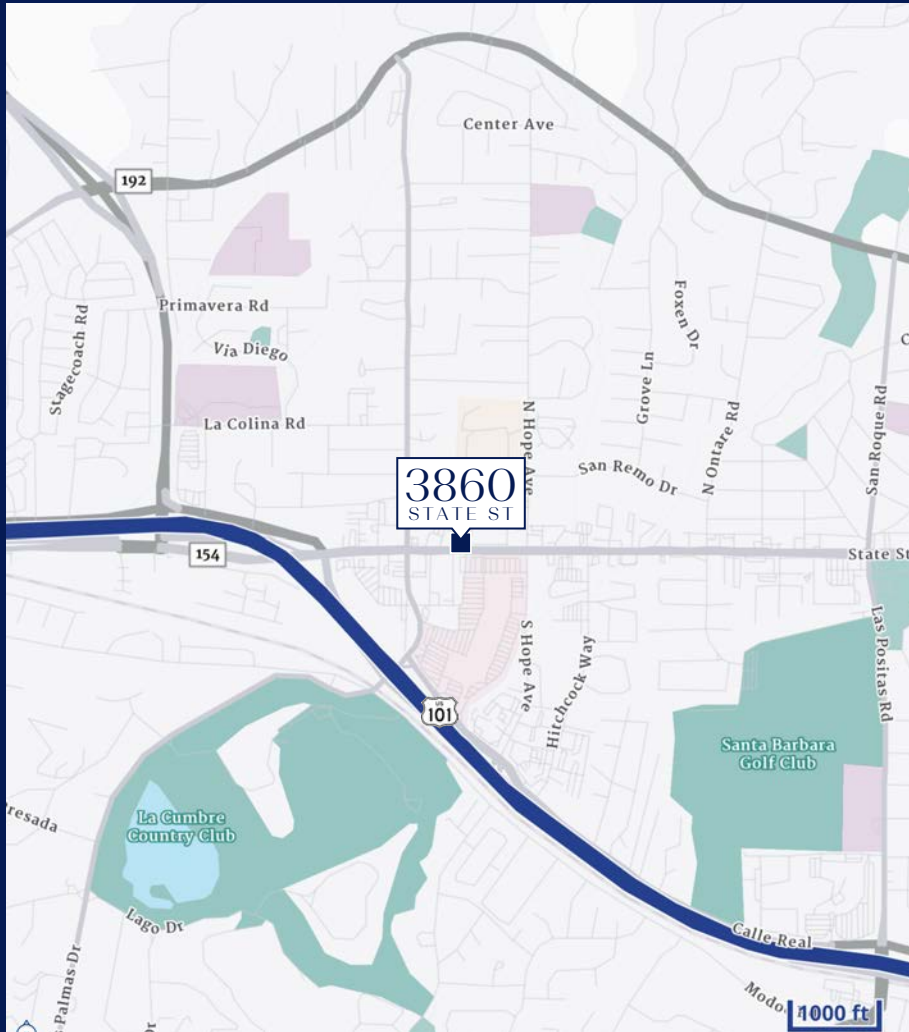
Steps Away

3860 STATE ST



Location Overview

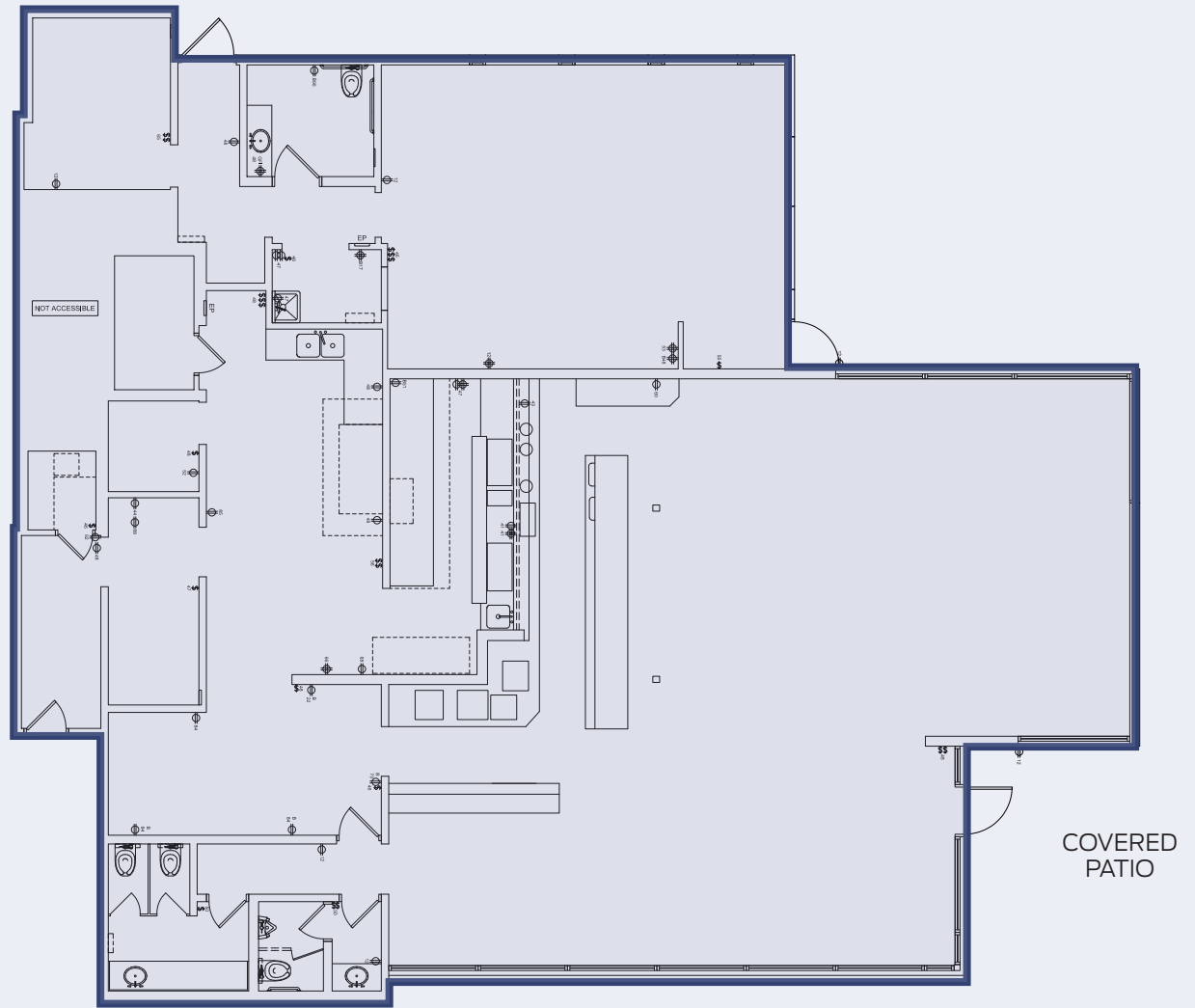
3860
STATE ST



3860
STATE ST

±3,966 SF

Available For Lease



Not to scale



STATE STREET

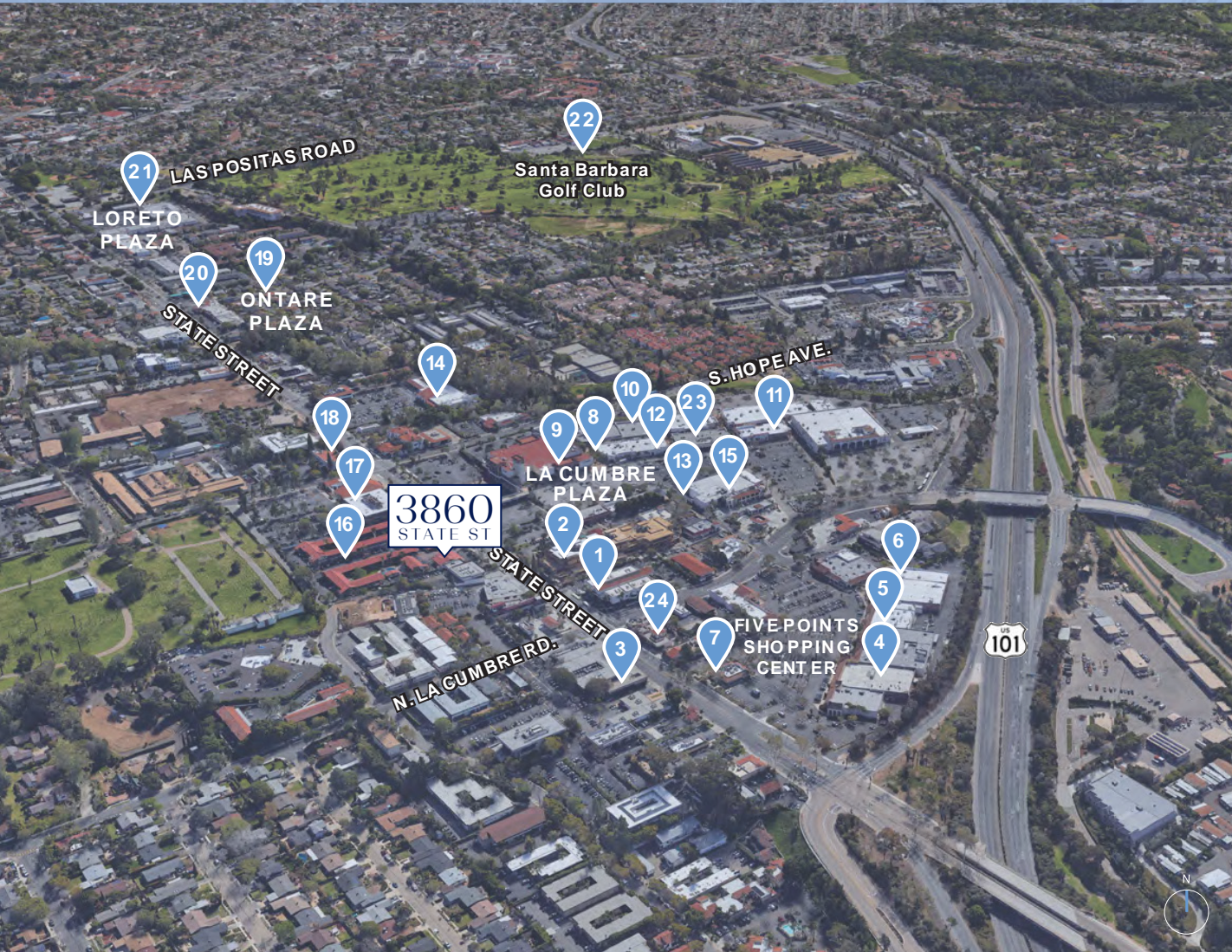
FLOOR PLAN

NEARBY BUSINESSES, MERCHANTS & AMENITIES

The Luxury of Location

Perfectly situated in the heart of the city, you're surrounded by everything that drives its energy – commerce, hospitality, entertainment, transit, retail, and so much more.

1. Target
2. The Marc Luxury Apartments
3. Gold's Gym
4. Five Points Shopping Center
5. Starbucks
6. Blenders In The Grass
7. Luna Mediterranean Grill, Blaze Pizza
8. La Cumbre Plaza Mall
9. Macys
10. Pottery Barn
11. Williams-Sonoma
12. Lure Fish House
13. Panera, Chipotle, See's Candy, 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. Jeannine's Restaurant & Bakery
21. Loreto Plaza, Gelson's Market
22. Santa Barbara Golf Club
23. Islands Restaurant
24. Peet's Coffee



The American Riviera



SANTA BARBARA MARKET

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 92,101, 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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