



FIRST TIME ON MARKET IN MORE THAN 60 YRS

431 STATE STREET

SANTA BARBARA
CALIFORNIA
93101

±2,489 SF RETAIL/RESTAURANT BLDG

\$1,750,000

Rare owner-user or investment opportunity along evolving State Street

Positioned to benefit from major UCSB investment & nearby planned entertainment venues

Prime downtown location just a few blocks from the Funk Zone & waterfront



PRESENTED BY

MIKE CHENOWETH

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OWNER-USER OR INVESTMENT OPPORTUNITY

Well located downtown restaurant available for sale for the first time in more than 60-years. Located just a short distance from the Wharf. This part of State Street is in the midst growth and change as a result of the investments UCSB has made with their purchase of the 80-unit apartment building and Meeting Hall across the Street. As well as two music venues planned for the former "Casa Blanca restaurant" on Gutierrez & State Streets. This is an opportunity for a owner/user or investor to take advantage of the growing energy of what is taking place in this area and along State Street.



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CALIFORNIA
93101

OFFERING SPECIFICS

Size

±2,489 SF

Price

\$1,750,000 (\$703/SF)

Parking

Street & Public Lot

Restrooms

2

Zoning

CM

APN

037-211-008

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NEW TO MARKET

Rare Downtown Restaurant Opportunity
in Rapidly Evolving Section of State Street

Floor Plan



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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 Buena Onda Empanadas
- 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
- 21 Santa Barbara Public Market



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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