

FOR SALE

PREMIER DOWNTOWN SANTA BARBARA RESTAURANT BUILDING
BEAUTIFULLY REMODELED - IMPECCABLE, UPSCALE CONDITION

SINGLE TENANT NET LEASED INVESTMENT
7 E. ANAPAMU ST., SANTA BARBARA, CA



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

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Sale Price:	\$4,600,000
Premises:	4,445 SF comprised of a 2,320 SF building plus highly improved ±1,750 SF upscale rear patio and 375 SF front terrace.
APN:	039-183-041
Lot Size:	5,227
Zoning:	C-G: Commercial General
Parking:	100% Zone of Benefit. 572 car capacity Granada public parking garage in immediate vicinity of the Property.
Restrooms:	Two (2) ADA compliant
HVAC:	Yes
Fire Sprinklers:	Yes
ADA Compliant:	Yes
Lessee:	Azul Cocina, Inc. dba Azul Cocina Artesanal & Cantina
Personal Guaranty:	Yes
Monthly Lease Rate:	\$23,870 NNN/month
Annual Increase:	3%
Monthly Payment by Lessor for Adjacent Space Subleased to Lessee:	\$2,900.00
Annual NOI:	\$251,640
Cap Rate:	5.47%
Lease Commencement:	October 1, 2022
Lease Expiration:	December 31, 2027
Options:	One (1), Five (5) Year Option with 3% annual increases
Lease Form:	AIR Single Tenant - Net



Description:

Single Tenant Net Leased Investment in a Premier Santa Barbara location!

When only the absolute finest will do!! This approximate \$4M remodel has transformed the prior Arts and Letters Café into a true masterpiece, and features dramatic white washed ceilings, gorgeous quartz flooring, 12 person bar, stylish lounge area, dining area, plus kitchen area with extended cookline. The phenomenal rear patio is one of the best patios in all of Santa Barbara, and features exquisite perimeter stone work and on the imported olive tree planters, quartz flooring, handsome sconces, string lighting, and fireplace. This well located restaurant building is perfectly positioned in the "restaurant row" area of Santa Barbara, where many long term, well established, successful restaurants are located, due to close proximity the 2 top performing arts venues, the Granada Theater and Arlington. Additionally, ease of parking, strong daytime population, along the part of town that captures locals and the over 6M annual tourists, make this the perfect Santa Barbara location!

PHOTOS

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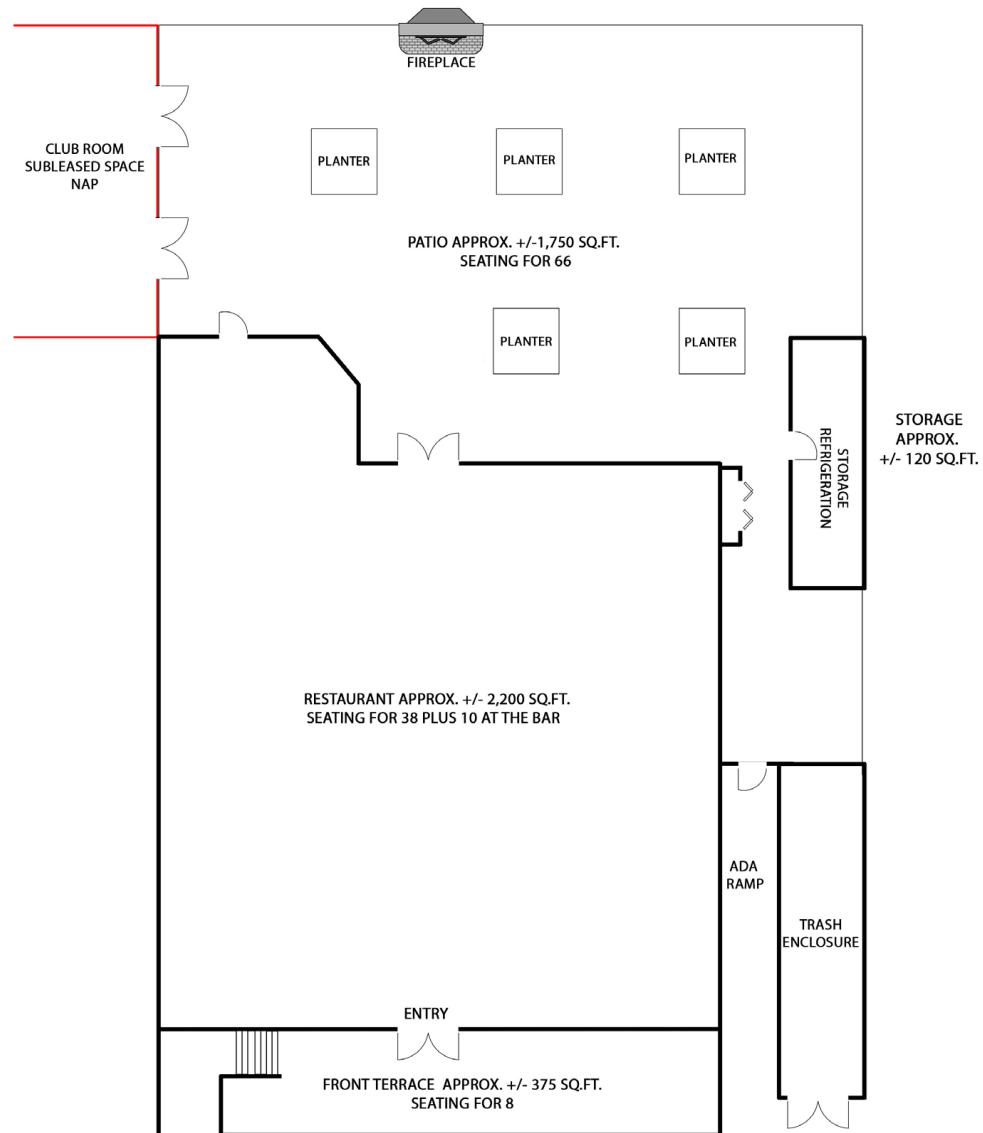
PHOTOS

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SITE PLAN

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For reference only. Not to Scale. All information deemed reliable but not guaranteed. Buyer to verify all using a licensed professional. Square footage is just an approximate estimate.

TENANT PROFILE

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Azul Artesanal Cocina and Cantina delivers Mexican cuisine and mixology with the finest locally sourced ingredients from Santa Barbara County. Their mission is to deliver an exceptional authentic Mexican cuisine with a modern contemporary twist on flavors and traditions, led by Executive Chef Manny Diaz. Experience and taste the Santa Barbara lifestyle with lively offerings, fresh local ingredients and incredible seasonal dishes. In addition to a subtle sophisticated cuisine, Azul offers a wonderful selection of one-of-a-kind crafted Tequila and Mezcal flavored cocktails and array of seasonally selected wines. Drawing from its excellent restaurant cache and experiential customer satisfaction, Azul has positioned itself very nicely to offer wedding parties a rare ambience and venue, seldom found in the Santa Barbara area, thus filling a void that is very much in demand.

Sample of Menu Items include:

- **Short Ribs en Mole Chichilo** braised boneless short ribs, Chef's version of dark mole, roasted poblano mac and cheese, seasonal vegetables.
- **Enchiladas de Langosta** mojo de ajo sauteed Maine lobster, Pasillas chile, cheese, lobster poblano sauce, Mexican crema, white rice.
- **Pescado Local a la Veracruzana** local fish (usually Halibut and/or Branzino), mushroom saffron risotto, salsa Veracruz style, local grilled vegetables.
- **Tacos de Coliflor al Pastor** cauliflower tacos al pastor, grilled pineapple, rustic tomatillo salsa, pesto rice, black beans.

About the Chef:

Executive Chef Manuel "Manny" Diaz is an industry-recognized culinary innovator. With more than 40 years of experience and mastery, Diaz has worked in some of the most acclaimed kitchens in LA including DTLA's Pacific Grille, Nicola, Nucleus Nuance, Rudolpho's, and the San Antonio Winery. His hard work has earned him media recognition including the Los Angeles Times, for making his food a reflection of himself; authentic, full of passion and personality. Diaz has since been honored with the Hero Award by the California State Assembly for inspiring countless through his story and his pursuit of the American Dream: emigrating from Mexico to the United States when he was only 16, he began working as a dishwasher and eventually rose through the ranks. His natural artistic ability in the kitchen and culinary expertise makes him the perfect candidate for Santa Barbara's next success story. Under his direction, Azul Cocina and Cantina will enrich the downtown Santa Barbara area and present a rich heritage of elevated Mexican cuisine in a friendly, charming and captivating ambience.

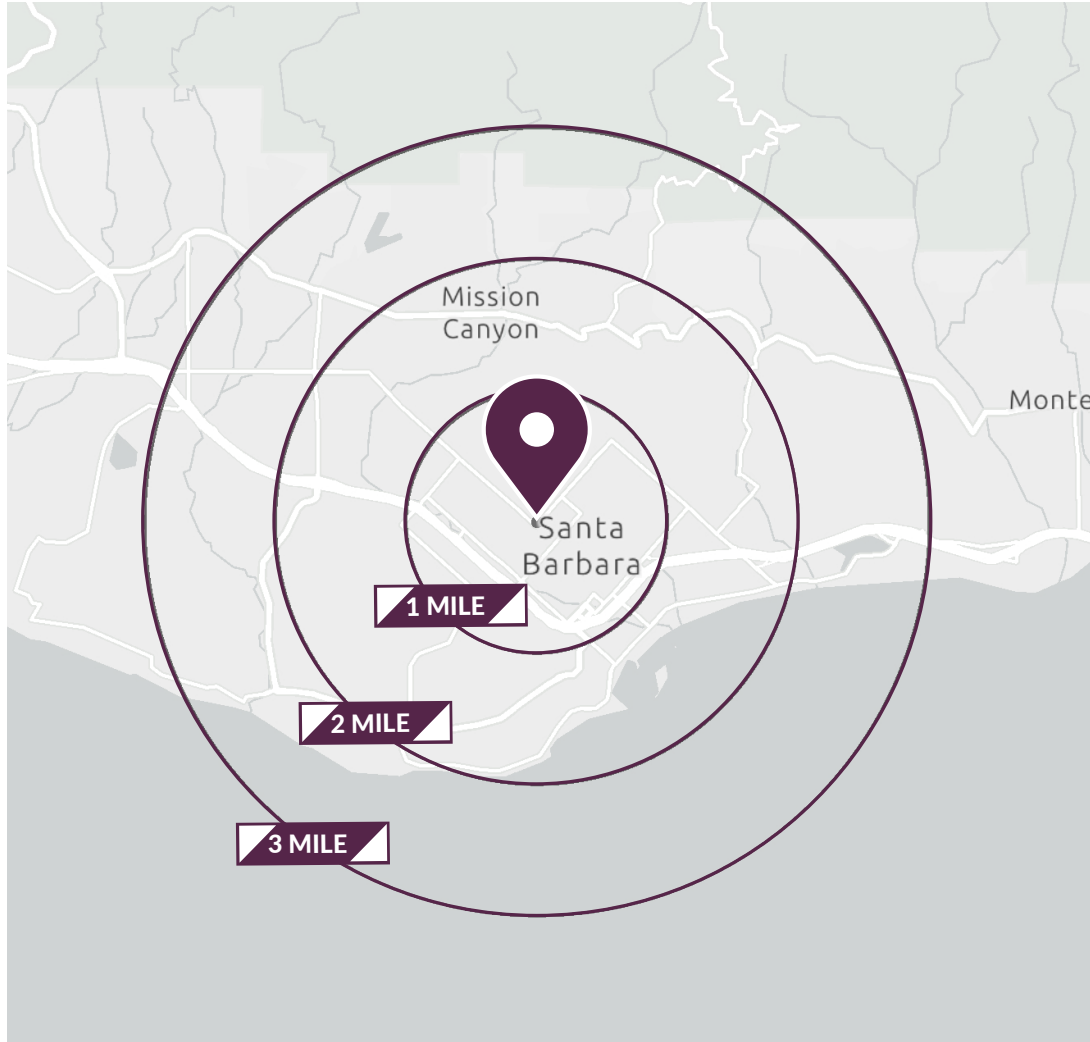
AMENITIES MAP

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DEMOGRAPHICS

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2025 Summary

	1 Mile	2 Mile	3 Mile
Population	30,667	68,698	90,081
Households	13,288	27,740	36,048
Families	5,913	14,188	19,093
Average Household Size	2.27	2.41	2.40
Owner Occupied Housing Units	2,941	10,349	15,127
Renter Occupied Housing Units	10,347	17,391	20,921
Median Age	37.5	40.1	41.3
Median Household Income	\$83,482	\$98,251	\$104,966
Average Household Income	\$119,342	\$141,992	\$151,129

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	30,738	68,737	89,984
Households	13,422	27,988	36,318
Families	5,957	14,268	19,170
Average Household Size	2.25	2.39	2.38
Owner Occupied Housing Units	3,060	10,670	15,536
Renter Occupied Housing Units	10,362	17,317	20,782
Median Age	39.4	41.8	42.8
Median Household Income	\$95,247	\$112,563	\$120,688
Average Household Income	\$133,187	\$157,942	\$167,687