

FOR SALE

AMAZING CHARACTER, CHARM, AND CONDITION
FANTASTIC DOWNTOWN SANTA BARBARA LOCATION

2,750 SF FREESTANDING SINGLE-TENANT COMMERCIAL BUILDING
532 STATE ST., SANTA BARBARA, CA 93101



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

Cal BRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com

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Fantastic downtown Santa Barbara quintessential Spanish Style commercial building for sale located in the heart of the 500 block of State St. The City of Santa Barbara recent investment to install a "Boardwalk" in the 500 block of State greatly enhances the "Pedestrian" experience of the block, and allows for a large patio in front of the building greatly expanding the seating capacity of the Property. Perfectly located across from Hotel Santa Barbara and close to the trendy Drift Hotel. This split level, highly versatile building is in beautifully upgraded condition with recessed lighting, new split HVAC units, stylish bathrooms, rear courtyard/patio, 12 foot ceilings on 1st floor and 8' ceilings on 2nd floor, and features a beautiful staircase with original iron work! The 1st floor is suitable for a variety of commercial uses, & the upstairs has the versatility of a myriad of uses, and is currently used as a lovely residential unit with skylight, upgraded full bathroom, and a wonderful balcony overlooking State St! A true gem!

Sale Price:	\$1,995,000	
Total Building Size:	2,750 +/- SF	1st Floor: Approx. 1,750 SF 2nd Floor Approx. 1,000 SF
Lot Size:	2,178 SF	
Year Built:	1929	
Construction Type:	Masonry/Stucco with Seismic Reinforcement	
APN:	037-173-027	
Zoning:	MC - Manufacturing Commercial	
Parking:	2 large capacity City Public Parking Lots in immediate vicinity of Property	
HVAC:	Yes, newly installed split units	
Restrooms:	2 on 1st floor, 1 on 2nd floor	



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HIGHLIGHTS:

- **Dynamic Downtown Santa Barbara Core Location:**

The subject property is positioned in one of the best blocks on State St, across from the newly remodeled Hotel Santa Barbara, and a couple of doors away from the trendy Drift Hotel. Many food and beverage concepts in the immediate vicinity along with significant foot traffic. Ghiradelli Chocolate/Ice Cream recent opening at 509 State St further demonstrates the excellent core location of this offering.

- **Excellent Market Fundamentals:**

500 block of State St currently has only 1 space of true vacancy.

- **Attractive Demographic Trends:**

Strong migratory demographic trends to the Central California Coast, in particular coastal communities like Santa Barbara, will continue to attract millennials for quality of life and strong employment opportunities, as well as baby boomers for a “utopian” retirement. Given its relative close proximity to Los Angeles, Santa Barbara shall also continue to flourish as a mecca for tourism due to its small town charm, proximity to beach, mountains, and wine country.

- **Fantastic Charm, & Character:**

Truly unique in character with its Spanish Style exterior; the subject property exudes the charm that only the era of the 1920's could provide. From the magnificent wide plank stairway leading to the 2nd floor, to the high voluminous ceilings, along with an exceptional balcony with State St views, this is truly a magical property like none other and one that is virtually impossible to replicate.

- **Highly Versatile Building:**

Excellent Opportunity for a possible “Live/Work” experience, with the perfect upstairs “studio” with skylight and upgraded full bathroom. The first floor lends itself to a variety of commercial uses!



PHOTOS

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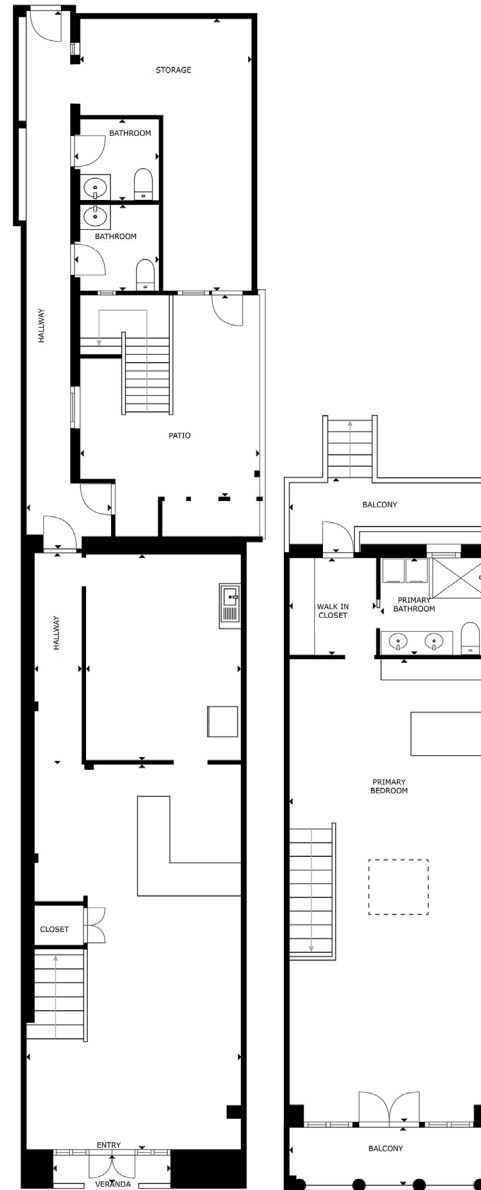
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FLOOR PLAN

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AERIAL

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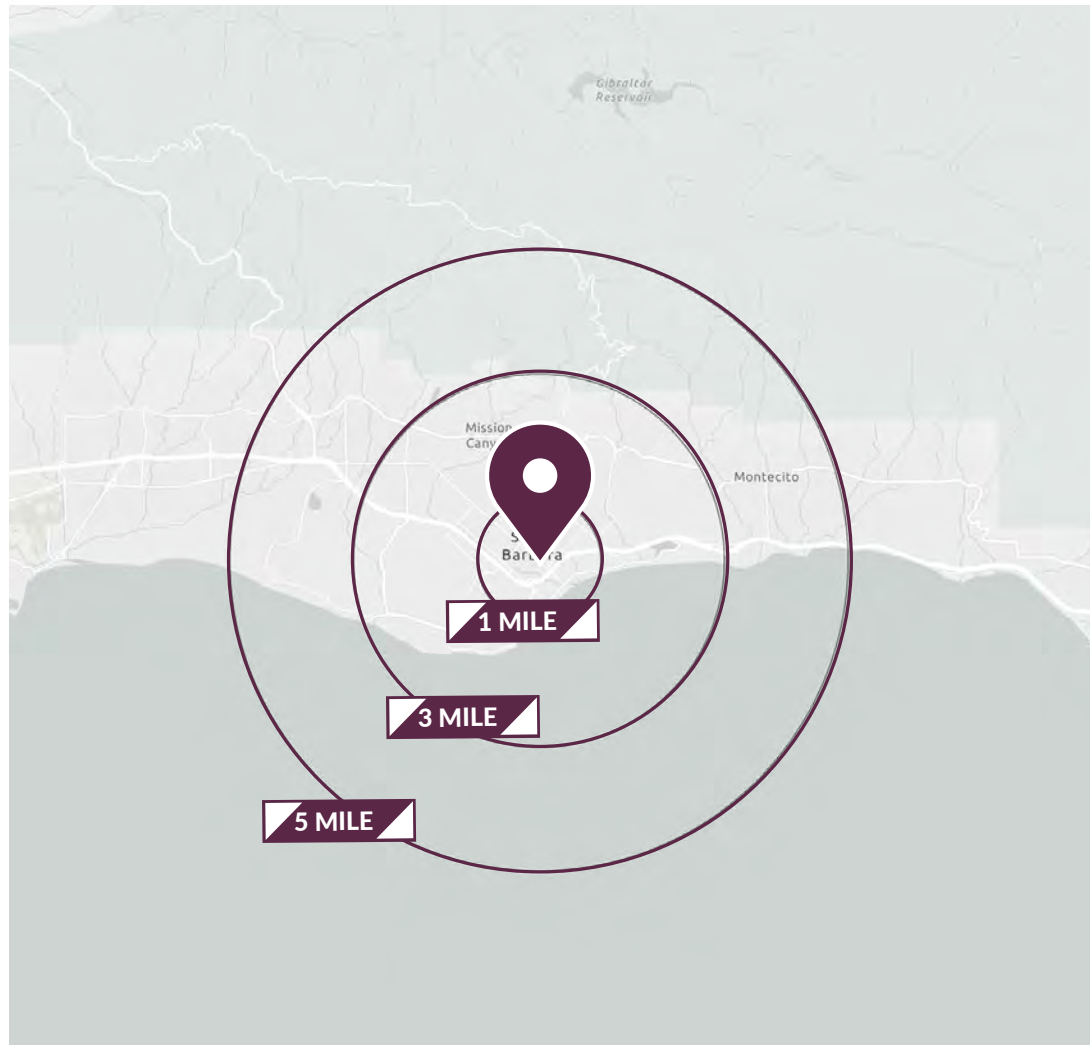
AMENITIES MAP

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DEMOGRAPHICS

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2024 Summary

	1 Mile	3 Mile	5 Mile
Population	21,836	83,693	107,488
Households	9,117	33,089	42,887
Families	3,780	17,466	23,247
Average Household Size	2.33	2.43	2.41
Owner Occupied Housing Units	1,680	13,602	19,469
Renter Occupied Housing Units	7,437	19,487	23,418
Median Age	35.4	40.1	42.1
Median Household Income	\$75,480	\$109,577	\$114,446
Average Household Income	\$116,905	\$163,474	\$168,840

2029 Summary

	1 Mile	3 Mile	5 Mile
Population	21,910	83,277	106,704
Households	9,224	33,295	43,067
Families	3,823	17,536	23,286
Average Household Size	2.32	2.40	2.38
Owner Occupied Housing Units	1,767	14,025	20,011
Renter Occupied Housing Units	7,457	19,269	23,056
Median Age	37.3	41.6	43.5
Median Household Income	\$90,780	\$132,900	\$139,004
Average Household Income	\$138,729	\$189,756	\$195,225