

NOW FULLY LEASED—APPROX. 5.24% CAP RATE

FOR SALE

\$1,695,000

**±2,290 SF Building
on ±4,791 Lot**

5.24% Cap Rate

**Freestanding commercial
asset conveniently located
near the vibrant Haley
Street corridor, featuring
refinished modern interior
& exterior, four expansive
glass roll-up doors, and
private parking**

SANTA BARBARA CA 93103
720 BOND AVE

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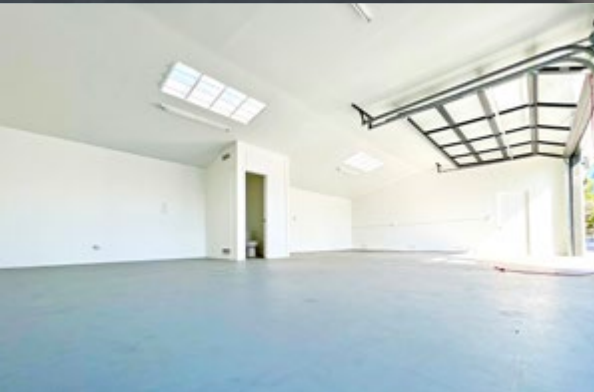
±2,290 SF STANDALONE COMMERCIAL BUILDING FOR SALE

Featuring refinished modern interior & exterior, expansive glass roll-up doors & private parking. Conveniently located near the vibrant Haley Street corridor



This standalone commercial building boasts a refinished interior and exterior, a small office in front, expansive glass roll-up doors, and a private parking area. The offering features an optimal downtown location near the corner of Nopal & E. Haley streets. Walking distance within the Haley Corridor with quick access to numerous eateries, coffee shops, breweries, and wineries. Please contact Listing Agents for further details and to schedule a showing.

Price	\$1,695,000
CAP Rate	5.24%
Building Size	±2,290 SF (\$740/SF)
Land Size	±4,791 SF
Parking	4 Private Parking Spaces Via Easement
Restrooms	4 (Two w/ Shower)
Roll-Up Doors	4 Glass
Ceiling Height	±10'-10'5"
HVAC	None
Sprinklers	None
Skylights	Yes
Zoning	C-G
APN	031-232-005



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INCOME ANALYSIS

CURRENT INCOME

UNIT	TENANT	APPROX SQ.FT.	LEASE RATE/SF	LEASE TYPE	MONTHLY RENT	LEASE EXP.
1 & 2	Tenant 1	1,090	\$2.94	Gross	\$3,200	9/30/2026
3	Tenant 2	400	\$5.19	Gross	\$2,075	12/14/2026
4	Tenant 3	400	\$5.13	Gross	\$2,050	12/31/2026
5	Tenant 4	400	\$5.38	Gross	\$2,150	9/30/2026
TOTAL BUILDING SF:		2,290 SF	MONTHLY GROSS RENT:		\$9,475	
ANNUAL INCOME:					\$113,700	
LANDLORD EXPENSES:						
	New Taxes (1.054%)				\$17,865	
	2025 Insurance				\$2,441	
	2025 Electrical				\$318	
	2025 Maintenance				\$678	
	2025 Management Fees				\$3,609	
TOTAL:					\$24,911	
CURRENT NET OPERATING INCOME:					\$88,879	

PRICE ANALYSIS

SALE PRICE	SALE PRICE/SF OF BUILDING	CAP RATE
\$1,695,000	\$740	5.24%

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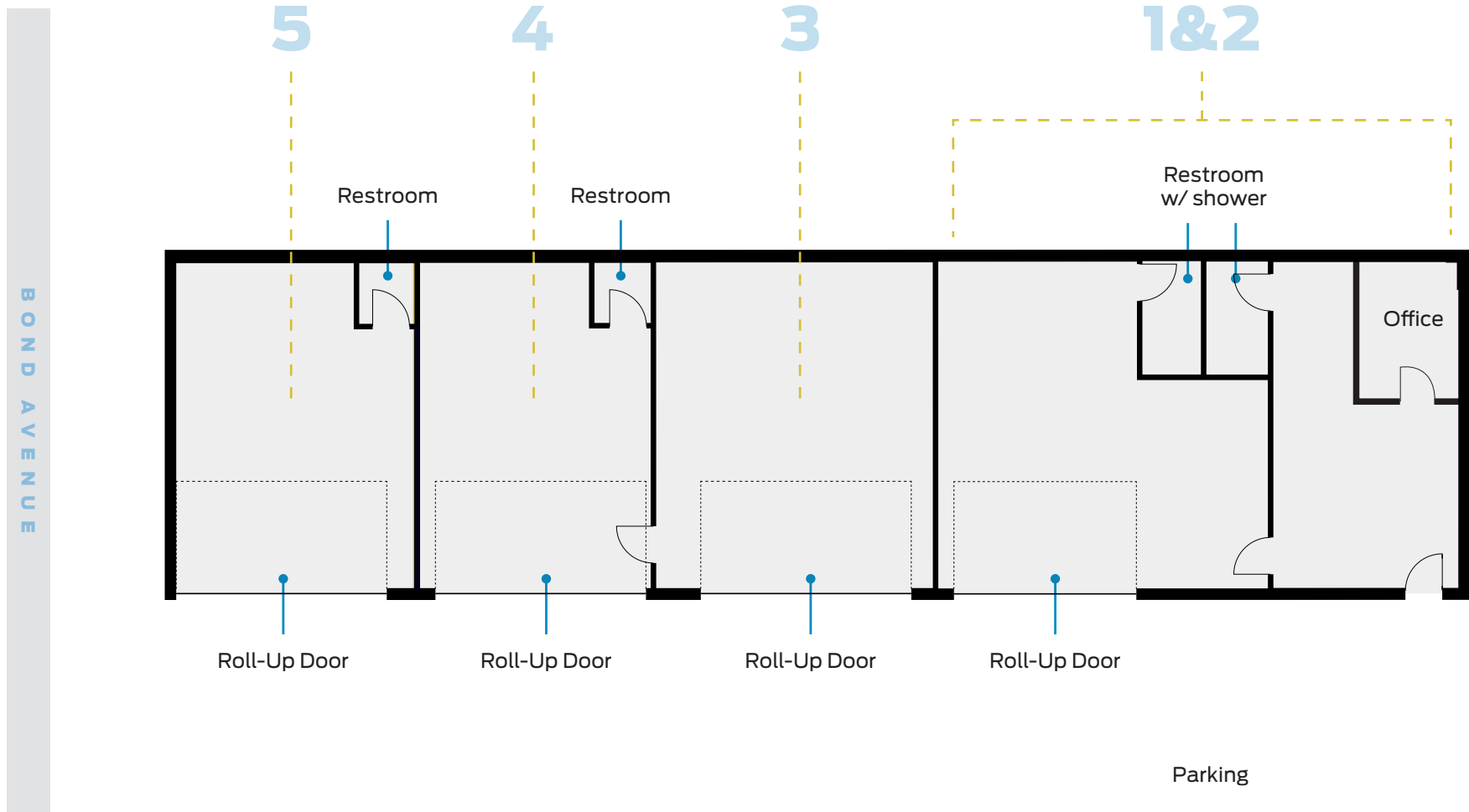
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Not to scale

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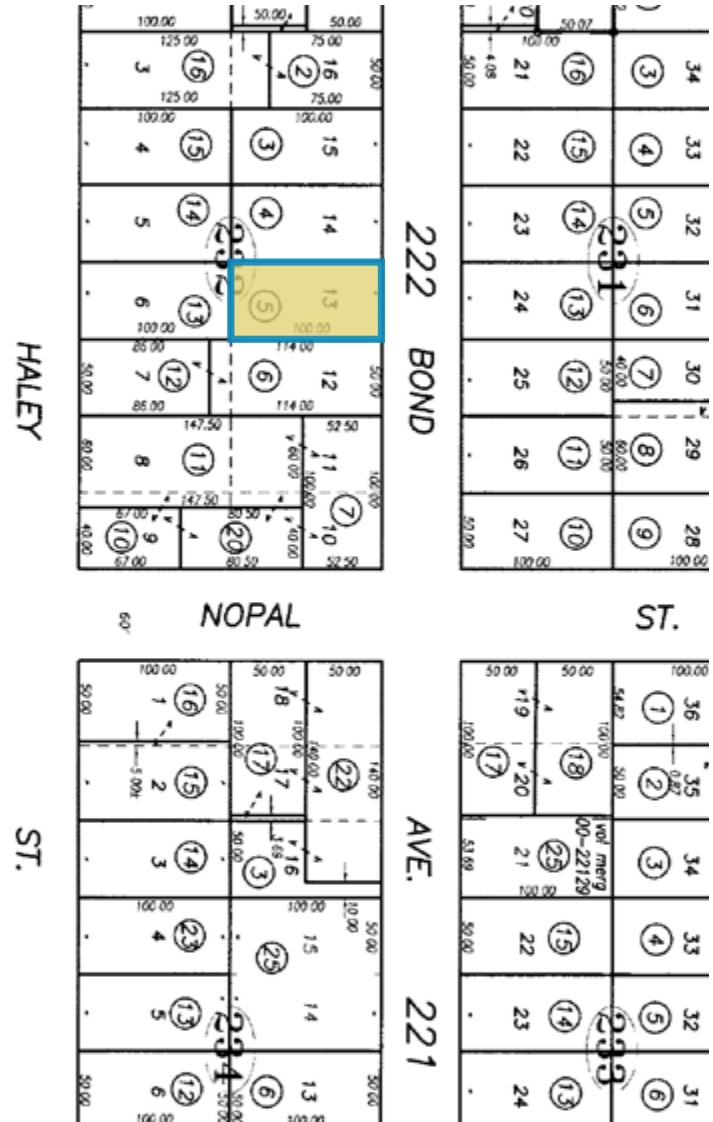
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720 BOND AVENUE

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HALEY CORRIDOR ST

One of Santa Barbara's most exciting emerging pocket neighborhoods, the Haley Corridor has earned solid credibility as a culinary destination thanks to its eclectic collection of wineries, eateries and breweries. Equal parts artsy and industrial, it's a hub of makers and innovators that span several trades beyond food and beverage. From technology and art to culinary and surf, Haley Corridor's diverse business community shares an ethos of thinking outside the box.

The Haley Corridor is Santa Barbara's hidden gem, known by locals as home to some of the very best our city has to offer. A historically industrial area, you'll still find local arts and trades workshops thriving here.

Many of Santa Barbara's greatest restaurants live in the Haley Corridor, including the historic Arnoldi's and Rose Cafes, along with several award-winning small-batch wineries and breweries like Carr and Third Window. Add to this landmark businesses, boutiques and specialty shops and you have everything at your fingertips to experience real, locally-crafted Santa Barbara culture.

(Text from Visit Santa Barbara & Haley Corridor Association)

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