



FOR SUBLEASE
(Direct Lease Possible)

**Flexible ±1,556 SF Plus
±1,112 SF Retail/Office Space**

Conveniently situated just off US 101 Fwy
across from Earl Warren Showgrounds

Adjacent to San Roque, Oak Park
& Hope Ranch neighborhoods

\$165,000 Average HHI
within 3 mile radius

LA CUMBRE PLAZA

SANTA BARBARA
GOLF CLUB

EARL WARREN
SHOWGROUNDS

**TWO ADJACENT SPACES
AVAILABLE TOGETHER
OR INDIVIDUALLY**

SCHOLARSHIP
FOUNDATION OF
SANTA BARBARA

MEET-UP CHINESE
RESTAURANT



2263 & 2267 LAS POSITAS RD
SANTA BARBARA CA 93105

PRESENTED BY

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



© 4/20/26 Radius Group Commercial Real Estate, Inc. DRE Lic. 01334755. All rights reserved. Content and/or Images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



OLD MISSION
SANTA BARBARA

SANTA BARBARA
COTTAGE HOSPITAL

RIVIERA

SAN ROQUE

OAK PARK

DOWNTOWN
SANTA BARBARA

EARL WARREN
SHOWGROUNDS

COVENANT LIVING
AT THE SAMARKAND

2263 & 2267
LAS POSITAS RD
UP TO ±2,668 SF AVAILABLE

MEET-UP CHINESE
RESTAURANT

SCHOLARSHIP
FOUNDATION OF
SANTA BARBARA

HOPE RANCH
(4-Minute Drive)

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



© 4/20/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

2263 & 2267 LAS POSITAS RD SANTA BARBARA CALIFORNIA 93105

FOR SUBLEASE

Up to ±2,668 SF Retail/Office space available at Las Positas Center, located between the Hope Ranch, San Roque, and Oak Park neighborhoods.



Two side-by-side suites available together or individually. Flexible retail/office spaces in the centrally located Las Positas Center, just off the US 101 Freeway at Las Positas Road, between near the Earl Warren Showgrounds and Santa Barbara Golf Club. Call Listing Agent to show.

Leasing Specifics

Type	Retail/Office
Sublease Rate	\$2.25/SF NNN (\$0.93)
Sizes	2263 Las Positas Rd: ±1,556 SF 2267 Las Positas Rd: ±1,112 SF Total Available Space For Sublease: ±2,668 SF
Term	Master Lease Expires 9/30/27 with potential for long term lease with Landlord
Parking	3.25/1,000
HVAC	Throughout
Kitchenette	2263 Las Positas Rd: Yes 2267 Las Positas Rd: No
Restrooms	2263 Las Positas Rd: Private 2267 Las Positas Rd: Common
Zoning	C-N (Neighborhood Commercial)

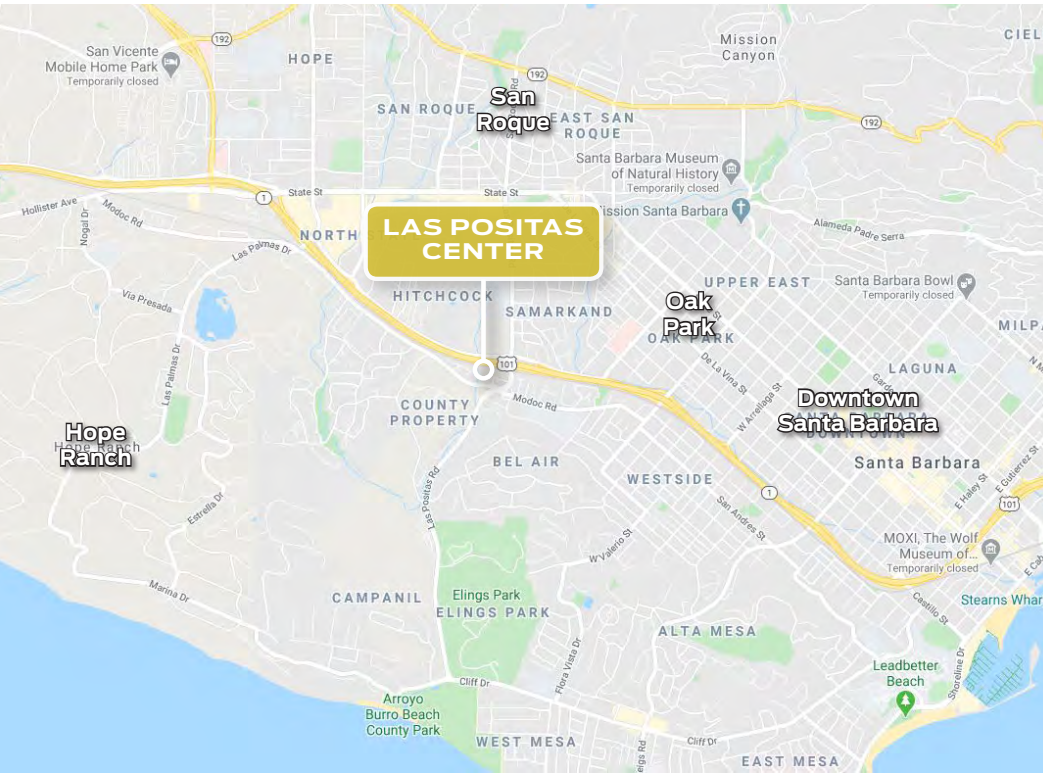
JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



2263 & 2267 LAS POSITAS RD SANTA BARBARA CALIFORNIA 93105

FOR SUBLEASE

Up to ±2,668 SF Retail/Office space available at Las Positas Center, located between the Hope Ranch, San Roque, and Oak Park neighborhoods.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Average HHI	\$163,529	\$168,495	\$165,356
Population	17,379	58,138	88,546
Daytime Population	13,172	48,686	80,463

2025 Estimates from Sites USA

TRAFFIC COUNTS

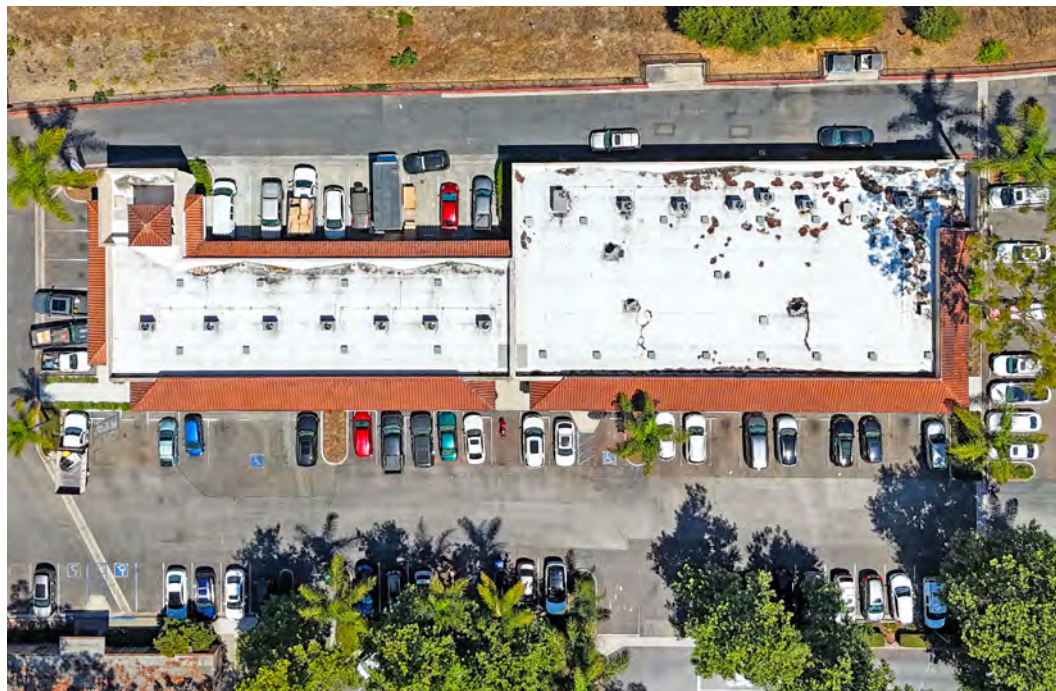
US 101 Fwy @ Las Positas Rd.	145,560 ADT
S. Las Positas Rd. @ Modoc Rd.	65,362 ADT

Traffic Counts from Sites USA

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com

CA LIC. 02058176



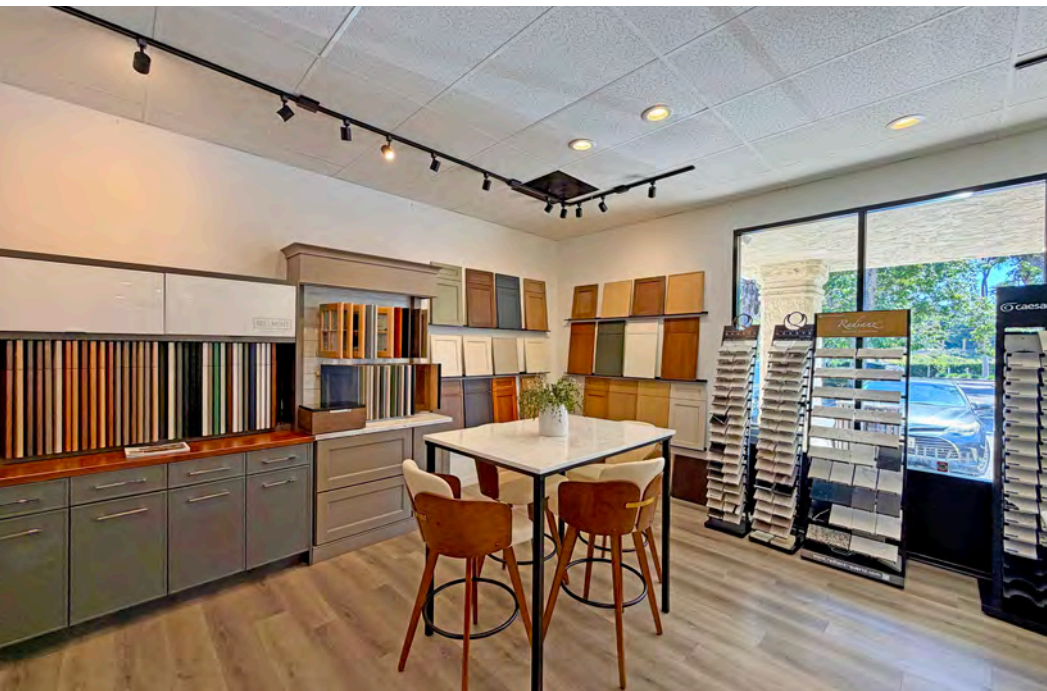


JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



© 4/20/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RADIUSGROUP.COM



JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



© 4/20/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

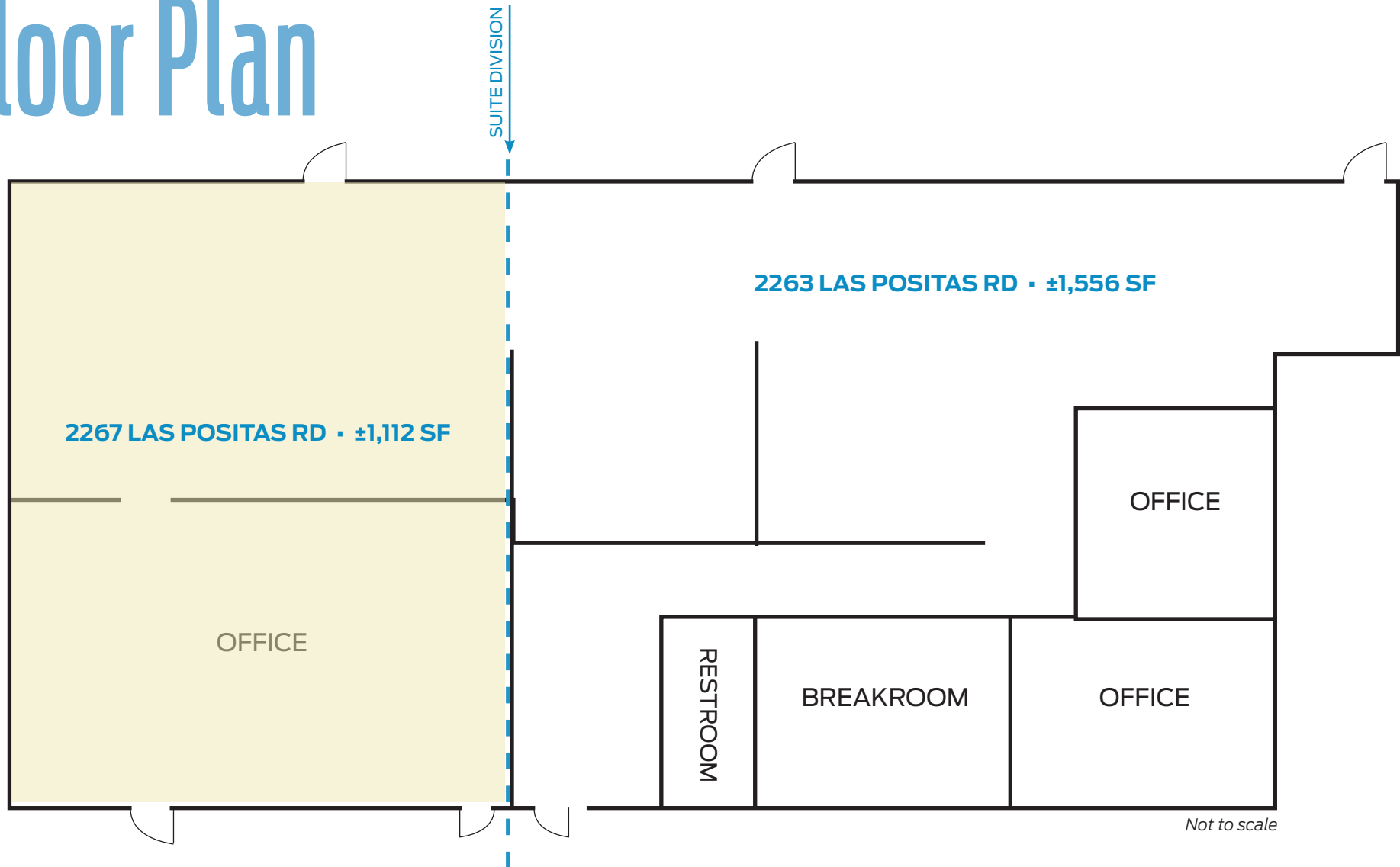
RADIUSGROUP.COM

2263 & 2267 LAS POSITAS RD
SANTA BARBARA CALIFORNIA 93105

FOR SUBLEASE

Up to ±2,668 SF Retail/Office space available at Las Positas Center,
located between the Hope Ranch, San Roque,
and Oak Park neighborhoods.

Floor Plan



JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



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.



**"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

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

