

32 N Calle
Cesar Chavez
SANTA BARBARA, CA

25' CLEAR HEIGHT
4 ROLL-UP DOORS



For Sale | Industrial Investment or Owner-User Opportunity | **5,413 SF**

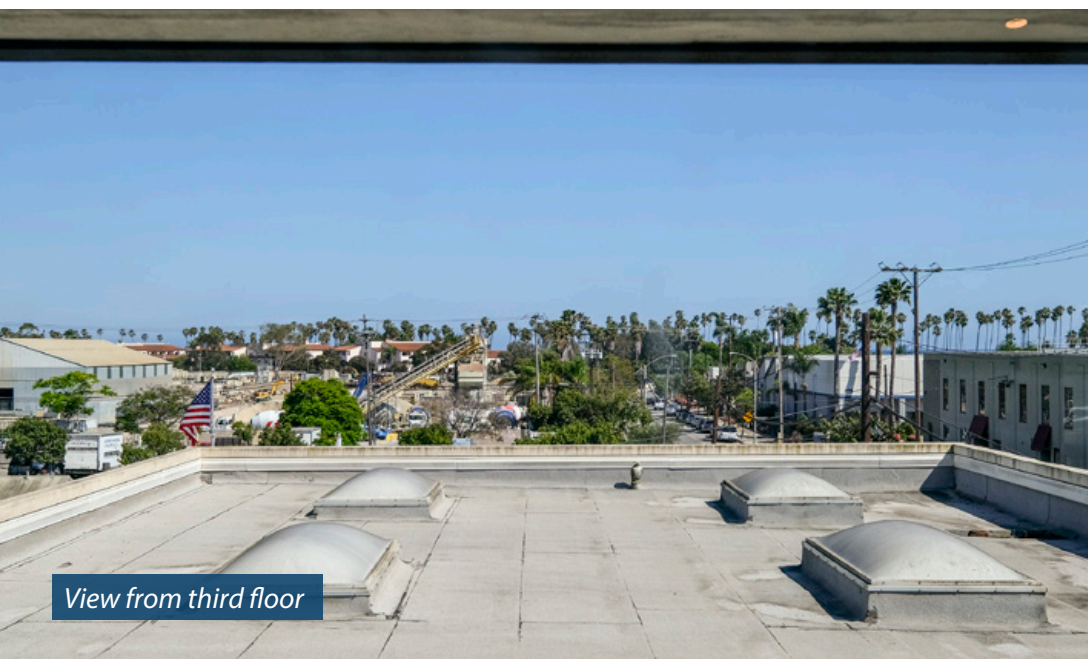
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Outdoor patio space



View from third floor

PROPERTY SUMMARY

Rare opportunity to purchase a vacant industrial property in Santa Barbara's Eastside corridor. Built in 2007, the property combines functional manufacturing space with upper-level office areas, creating flexibility for an owner-user or investor. The fully fenced and gated site offers parking, three-phase power, generous clear heights, and multiple grade-level roll-up doors. The property is well positioned for a range of industrial, production, creative, or service-oriented uses.

Sale Price	\$3,350,000 <i>(contingent on Pat Scott Masonry business sale)</i>
Building Size	3,861 SF Manufacturing 785 SF Office (2nd floor) 785 SF Office (3rd floor) <hr/> 5,431 SF Total
Parcel Size	11,363 (.26 acre)
APN	017-030-016
Zoning	M-1 / S-D-3 — Light Manufacturing, Coastal Overlay Zone (City of Santa Barbara)
Loading	4 grade-level loading doors
Ceilings	13–25' (manufacturing area)
Parking	7 surface spaces (1.3 / 1,000 SF NRA); fully fenced & gated site
Restrooms	Two
Kitchenette	Yes, on 2nd floor
HVAC	Yes, in office area. Ceiling fans in manufacturing area
Power	Three-phase
Year Built	2007
Roof	Flat deck / waterproof membrane (manufacturing); pitched barrel tile (upper office)
To Show	Call listing agent

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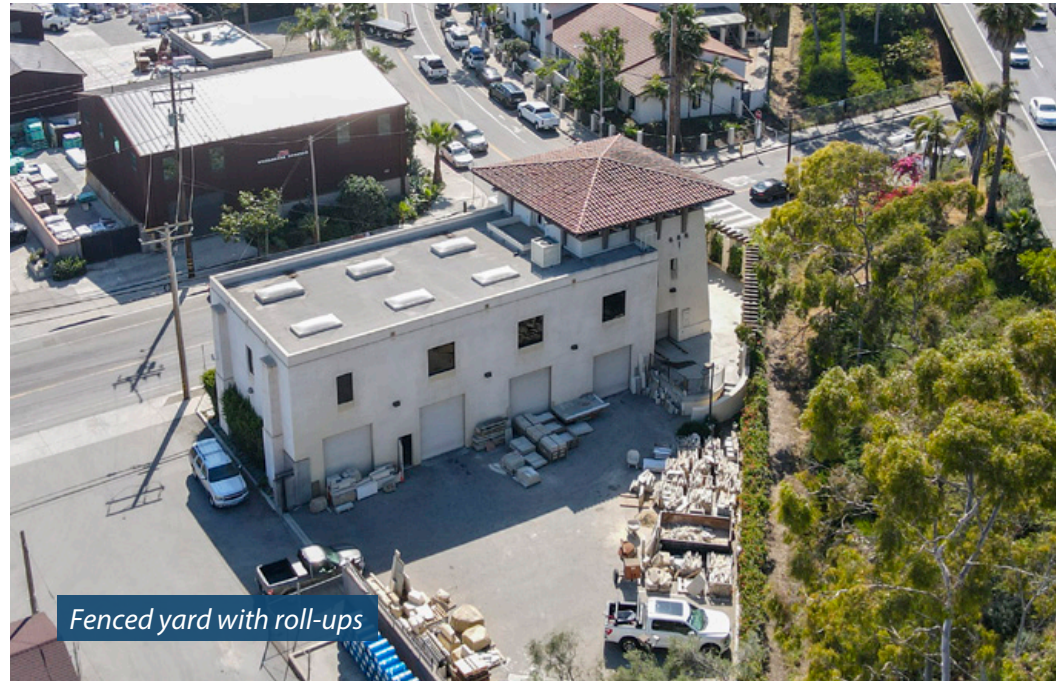
Manufacturing area



Third floor office



Second floor kitchenette



Fenced yard with roll-ups

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SITE PLAN



CALLE CESAR CHAVEZ

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Downtown
Santa Barbara

SITE

Funk Zone

Chase Palm
Park

SB Hilton

SB City
College

SB Harbor

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Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

SANTA BARBARA



Source: esri, 2023 demographics



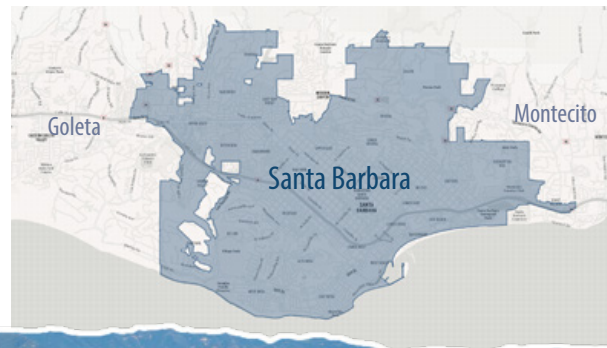
89,023
current residents



\$149,130
avg. household income



62%
college-educated



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