

# ARROYO HOUSE

543.5 ARROYO AVE  
SANTA BARBARA  
CA 93109

**FULLY LEASED**  
2026/2027 Academic Year  
Turnkey Student Housing Opportunity  
10 Bed/7 Bath Mesa House

Offered at  
**\$4,195,000**  
6.45% Cap Rate  
(2026/2027 Sch. Yr.)  
\$161,346/Bed



Matterport Tour

CLICK TO VIEW

<https://my.matterport.com/show/?m=6RXPZ2jsDS2>

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



# ARROYO HOUSE

543.5 ARROYO AVE  
SANTA BARBARA  
CA 93109

FUNK ZONE

WEST BEACH

LEADBETTER BEACH

SANTA BARBARA CITY COLLEGE



# ON THE MESA

543.5 ARROYO AVENUE



RADIUSGROUP.COM

## Welcome to Arroyo House – a fully remodeled, turn-key investment property on a massive lot in Santa Barbara's highly sought-after Mesa community.

Currently operating as premium student housing, Arroyo House serves students from SBCC, UCSB, and Westmont College. This exceptional property features 10 fully furnished rooms with 26 total beds, currently configured as (3) Doubles, (5) Triples, (1) Quad, and (1) Single. Each unit has been tastefully upgraded with high-end furniture and modern finishes, offering a comfortable and stylish living environment.

Outdoor amenities include new landscaping, a volleyball court, and ample private parking — enhancing both tenant experience and long-term value. Additionally, the solar system is fully paid off, and a 400-amp commercial-grade electrical panel has been added.

The property has seen approximately \$60,000 in capital improvements since July 2025, including a brand-new sewage tank with high-capacity ejection pumps. This upgrade is expected to extend pump life from roughly 2 years to 8–10 years, eliminating what had historically been the property's most recurring maintenance burden.

Whether you're looking for a cash-flowing asset or a unique student housing opportunity, Arroyo House checks all the boxes.

This large single-family residence offers a high-occupancy dwelling ideal for use as a sober living home, recovery housing, transitional housing, supportive housing, group home, or other structured living environment, with flexibility for shared supportive residence, community-based housing, co-living property, shared housing, or room-by-room rental opportunities.



### Now Offered at

\$4,195,000

### Building Size

±4,217 SF

### Land Size

±55,321 SF

### Rooms

10 Fully Furnished Rooms

### Room Configurations

(3) Doubles; (5) Triples; (1) Quad; (1) Single

### #Beds / Price Per Bed

26 / \$161,346

### Cap Rate

6.45% ('26/'27 Sch. Yr.)

### GRM

9.65 ('26/'27 Sch. Yr.)

### NOI

\$270,498

### APN

035-040-036

### Zoning

RS-15 (E-1)

### Parking

14 Parking Spaces (12 Paid)

### Laundry

Free

### Year Built

1989

PRESENTED BY

**STEVE GOLIS**

**805.879.9606**

[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**

**805.879.9624**

[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**

**805.728.5561**

[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



**Sellers have spent approximately \$60,000 since July 2025  
plus additional costs since taking ownership.**

## CAPITAL IMPROVEMENTS

### Plumbing

- New sewage tank installed with **high-capacity ejection pumps (2025)**
- Replaced both water heaters (2025)
- Installed new sink faucets and valves (2024/2025)
- New garbage disposals and faucets in all three kitchens

### Electrical

- Commercial upgrade from 200-amp to permitted **400-amp panel**
- Nine-month project involving consultants and Edison administration

### Solar

- Purchased system offsetting effectively all on-grid electrical requirements

### Landscaping/Drainage

- Regraded majority of the property to optimize drainage and water flow
- Removed mature trees encroaching on roofline to protect structure, reduce fire hazard, and improve sunlight exposure

### Kitchens

- Main Kitchen: New countertops, fixtures, and hardware
- Garage Kitchen: Fully updated with appliances, cabinets, countertops, lighting, and fixtures
- Kitchenette at Beachside room: New cabinets, sink, faucet, cooktop, and refrigerator

### Shed

- Rebuilt termite-damaged framing and repainted storage shed

### Deck

- Repaired and replaced rotted deck boards

### HVAC

- Replaced all dryer ducts with hard pipe for easier maintenance and fire safety

PRESENTED BY

**STEVE GOLIS**  
**805.879.9606**  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

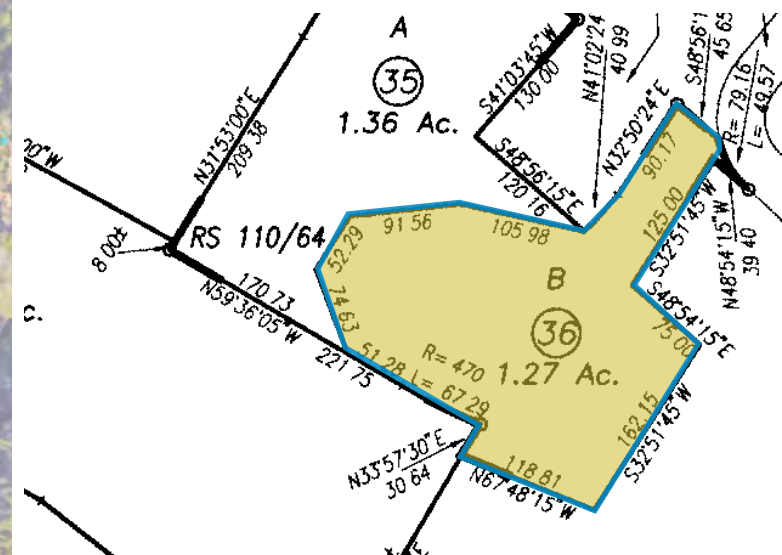
**ANETA JENSEN**  
**805.879.9624**  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
**805.728.5561**  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822





PRESENTED BY

**STEVE GOLIS**  
**805.879.9606**  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
 CA LIC. 00772218

**ANETA JENSEN**  
**805.879.9624**  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
 CA LIC. 01994822

**JACK GILBERT**  
**805.728.5561**  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
 CA LIC. 01994822



## Summary

Purchase Price	\$4,195,000
Number of Rooms	10 (26 Total Beds)
Room Mix	(3) Doubles, (5) Triples, (1) Quad & (1) Single
Number of Baths	7
Building Size	±4,217 SF
Total Lot Size	±55,321 SF
Price Per Bed	\$161,346
APN	035-040-036
Year Built	1989
	<i>Sch. Yr.</i> <i>'26/'27</i>
CAP	6.45%
GRM	9.65



## Rental Information

Room Name	No. of Beds	Sch. Yr. '26/'27
Foothill Double	2.00	\$2,770
Mesa Double	2.00	\$2,770
Butterfly Triple	3.00	\$4,155
Beachside Triple	3.00	\$4,155
Montecito Quad	4.00	\$5,540
Manning Triple	3.00	\$4,155
Mission Triple	3.00	\$4,155
Cold Spring Double	2.00	\$2,770
Fiesta Triple	3.00	\$4,155
RA Room	1.00	\$1,600

<b>MONTHLY INCOME</b>	<b>\$36,225</b>
<b>MONTHLY RENT PER BED</b>	<b>\$1,393</b>
<b>ANNUAL INCOME</b>	<b>\$434,700</b>

## Rent Roll

Room Name	No. of Beds	Floor	Size (SF)	Rent/Bed	Total Room Rent
Foothill Double	2	3	150	\$1,385	\$2,770
Mesa Double	2	1	182	\$1,385	\$2,770
Butterfly Triple	3	1	177	\$1,385	\$4,155
Beachside Triple	3	1	272	\$1,385	\$4,155
Montecito Quad	4	2	289	\$1,385	\$5,540
Manning Triple	3	2	186	\$1,385	\$4,155
Mission Triple	3	2	300	\$1,385	\$4,155
Cold Spring Double	2	2	136	\$1,385	\$2,770
Fiesta Triple	3	3	196	\$1,385	\$4,155
RA Room	1	2	127	\$1,600	\$1,600
<b>TOTAL/AVERAGE</b>	<b>26</b>		<b>2,015 SF</b>	<b>\$1,393</b>	<b>\$3,950</b>

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com  
CA LIC. 01994822



## Expenses

	Sch. Yr. '26/'27 EXPENSES	
		As % EGI
<b>Taxes (Projected)</b>		
Standard	\$44,332	11.0%
Supplemental Fixed Charges	\$53	0.0%
<b>Utilities</b>		
SB Water/Sewer/Trash	\$15,000	3.7%
Gas	\$5,000	1.2%
Electricity (Solar Installed)	\$5,000	1.2%
Shared Internet (Cox)	\$2,000	0.5%
TOTAL Utilities	\$27,000	6.7%
Insurance (Projected)	\$10,000	2.5%
Property Management	\$24,076	6.0%
Landscaping (\$550/month)	\$6,600	1.6%
Repairs/Maintenance (est.)	\$4,000	1.0%
Turnover	\$3,000	0.7%
Cleaning (\$675/month)	\$8,100	2.0%
Reserves (\$100/Bed)	\$2,600	0.6%
General & Administrative	\$1,000	0.2%
<b>TOTAL EXPENSES</b>	<b>\$130,761</b>	<b>32.6%</b>
		\$31.19
<i>Expenses/NRSF:</i>		
<i>Expense/Bed:</i>		\$5,029.25

## Annual Property Operating Data

	Sch. Yr. '26/'27 INCOME	
		As % GSR
Gross Scheduled Rent (GSR)	\$434,700	100.0%
Other Income	\$7,200	1.7%
Potential Gross Income	\$441,900	
Concessions (RA/On-Site Manager)	(\$27,600)	(6.3%)
Vacancy Reserve	(\$13,041)	(3.0%)
Effective Gross Income (EGI)	\$401,259	
Operating Expenses	(\$130,761)	(30.1%)
<b>NET OPERATING INCOME (NOI)</b>	<b>\$270,498</b>	<b>62.2%</b>

### Income & Expense Notes:

- **Property Taxes** – Calculated at the standard regional tax rate of 1.05677%.
- **Utilities** – Based on average monthly historical expenses.
- **Insurance** – Projected according to property condition and updated electrical panels.
- **Property Management** – Estimated at a 6% management fee.
- **Landscaping** – Budgeted at \$550 per month.
- **Repairs & Maintenance** – Estimated using historical financials.
- **Turnover Costs** – Based on historical financial performance.
- **Cleaning** – Set at \$675 per month.
- **Reserves** – Allocated at \$100 per bed.
- **General & Administrative** – Pro forma estimate applied.
- **Vacancy** – Assumed at 3%, supported by historical vacancy during turnover at the start of school year.
- **Concessions** – Reflect the RA room, which is not currently leased, offsetting the \$1,600/month potential income projected for that unit.
- **Other Income** – Derived solely from 12 paid parking spaces at \$50 per month.

# COMPARABLE SALES



<b>1</b>	<b>SUBJECT PROPERTY: ARROYO HOUSE</b> 543.5 Arroyo Ave • Santa Barbara, CA	\$4,195,000	<b>PRICE PER BED</b> \$161,346	(3) Doubles, (5) Triples, (1) Quad, (1) Single	±4,217 SF	±55,321 SF	6.45%	—
----------	---	-------------	-----------------------------------	--	-----------	------------	-------	---

<b>STUDENT HOUSING: SOLD</b>		SALE PRICE	PRICE PER BED	UNIT MIX	BUILDING SF	LAND SF	CURRENT CAP RATE	SALE DATE
<b>2</b>	<b>6789 Sabado Tarde Rd</b>	\$1,820,000	\$151,667	(2) 3BD/2BA	2,200	4,792	5.45%	4/10/2026
<b>3</b>	<b>925 Camino Lindo</b>	\$1,675,000	\$139,583	(1) 5BD/3.5BA	1,419	6,098	5.19%	11/21/2025
<b>4</b>	<b>6714 Pasado Road</b>	\$1,900,000	\$172,727	(1) 5BD/3BA	2,163	7,841	—	6/17/2025
<b>5</b>	<b>6622 Del Playa</b>	\$2,950,000	\$147,500	(2) 3BD/1BA, (1) 3BD/3BA	—	4,792	4.98%	10/24/2025
<b>6</b>	<b>6670 Sueno Rd</b>	\$2,500,000	\$156,250	(1) 3BD/2BA, (1) 4BD/4BA + (2) Lofts	2,704	11,761	5.88%	4/24/2026
<b>7</b>	<b>306 &amp; 310 Ladera St</b>	\$3,137,065	\$142,594	(5) 2BD/1BA, (2) Studio	—	22,651	—	4/3/2024
<b>8</b>	<b>6597 Trigo Rd</b>	\$3,975,000	\$198,750	(10) 1BD/1BA	5,012	10,018	5.66%	4/24/2026

<b>STUDENT HOUSING: ACTIVE/PENDING</b>		LIST PRICE	PRICE PER PED	UNIT MIX	BUILDING SF	LAND SF	CURRENT CAP RATE	SALE DATE
<b>9</b>	<b>6516 Del Playa Dr</b>	\$2,325,000	\$145,313	(1) 3BD/3BA, (1) 3BD/2BA	1,877	4,356	6.07%	PENDING
<b>10</b>	<b>6724 Pasado Rd</b>	\$2,795,000	\$164,412	(2) 3BD/2BA, (1*) Efficiency Unit + (2) Potential Units	3,435	8,712	5.51%	PENDING
<b>11</b>	<b>*5400 Hollister Ave</b> <i>6BD is student housing</i>	\$1,800,000	—	(1*) 6BD/4BA, (1) 1BD/1BA, (1) Studio	—	20,473	6.22%	ACTIVE
<b>12</b>	<b>415 Rancheria St</b>	\$3,950,000	\$246,875	(4) 4BD/1.5BA	—	7,405	—	ACTIVE
<b>13</b>	<b>6591 Cordoba Rd</b>	\$4,425,000	\$177,000	(4) 3BD/2BA, (1) 3BD/2.5BA	5,130	7,841	6.14%	ACTIVE
<b>14</b>	<b>6880 Pasado Rd</b>	\$2,425,000	\$142,647	(1) 4BD/2BA, (1) 3BD/3BA	2,275	5,942	6.24%	ACTIVE
<b>15</b>	<b>6730 Sabado Tarde Rd</b>	\$1,975,000	\$179,545	(1) 5BD/3BA	2,173	5,238	4.62%	ACTIVE

PRESENTED BY





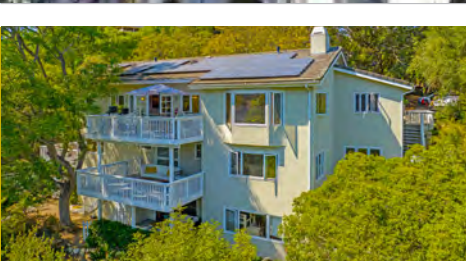
**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com  
CA LIC. 01994822



# COMPARABLE RENTALS · PER BED 2026-27 RENTS

	PROPERTY NAME & ADDRESS	BEDS/BATHS	ROOM	RENT/BED
	<b>Tropicana Gardens Isla Vista</b>	3 Bed / 2 Bath	Quad	\$1,416
	<b>ICON Apartments Isla Vista</b>	5 Bed / 2 Bath 2 Bed / 2 Bath	Double Triple	\$1,574 \$1,469
	<b>Beach City Santa Barbara</b>	1 Bed / 1 Bath	Double	\$1,745
	<b>Solis Isla Vista 6563 Trigo Isla Vista</b>	3 Bed / 2 Bath	Triple	\$1,425
	<b>SUBJECT PROPERTY: ARROYO HOUSE 543.5 Arroyo Ave Santa Barbara, CA</b>	<b>(3) Doubles; (5) Triples; (1) Quad; (1) Single</b>	<b>Room Rent \$1,600 – \$5,540</b>	<b>Rent Per Bed \$1,385 – \$1,600</b>

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com  
CA LIC. 01994822

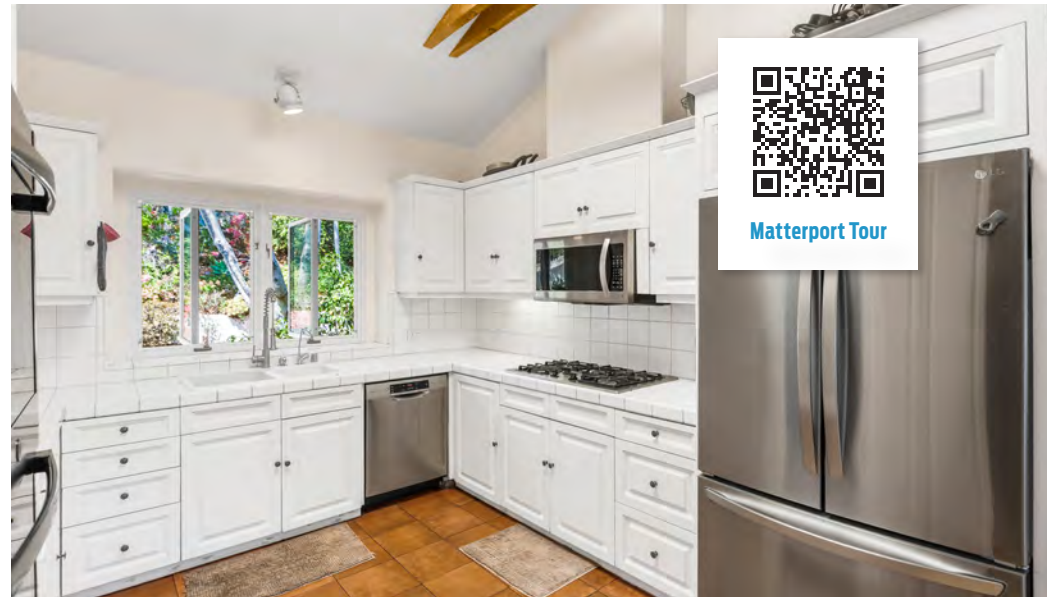


# ARROYO HOUSE

543.5 ARROYO AVENUE  
SANTA BARBARA  
CA 93109

FULLY LEASED 2026/27

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



© 5/27/26 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

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Beachside Triple

Located on the 1st floor of the Arroyo House, this 16'8 x 16'4 bedroom offers 3 beds and a walk-in closet. Two bunk beds.

Beds  
3

Size  
±272 SF

Floor  
1st

Current Monthly Rent  
\$4,155



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com

CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



BEACHSIDE TRIPLE • 3 BEDS • ±272 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



**RADIUS**<sup>®</sup>  
Commercial Real Estate

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Butterfly Triple

Located on the 1st floor of the Arroyo House, this 14'7 x 12'2 bedroom offers 3 beds. One single and one bunk bed.

Beds  
3

Size  
±177 SF

Floor  
1st

Current Montly Rent  
\$4,155



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

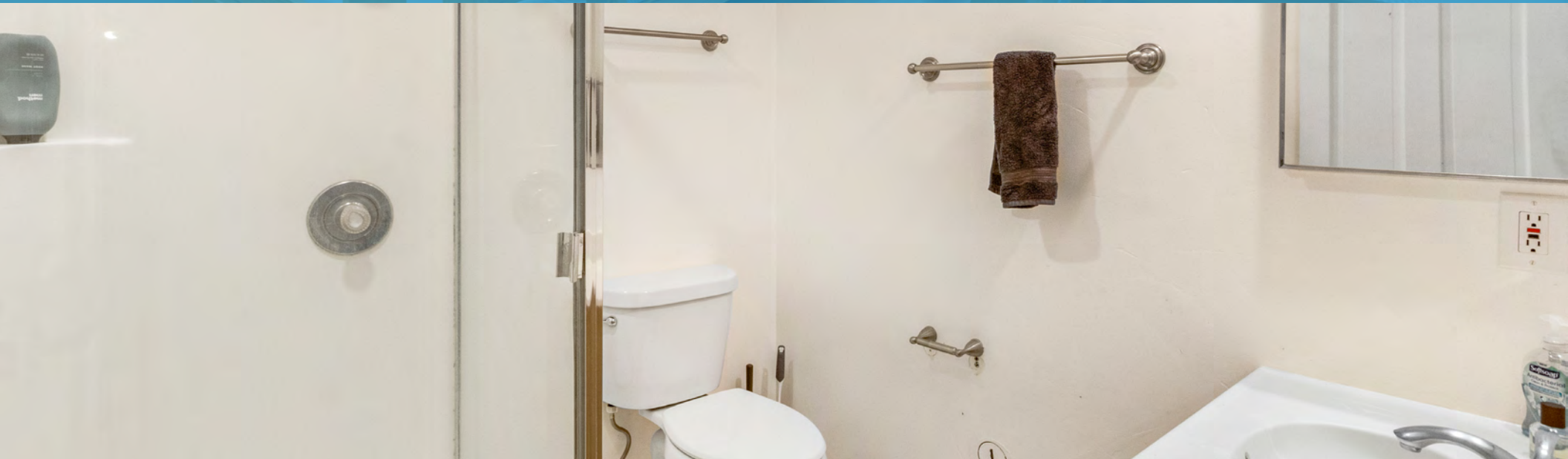
**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



BUTTERFLY TRIPLE • 3 BEDS • ±177 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Cold Spring Double

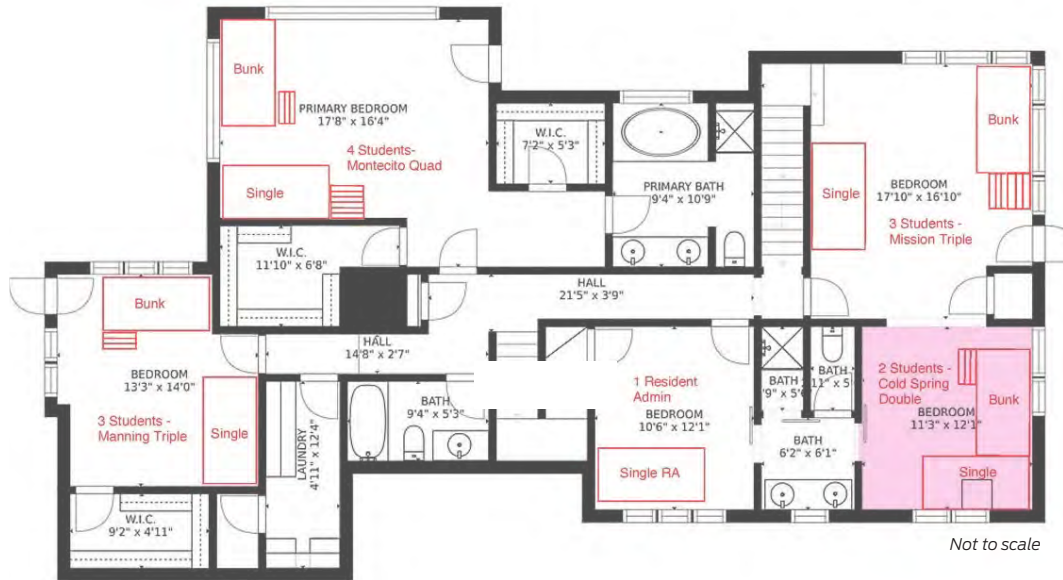
Located on the 2nd floor of the Arroyo House, this 11'3" x 12'1" bedroom offers 3 beds. One single and one bunk bed.

Beds  
2

Size  
±136 SF

Floor  
2nd

Current Monthly Rent  
\$2,770



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



COLD SPRING DOUBLE · 3 BEDS · ±136 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Fiesta Triple

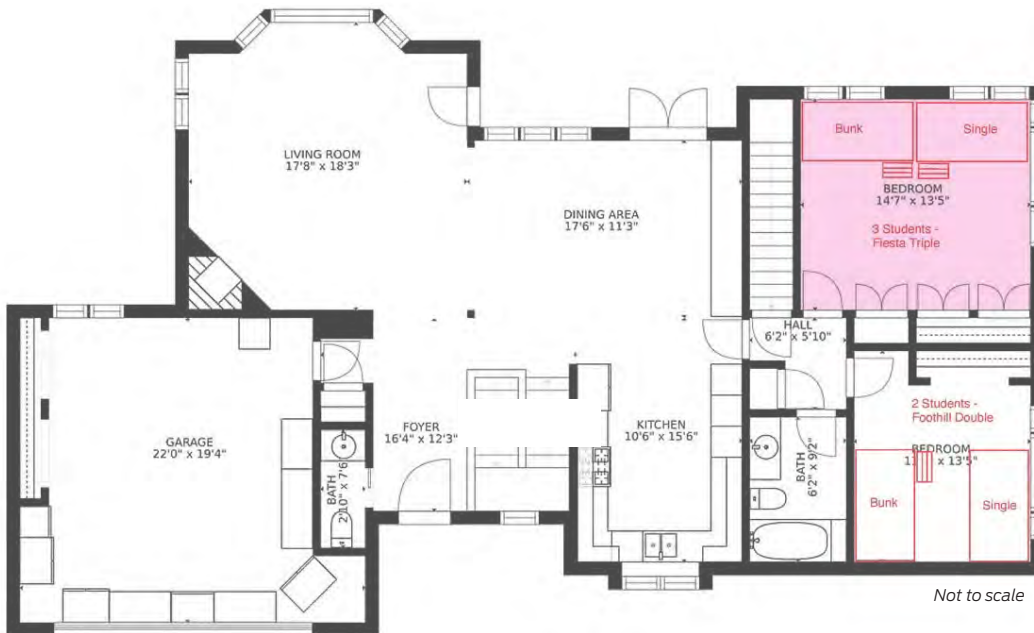
Located on the 3rd floor of the Arroyo House, this 14'7 x 13'5 bedroom offers 3 beds. One single and one bunk bed.

Beds  
3

Size  
±196 SF

Floor  
3rd

Current Monthly Rent  
\$4,155



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com

CA LIC. 01994822



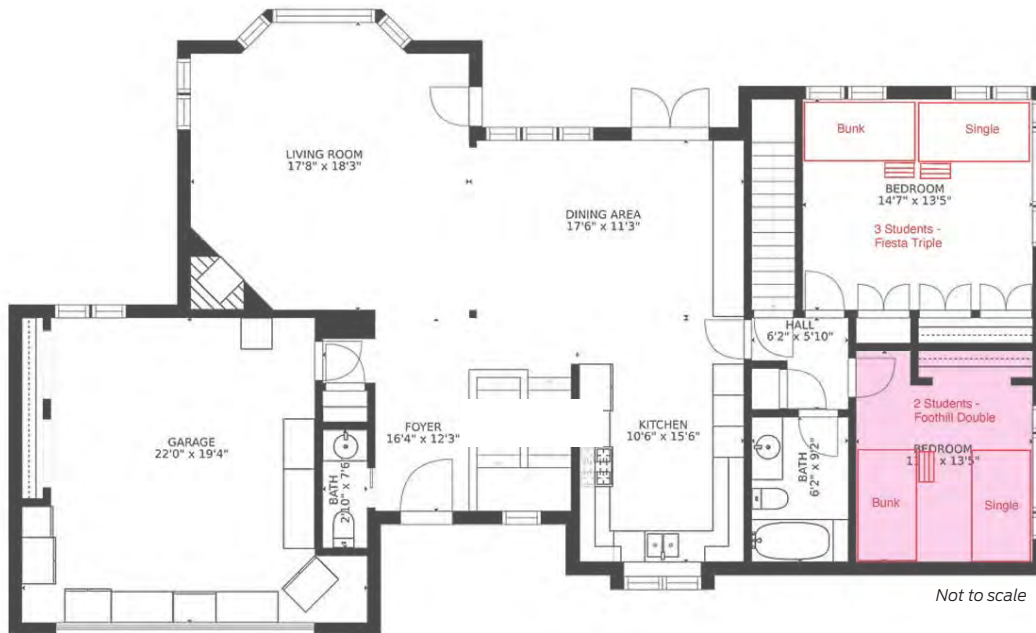
Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Foothill Double

Located on the 3rd floor of the Arroyo House, this 11'3 x 13'5 bedroom offers 2 beds. One single and one bunk bed.

## Amenities/Improvements

Year TBD



Beds  
3

Size  
±150 SF

Floor  
3rd

Current Monthly Rent  
\$2,770



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Manning Triple

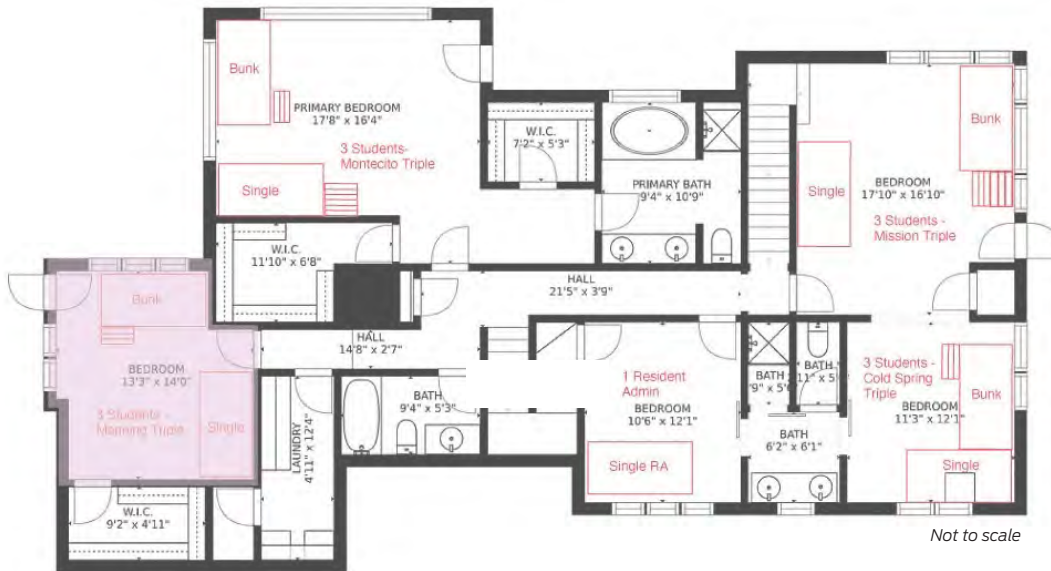
Located on the 2nd floor of the Arroyo House, this 13'3" x 14' bedroom offers 3 beds. One single and one bunk bed.

Beds  
3

Size  
±186 SF

Floor  
2nd

Current Monthly Rent  
\$4,155



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com

CA LIC. 01994822



# ARROYO HOUSE

543.5 ARROYO AVENUE  
SANTA BARBARA  
CA 93109

FULLY LEASED 2026/27

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



MANNING TRIPLE · 3 BEDS · ±186 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Mesa Double

Located on the 1st floor of the Arroyo House, this 16'11" x 10'9" bedroom offers 1 bunk bed and an attached bathroom.

Beds  
3

Size  
±182 SF

Floor  
1st

Current Monthly Rent  
\$2,770



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Mission Triple

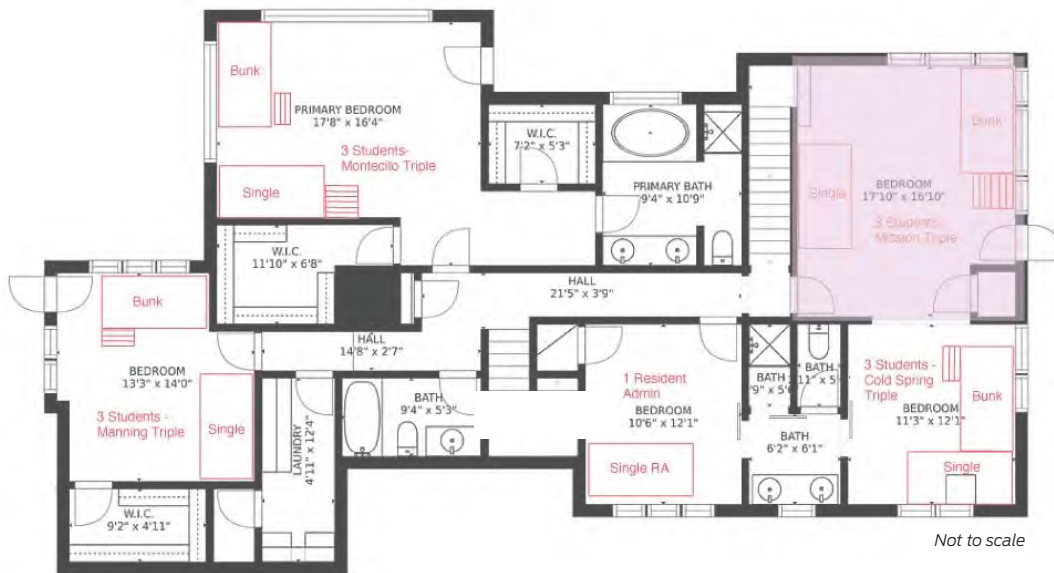
Located on the 2nd floor of the Arroyo House, this 17'10" x 16'10" bedroom offers 3 beds. One single and one bunk bed

Beds  
3

Size  
±300 SF

Floor  
2nd

Current Monthly Rent  
\$4,155



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



# ARROYO HOUSE

543.5 ARROYO AVENUE  
SANTA BARBARA  
CA 93109

FULLY LEASED 2026/27

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



MISSION TRIPLE • 3 BEDS • ±300 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)

CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# Montecito Quad

Located on the 2nd floor of the Arroyo House, this 17'8" x 16'4" bedroom offers 4 beds and a walk in closet. Two bunk beds.

Beds

4

Size

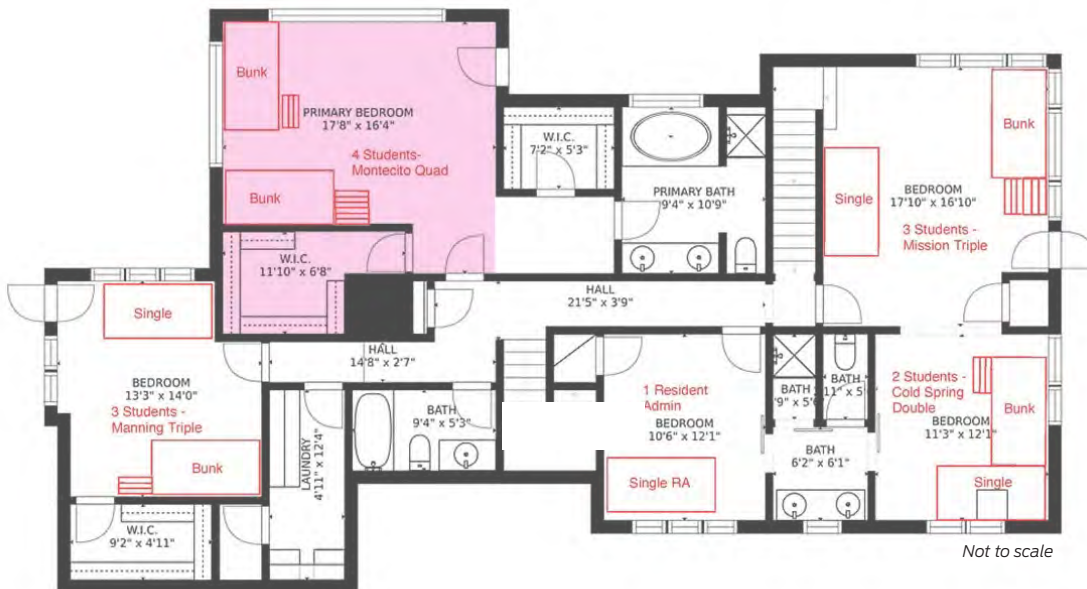
±289 SF

Floor

2nd

Current Monthly Rent

\$5,540



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
sgolis@radiusgroup.com

CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
ajensen@radiusgroup.com

CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
jgilbert@radiusgroup.com

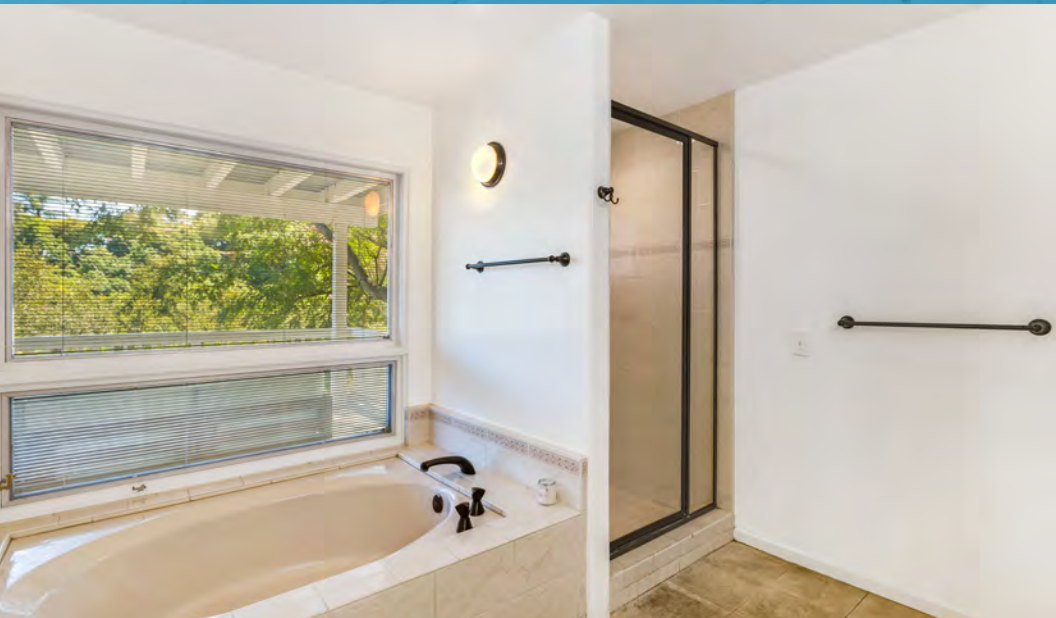
CA LIC. 01994822



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



MONTECITO QUAD · 4 BEDS · ±289 SF



PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

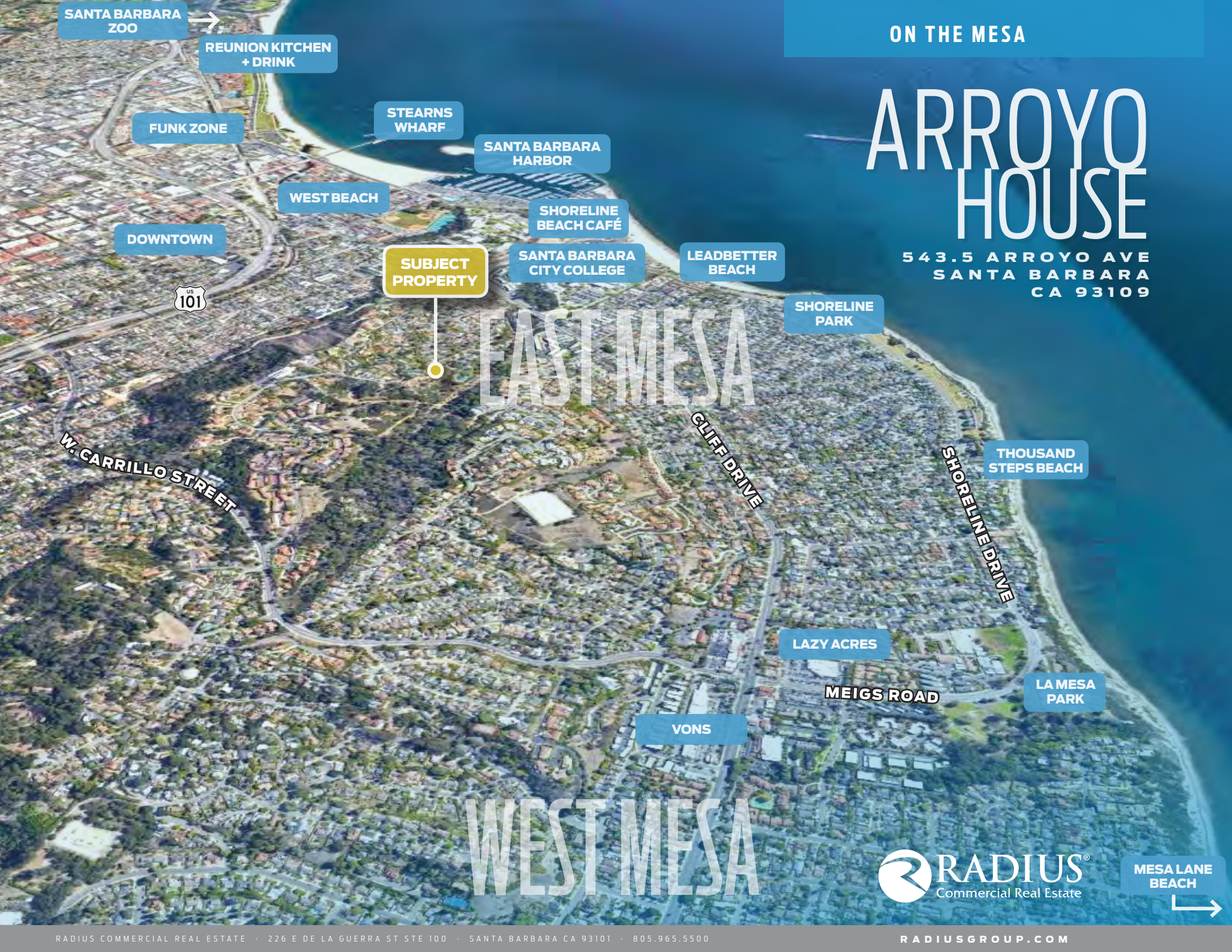
**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



ON THE MESA

# ARROYO HOUSE

543.5 ARROYO AVE  
SANTA BARBARA  
CA 93109



SANTA BARBARA ZOO

REUNION KITCHEN + DRINK

FUNK ZONE

STEARNS WHARF

SANTA BARBARA HARBOR

WEST BEACH

SHORELINE BEACH CAFÉ

DOWNTOWN

SUBJECT PROPERTY

SANTA BARBARA CITY COLLEGE

LEADBETTER BEACH

SHORELINE PARK



EAST MESA

THOUSAND STEPS BEACH

W. CARRILLO STREET

CLIFF DRIVE

SHORELINE DRIVE

LAZY ACRES

MEIGS ROAD

LA MESA PARK

VONS

WEST MESA



MESA LANE BEACH



# The Mesa

## MARKET OVERVIEW

The Mesa is a neighborhood in Santa Barbara that extends from the harbor along the coast to [Arroyo Burro Beach](#), bordered by the Pacific

Ocean to the south and small hills to the north. The name "Mesa," Spanish for table or plateau, aptly describes this area. Historically, the Chumash people had villages at both ends of the Mesa, at Arroyo Burro and the heights overlooking today's harbor.

Today, the Mesa is known for its relaxed, upscale coastal atmosphere and is home to [Santa Barbara City College](#), a top-ranked community college that attracts students from around the world. The neighborhood offers a walkable lifestyle with shops and dining close to residences, as well as beautiful stretches of shoreline and parks along its southern edge.

Residents and visitors can enjoy a variety of local amenities, including the gourmet grocery store [Lazy Acres](#), the excellent produce stand [Mesa Produce](#), fabulous tapas at [Alcazar](#), one of Santa Barbara's best delis, the Bagel Market Cafe, and top-notch Mexican cuisine at the Rose Cafe and [Super Cucas Taqueria](#).

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



# ARROYO HOUSE

543.5 ARROYO AVENUE  
SANTA BARBARA  
CA 93109

FULLY LEASED 2026/27

Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood



## NEARBY AMENITIES & BUSINESSES

- |    |                          |    |                            |
|----|--------------------------|----|----------------------------|
| 1  | Shoreline Beach Cafe     | 11 | Alcazar Tapas Bar          |
| 2  | Brophy Bros.             | 12 | CVS                        |
| 3  | On The Alley Restaurant  | 13 | Toma Restaurant & Bar      |
| 4  | Vons                     | 14 | Best Western Beachside Inn |
| 5  | Lazy Acres               | 15 | The Anchor Rose            |
| 6  | Santa Barbara Yacht Club | 16 | Starbucks                  |
| 7  | Mesa Burger              | 17 | Lighthouse Coffee          |
| 8  | Blenders In The Grass    | 18 | Corner Tap                 |
| 9  | Mesa Cafe & Bar          | 19 | Mesa Produce               |
| 10 | Rose Cafe                | 20 | Santa Barbara Fish Market  |

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



**Between its three world-class institutions—UC Santa Barbara, Santa Barbara City College and Westmont College—the South Coast region of Santa Barbara County is considered one of the country’s premier higher education destinations, boasting combined enrollment surpassing 42,000 students.**



UNIVERSITY OF CALIFORNIA SANTA BARBARA

SANTA BARBARA CITY COLLEGE

WESTMONT COLLEGE



Fully remodeled, turn-key investment property in Santa Barbara's highly sought after Mesa neighborhood

# THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations to live and travel.



Located on a pristine coastline approximately 337 miles south of San Francisco and 93 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 87,533, 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, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 220 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.

## "Best Beach Town"

*Sunset Magazine's 2015 Inaugural Travel Awards*

## "The 12 Best Cities for a Weekend Getaway"

*U.S. News & World Report*

## "30 Best Small Cities in America"

*Condé Nast Traveler's Readers' Choice Awards*

PRESENTED BY

**STEVE GOLIS**  
805.879.9606  
[sgolis@radiusgroup.com](mailto:sgolis@radiusgroup.com)  
CA LIC. 00772218

**ANETA JENSEN**  
805.879.9624  
[ajensen@radiusgroup.com](mailto:ajensen@radiusgroup.com)  
CA LIC. 01994822

**JACK GILBERT**  
805.728.5561  
[jgilbert@radiusgroup.com](mailto:jgilbert@radiusgroup.com)  
CA LIC. 01994822



**RADIUS**<sup>®</sup>  
Commercial Real Estate