

FOR LEASE

SPECTACULAR STATE ST BUILDING WITH PRIVATE REAR PATIO
PHENOMENAL CHARM AND CHARACTER

434 State St., Santa Barbara, CA 93101



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

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Lease Rate:	\$5,500 per month, Gross
Building Size:	1,033 SF building plus 516 SF enclosed patio in rear.
Zoning:	MC- Manufacturing Commercial, great for most commercial and retail uses.
Restrooms:	1 beautifully remodeled, ADA compliant.
HVAC:	No
State St Frontage:	Approximately 16'
Ceiling Height:	Approximately 14'
Term:	3 – 5 years plus options

DESCRIPTION:

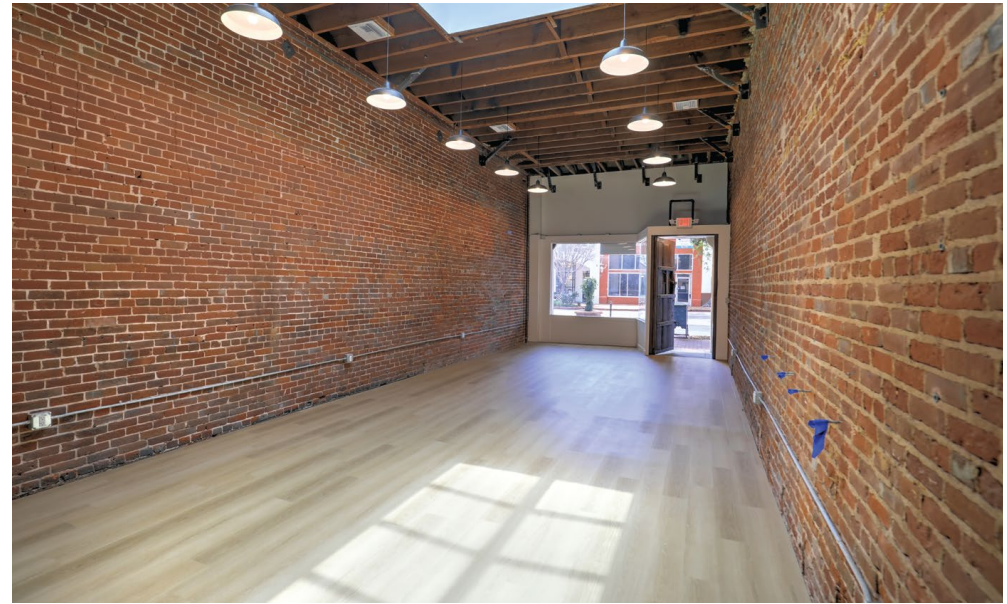
The former Indochine space has been transformed into a true masterpiece that transcends time and space, fusing Old World charm with a modern vibe seldom experienced on State St! From the wood beamed high ceilings to the exposed masonry walls, large skylight, gorgeous black pendant lighting fixtures, stunning brand-new flooring, and a rear patio that rivals the best in town, this space is sure to please the most discriminating Tenants! Great location near the busy intersection of State and Haley and 5 blocks to the beach!



PHOTOS

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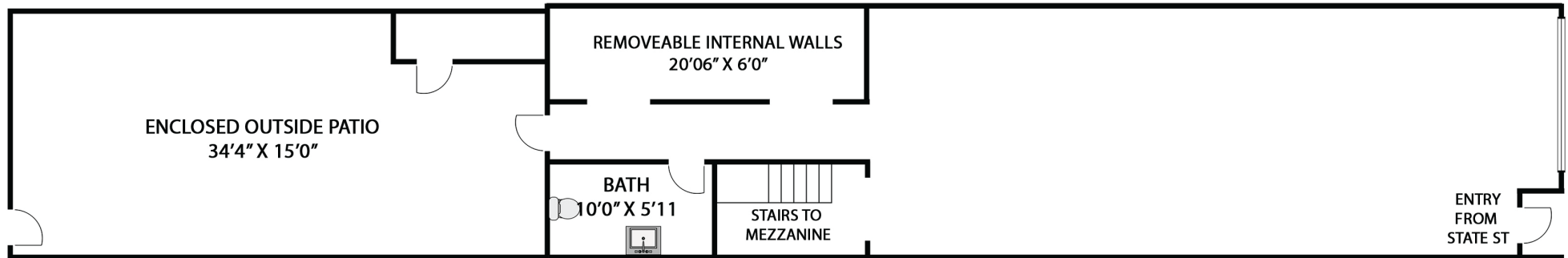
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FLOOR PLANS

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EXTERNAL DIMENSIONS APPROX. +/- 64'6" X 16'0"

AMENITIES MAP

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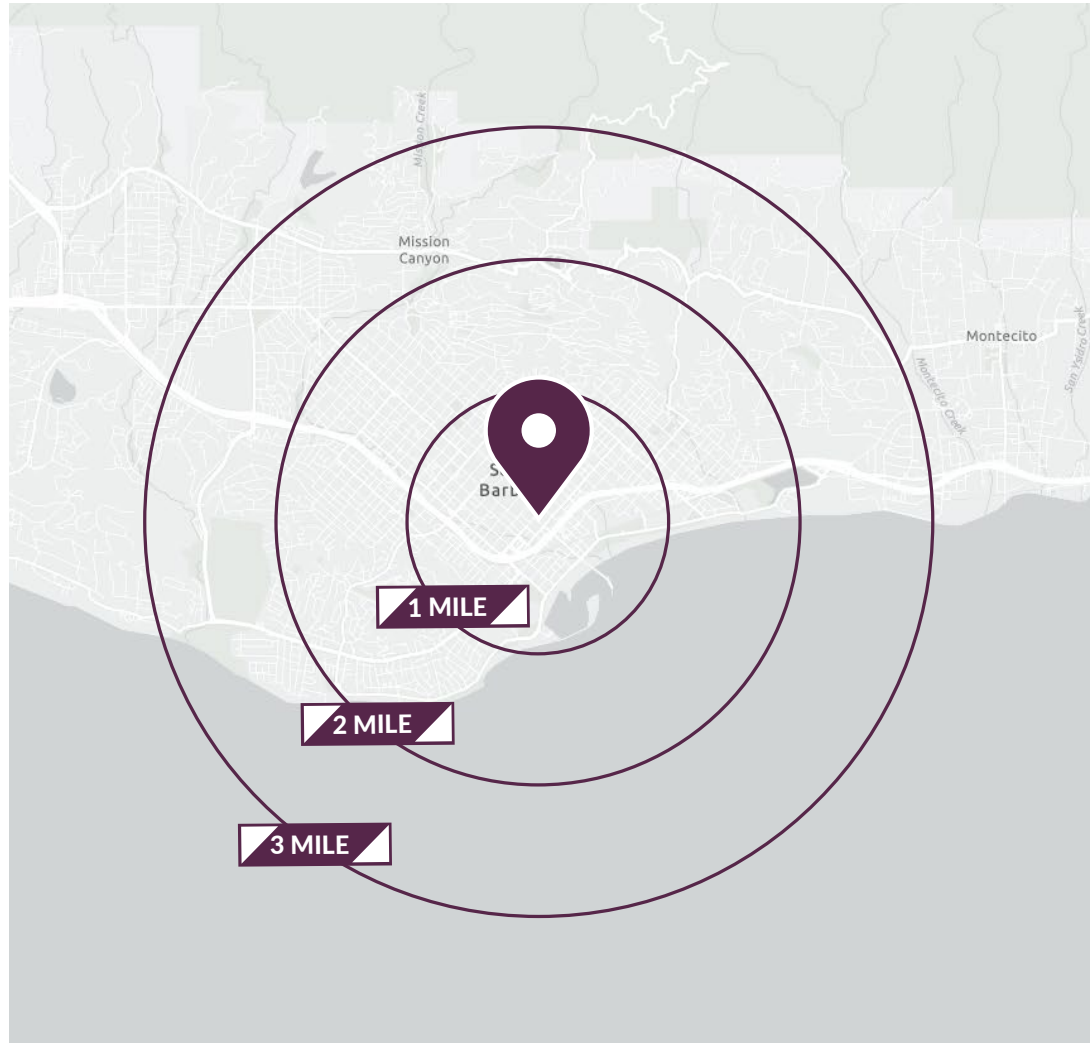
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DEMOGRAPHICS

SPECTACULAR STATE ST BUILDING WITH PRIVATE REAR PATIO
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2025 Summary

	1 Mile	2 Mile	3 Mile
Population	18,997	81,867	108,309
Households	7,832	32,140	43,035
Families	3,348	16,391	23,239
Average Household Size	2.3	2.4	2.4
Owner Occupied Housing Units	2,036	13,820	20,657
Renter Occupied Housing Units	5,796	18,320	22,378
Median Age	37	41	42
Median Household Income	\$66,781	\$99,046	\$105,320
Average Household Income	\$108,450	\$146,820	\$158,910

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	18,776	56,110	81,412
Households	7,729	22,380	31,944
Families	3,291	10,910	16,245
Average Household Size	2.29	2.37	2.39
Owner Occupied Housing Units	2,058	8,835	13,958
Renter Occupied Housing Units	5,671	13,545	17,986
Median Age	37.8	40.2	41.9
Median Household Income	\$76,130	\$96,120	\$112,415
Average Household Income	\$123,630	\$147,720	\$166,640