

13-15 E CABRILLO

RESTAURANT SPACE
SANTA BARBARA, CA

FOR LEASE



STEVE LEIDER
sleider@lee-associates.com
D 805.729.3634
CalDRE: #0967865

AUSTIN JACKSON
ajackson@lee-associates.com
D 805.698.7135
CalDRE: #02252146

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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SALIENT FACTS

Turn-key, fully built-out downtown Santa Barbara restaurant space with premium existing infrastructure (hood/grease trap/HVAC), operational layout and strong landlord-provided building systems – enabling a new operator to step in with minimal downtime and capex.



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Property Facts

- Prime downtown Santa Barbara location along a high-visibility, high-traffic corridor – excellent exposure for both locals and tourists
- 6,916 SF total rentable area
- Existing infrastructure for food service, including grease interceptor, HVAC, sewer, electrical, and gas sized for commercial cooking needs
- Shared on-site parking supports strong customer access and destination dining
- Compliant ADA accessibility and modern completed building systems – reduces both capex and compliance risk
- Large gas and electrical capacity already distributed throughout the space – designed specifically with restaurant operations in mind
- Two upper-floor restrooms built by landlord, reducing tenant build-out scope and cost for customer service amenities
- Robust life-safety and fire systems including monitored sprinklers and exhaust ventilation in place
- Brand-enhancing setting in proximity to waterfront, hotels, and a thriving hospitality district – ideal for concept visibility and volume.

Infrastructure

- Fully built-out restaurant space with 1st + 2nd floor improvements (exact RSF pending layout confirmation)
- 800-amp, 3-phase, 120/208V electric service with (2) subpanels supporting kitchen + house systems
- High-capacity gas distribution including:
 - 1,000,000 BTU kitchen cook line supply
 - 360,000 BTU HVAC
 - 200,000 BTU water heating
- 1,500-gallon grease interceptor with 4" dedicated grease line to main sewer
- 2" domestic water + 4" fire water service with full sprinkler system installed and monitored
- Ventilation + HVAC power and roof distribution designed to support commercial kitchen operations
- Primary restroom distribution complete on both floors – lowers build-out timeline and cost
- Structural system designed for restaurant loads + rooftop mechanical equipment support
- 4" sanitary sewer supported by 6" main line – built for full-service restaurant capacity

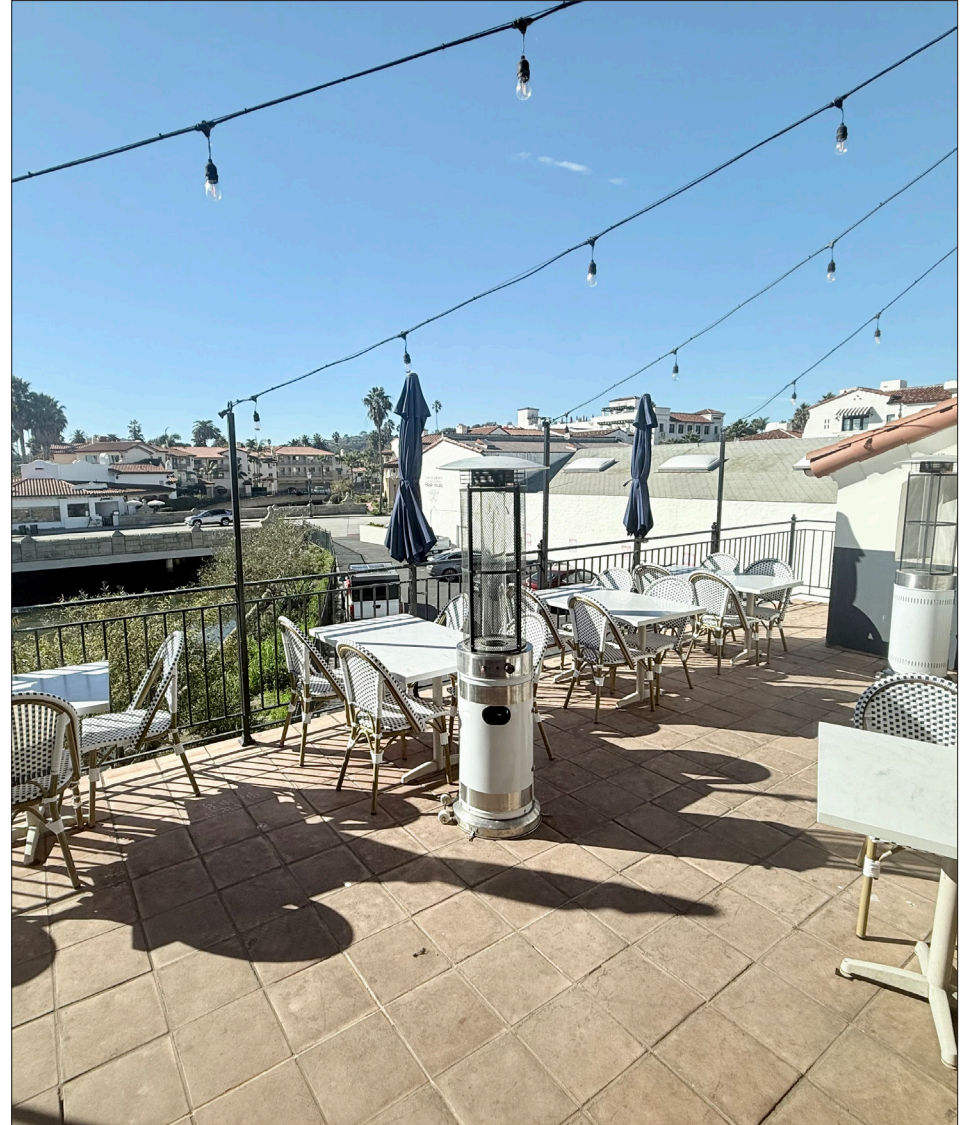
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13-15 E CABRILLO BLVD, SANTA BARBARA | FOR LEASE



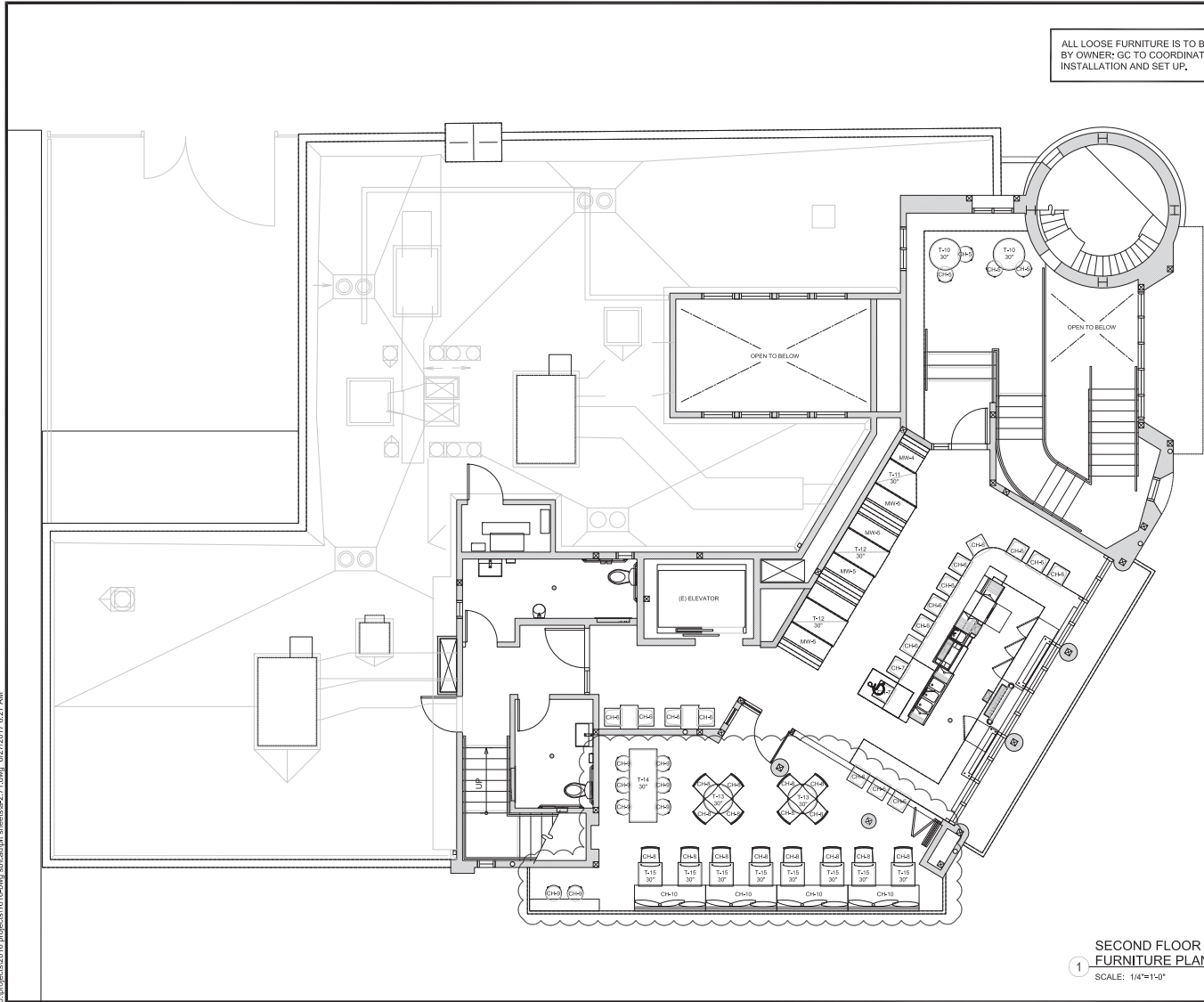
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SECOND FLOOR



KEYNOTES

1. Keynotes...

SEAT COUNT

1st FLOOR

| Location/Type | Tables | Seats |
|------------------------|-----------|------------|
| BAR | | |
| Bar Counter/Stools | -- | 18 |
| Kitchen Counter/Stools | -- | 14 |
| 6 Tops | 0 | 0 |
| 4 Tops | 6 | 24 |
| 2 Tops | 7 | 14 |
| BAR TOTAL | 13 | 70 |
| DINING | | |
| 4 Tops | 6 | 24 |
| 2 Tops | 8 | 16 |
| DINING TOTAL | 14 | 40 |
| INTERIOR TOTAL | 27 | 110 |

2nd FLOOR

| Location/Type | Tables | Seats |
|-----------------------|-----------|------------|
| BAR | | |
| Bar - Counter/Stools | -- | 19 |
| Stools | 3 | 11 |
| INTERIOR TOTAL | 3 | 30 |
| BALCONY | | |
| Counter/Stools | -- | 5 |
| 2 Tops | 8 | 16 |
| 4 Tops | 2 | 8 |
| 8 Tops | 3 | 24 |
| EXTERIOR TOTAL | 13 | 53 |
| OVERALL TOTAL | 43 | 193 |

KELLY ARCHITECTS

INTERIOR ARCHITECTURE | EXTERIOR ARCHITECTURE

2404 Wilshire Blvd., Suite 10
Los Angeles, CA 90057-3310
Tel: 213.380.8498
Fax: 213.380.8499

THE CALIFORNIA ARCHITECTS BOARD
REGISTERED ARCHITECTS
No. 10000
EXPIRES 12/31/2017

PROJECT
BWG Santa Barbara
15 E. Cabrillo Blvd.
Santa Barbara, CA 93101

ISSUED FOR
DATE
NOV 13 2017
NOV 13 2017
NOV 13 2017
NOV 13 2017
NOV 13 2017
NOV 13 2017

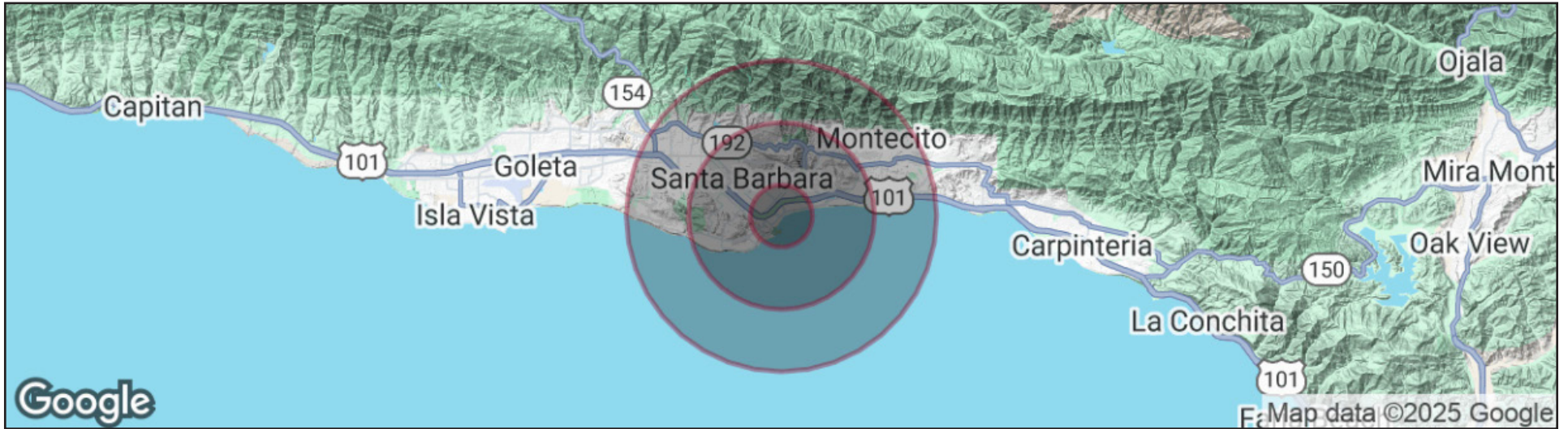
INFO
DATE
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TITLE
Second Floor Furniture Plan

NUMBER
A-2.71

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DEMOGRAPHICS



| RADIUS DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-------------|-------------|-------------|
| POPULATION | | | |
| Total Population | 12,198 | 76,163 | 104,296 |
| Average Age | 38 | 42 | 44 |
| Average Age (Male) | 38 | 42 | 43 |
| Average Age (Female) | 39 | 43 | 45 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 4,821 | 30,223 | 41,721 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$114,932 | \$152,984 | \$161,330 |
| Average House Value | \$1,328,469 | \$1,454,080 | \$1,472,457 |

Demographics data derived from AlphaMap

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RETAIL MAP



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AERIAL



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Landlord's Work Letter

Castagnola Building

15 E. Cabrillo Boulevard, Santa Barbara CA 93101

List of work the landlord has completed:

1) Utilities:

- a) Utility Services: Utilities are stubbed into the space and further distributed as indicated in the Contract Drawings & Specifications.
- b) Utilities shall have the following capacities and/or sizes:
 - i) Electricity:
 - (1) Electric Service: 800 amp, (3) phase 120/208 V four (4) wire bussed service with main disconnect, meter section and distribution panel. If 277/408v, then a stepdown transformer to be provided by Landlord.
 - (2) Electric Secondary Distribution: Two (2) 200 amp / 250 amp bussing, 120/208 V42-circuit subpanels.
 - (3) Elevator: One (1) 200 amp, (3) phase Service Disconnect (40 HP).
 - (4) Exterior: Fully distributed exterior electrical and lighting systems, as indicated.
 - (5) Interior: Fully distributed electrical and lighting systems in 1st and 2nd floor restrooms, as indicated.
 - (6) Roof: Fully distributed HVAC unit roof-power systems, as indicated.
 - ii) Gas:
 - (1) Service: 2 ½" Gas Meter & Service, distributed as indicated.
 - (2) Water Heating: 200,000 BTU (200 MBH), as indicated.
 - (3) HVAC: 360,000 BTU (360 MBH), as indicated.
 - (4) Cook Line: 1,000,000 BTU (1,000 MBH), as indicated.
 - (5) Excess Gas Capacity: Based upon the above loads, mechanical engineer estimates that additional gas service capacity does not exceed 150,000 BTU (150 MBH).
 - iii) Sanitary Sewer:
 - (1) Sewer Service: 6" primary sanitary line inside the property line, supplying 4" grease trap service and 4" domestic sanitary service.
 - (2) Grease Trap: 1,500 gallons, with a 4" grease line from trap to 6" main, as indicated.

Landlord's Work Letter

Castagnola Building - 15. E. Cabrillo Boulevard, Santa Barbara, CA

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iv) Water:

(1) Domestic Water: 2" service and primary distribution, as indicated, with distributed secondary services to 1st and 2nd floor restrooms per plans.

(2) Fire Water: 4" distributed fire service with double-detector backflow device and fire risers per floor, connected to a 6" City main.

v) Fire Sprinkler System: Monitored fire sprinkler system distributed throughout, with upturned heads at to-be-developed tenant improvement areas, and finished heads at restrooms and other finished spaces, as indicated.

vi) Phone Service: 2" empty conduit to POC.

vii) Cable TV/Communications Service: 2" empty conduit to POC.

2) HVAC Systems:

a) Heating & Air Conditioning Systems:

i) Two (2) Package roof-mounted units, with total air cooling capacity, Total / Sensible of 222.1 / 160.6 MBH, and heating output capacity of 288 MBH, per plans and Package Air Conditioning Unit schedule.

ii) Primary duct drops and distribution throughout, per plans.

iii) Secondary distribution, registers and grilles, are by Tenant.

iv) HVAC Controls, provided by Landlord, per plans.

b) Ventilation:

i) Heating & Air Conditioning Systems: Power Exhaust units furnished and ducted, per plans.

ii) Restroom Exhaust: 1st and 2nd Floor Restrooms fully exhausted, per plans.

3) **Elevator:** Elevator is being provided in accordance with applicable ADA and Accessibility standards, per plans and specifications.

4) Tenant's Additional Roof-Mounted Equipment:

a) Roof Provisions. The Landlord has anticipated and provided capacity, both physical space and loading provisions, for typical restaurant-tenant systems, such as refrigeration compressors, satellite antennas, etc.

b) Additional Roof Equipment Layout. Tenant should refer to the Roof Plans provided to consider the layout of such equipment.

c) Kitchen & Exhaust Ducting:

i) The Landlord is not making any specific provisions for kitchen exhaust hood fire-rated ducting / shafts through the roof structure, or related roof platforms, curbing or flashing, as those requirements are dependent upon the Tenant's specific kitchen layout.

ii) The Landlord has general anticipated and provided the space for related roof-mounted equipment, but the Tenant should review the plans in conjunction with your preliminary kitchen layout to be certain there are no significant conflicts.

Landlord's Work Letter

Castagnola Building - 15. E. Cabrillo Boulevard, Santa Barbara, CA

Page 3

d) **Confirming Additional Equipment & Ducting Layouts.**

- i) Landlord will assist Tenant, at Landlord's expense, in providing the services of our Architect and Engineer's to confirm the layouts of Tenant-required systems, equipment and through-roof ducting in accordance with a preliminary plan developed by Tenant, as reasonably required to confirm roof capacity for said systems and equipment.
- ii) If Tenant has been committed and said final design is complete before the Landlord's roof construction has been completed, Landlord will coordinate with Tenant's required platforms, duct penetrations, equipment curbing, etc., and incorporate those elements into the roof construction at Landlord's expense, except to the extent that structural modifications required for said Tenant requirements exceed 2 x and 4x wood member construction and related hardware, then that additional added expense over-and-above will be paid by Tenant.

5) **Building Enclosure:**

- a) Exterior Wall Finishes: Complete, per plans and specifications.
- b) Exterior Wall Insulation: R-19 batt insulation, minimum.
- c) Roof: Complete roof system with minimum R-30 insulation under roof deck, per plans and specifications.

6) **Exterior Doors, Windows & Hardware:** Complete, per plans and specifications.

7) **Floor Structures:** Provided in accordance with the structural specifications and stipulated loading requirements provided in the plans, and as follows:

- a) 1st Floor: Minimum 4" reinforced concrete slab, per structural plans.
- b) 2nd Floor: Lightweight concrete slab, over raised wood floor system.

8) **Accessibility:** All Landlord constructed exterior and interior improvements shall be in compliance with the California Building Code Accessibility and Federal ADA requirements for restaurants, including handicap parking and accessible path to entrance, as reviewed, approved and permitted by the City of Santa Barbara in compliance therewith.

Landlord's Work Letter

Castagnola Building - 15. E. Cabrillo Boulevard, Santa Barbara, CA

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9) Site Provisions:

a) Service Yard:

i) Designated service yard, per plans and specifications, which provides for dock-high loading, ground-level loading and trash bins of the size and capacity indicated, and which is in conformance with the requirements of the Solid Waste Department of the City of Santa Barbara, as permitted.

ii) City of Santa Barbara requires, and space is provided for, Food Waste disposal bins, as indicated.

b) Parking: Lighted parking lot, complete, per plans and specifications.

c) Landscaping & Irrigation: Complete, per plans and specifications.

10) Off-Site Provisions:

a) Off-Site Parking: Lighted parking lot, per plan and lease exhibit.

b) Fire Hydrants: Provided in the public right of way in accordance with the local Fire Authority.

11) Other Provisions & clarifications:

a) Existing Hazardous Materials Abatement: The Landlord has had the building inspected and tested for hazardous materials and has abated those materials in accordance with the testing agency's stipulations. The work performed has been certified as complete. Landlord will provide Tenant with said reports and certifications, as requested.

b) Tenant Signage: The City of Santa Barbara has rigorous signage requirements and regulations, and lighting thereof. Tenant needs to avail themselves of the City's ordinance and limitations, which is available on the City of Santa Barbara web site [<http://www.santabarbaraca.gov/services/planning/design/boards/signs.asp>].

c) Tenant Exterior Lighting (Gas or Electric), Awnings, Radiant Heater's, etc.: The City of Santa Barbara has design standards, requirements and limitations regarding all exterior building modifications, additions, equipment, etc. Landlord recommends that Tenant schedule a preliminary meeting with the City Planning Department to review any specific Tenant requirements. The Planning Department is located at 630 Garden Street, Santa Barbara, CA 93104 and the Planning Counter can be contacted at (805) 564-55782.

d) Ansul Kitchen Fire Suppression Systems. By Tenant.

END



COMMERCIAL REAL ESTATE SERVICES

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License ID# 002252146

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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