

636 State St

SANTA BARBARA, CA

STATE & ORTEGA
A VITAL DOWNTOWN INTERSECTION



For Lease | Downtown Retail Space on High-Traffic Corner | 4,375 SF

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PROPERTY SUMMARY

Corner retail space available at one of the most vital retail intersections in Santa Barbara, Ortega & State. Steps from a four-story public parking garage and situated among dozens of retailers along the State Street corridor.



Rate	\$3.50 NNN (.55)
Size	4,375 SF
Available	Now
Term	5-10 years
Parking	Steps from public lot with first 75 minutes free
Ceiling Height	12'
Frontage	State Street: 25' Ortega Street: 160'
Restrooms	Two ADA restrooms
Showings	Call Listing Agents

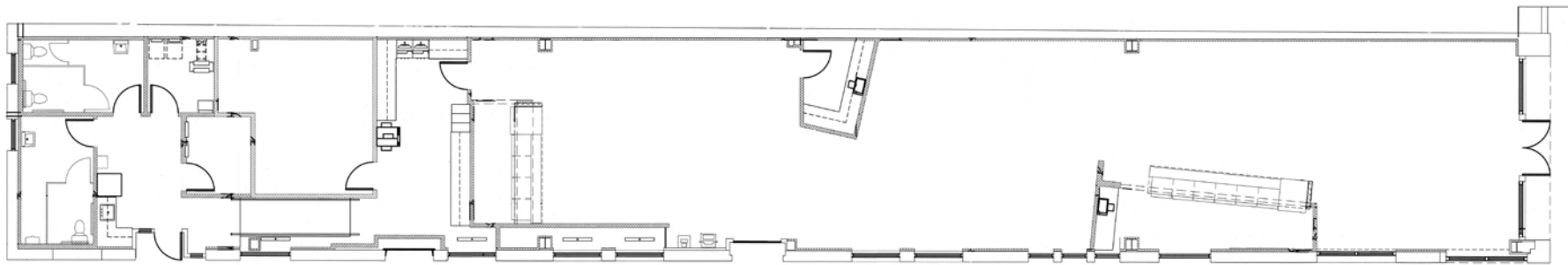
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FLOOR PLAN



STATE ST

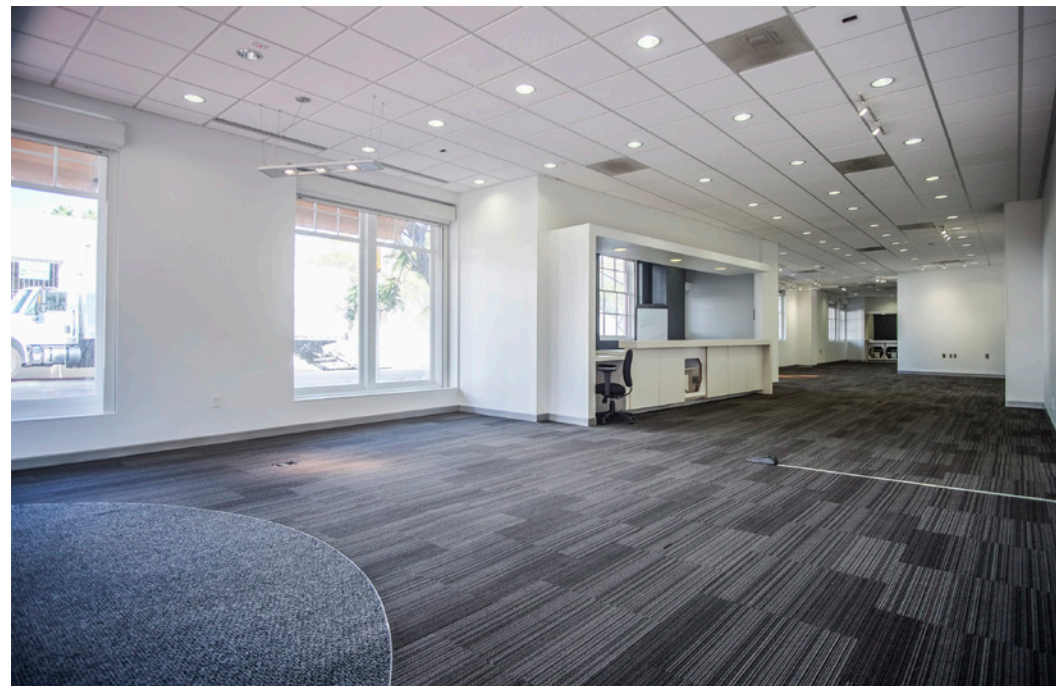


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AREA INFORMATION



SANTA BARBARA

The city is 90 miles north of Los Angeles and is 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.

5.5 million
visitors per year

92,034
current residents

\$115,737
Avg. household income



STATE STREET & DOWNTOWN

At the heart of Santa Barbara lies State Street, dense with countless options for food and drink, shopping, and entertainment. Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail hub and most sought-after tourist attraction in the city. Near the subject property, hip new cocktail bars have recently sprouted, like Modern Times and Shaker Mill.



THE FUNK ZONE

The Funk Zone — less than a mile from the subject property — has historically been an industrial area. As time has passed and manufacturing waned, it has become a haven for the city's artists and artisans. This unique history, combined with its prime location adjacent to both the beach and State Street, has recently attracted an influx of investment and new tenants including wine tasting rooms, restaurants, tech companies, and art galleries.

THE 'RETAIL BULLSEYE'

With State Street as its central artery, downtown Santa Barbara is the geographic, cultural and business center for the South Coast metro area and its 210,000 residents plus more than 5 million visitors annually. Based around the Paseo Nuevo regional mall which draws millions of shoppers annually, the State Street corridor is the location of choice for national tenants, including soft goods, food use, telecomm, and banking.

With 25,500 tourists on average in the area every day, the downtown area is a thriving commercial hub far more cosmopolitan than Santa Barbara's population count would suggest. Business, shopping, arts, dining and leisure all intersect downtown, with sandy beaches at its doorstep and a backdrop of rugged coastal mountains.



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AREA OVERVIEW

- | | | | |
|-------------------|--------------------------|---------------------------|----------------------|
| 1 Bank of America | 9 Zumiez | 17 Augie's Tequila | 25 Starbucks |
| 2 H&M | 10 Bluemercury | 18 Billabong | 26 New 40-room hotel |
| 3 Rite-Aid | 11 Lululemon | 19 Volcom | 27 Institution Ale |
| 4 El Paseo | 12 Banana Republic | 20 The Habit | 28 Sonos |
| 5 Bryant & Sons | 13 McConnell's | 21 Urban Outfitters | 29 REI |
| 6 MAC Cosmetics | 14 Blenders in the Grass | 22 Night Lizard Brewing | 30 Hotel Californian |
| 7 Coach | 15 Hollister | 23 House of Clues | 31 MOXI |
| 8 Lucky | 16 Tondi Gelato | 24 Cost Plus World Market | 32 Stearns Wharf |



On the next block:
 Apple Store
 Amazon
 U.S. Bank
 Marshall's
 Tilly's

PASEO NUEVO
SHOPS & RESTAURANTS

Paseo Nuevo Regional Mall consists of 460,000 sf of shops & restaurants, including:

Sephora	Banana Republic
California Pizza Kitchen	Victoria's Secret
Eureka Burger	Aveda
Gap	See's Candies

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