

Creating a creative & collaborative environment in Downtown Santa Barbara

3,200 - 43,800 SF FOR LEASE

STATE STREET @ CARRILLO



For more information, please contact:

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CBRE

CBRE, Inc. - South Bay
2221 Rosecrans Avenue, Suite 100
El Segundo, CA

Property highlights:

- » Spanish Revival Architecture
- » Located in Downtown Financial District
- » 35 Dedicated parking stalls + adjacent public parking lot
- » 46,813 SF Building

FLOOR PLATES

CEILING HEIGHTS

1ST Floor: 17,002 SF

+/- 18'-0'

2ND Floor: 18,600 SF

+/- 13'-0'

3RD Floor: 8,200 SF

+/- 12'-0'

- » Easy access to the 101 freeway
- » **Premium Location For:**
 - » Creative Office
 - » Restaurant
 - » Medical
 - » Retail
 - » Health Club
 - » Entertainment



View from corner of Carrillo & State Street



View of entrance from parking



View from Carrillo Street parking lot



View from State Street

Location Highlights:

- » Located across from **Apple Store & other leading retailers**
- » Of the 8 million tourists that visit Santa Barbara annually, **6.4 million visit State Street.**
- » Santa Barbara tourism generates **\$1.5 billion in visitor spending annually.**
- » Convenient shopping for **UCSB & SB City College**



Approx. 17,608 Students
2,000 Employees



Approx. 24,346 Students
6,200 Employees

- » With graduating talent from nearby universities, Santa Barbara is becoming a hub for technology. It is becoming an extension of Silicon Valley, and is the next "Silicon Beach".

2017 Demographics:

	1 Mile	2 Mile	3 Mile
Population	32,997	72,613	92,797
Day-Time Population	52,693	97,207	117,676
Households	13,257	28,454	36,668
Average Household Income	\$78,513	\$98,098	\$106,951

Located close to six notable four star resorts:



NEARBY AMENITIES:

1	Free People	12	Intermezzo Bar & Cafe
2	Anthropologie	13	Coach
3	CVS	14	Lululemon
4	Kimpton Canary Hotel	15	Paseo Nuevo Mall
5	Finch & Fork	16	The Habit Grill
6	Brandy Melville	17	Urban Outfitters
7	Apple	18	Vans
8	Historic Plaza	19	Levi's
9	Forever 21	20	Starbucks
10	H&M	21	Holiday Inn
11	24 Hour Fitness	22	REI

SITE

PASEO NUEVO MALL









Approx. 1,197 Public Parking Spaces Within 1 Block of Property



Level 1

4,100 - 17,002 Total SF

Conceptual Demising Plan



CARRILLO ST

STATE ST



Level 2

6,600 - 18,600 Total SF

Conceptual Demising Plan



DEDICATED PARKING



CARRILLO ST

STATE ST



Level 3

8,200 Total SF

Conceptual Demising Plan

DEDICATED PARKING



STATE ST

CARRILLO ST



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