# 922 STATE STREET
## SANTA BARBARA

## DETAILS

**PRICE:** $2,600,000 ($650/SF)

**APN:** 039-322-023

**SIZE:** Approx: 2,000 SF first floor retail

(800 SF rear patio)

Approx: 2,000 SF second floor office

Lot: 3,049 SF

**FRONTAGE:** 26'

**CEILING HEIGHT:** 15' ground floor

**HVAC:** Throughout

**ZONING:** C-2

**RESTROOM:** 1 on First Floor and 2 on Second Floor

**PARKING:** Neighboring Public Lot and

1 Designated spot at $175/mos.

**CSO:** 2.5%



### PRESIDIO
COMMERCIAL REAL ESTATE

**BLAKE ANDREWS**
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## DESCRIPTION

Great Owner/User opportunity! Prime retail and office space in 900 block of State Street. Building has been kept in great condition by ownership. Hardwood flooring, built in shelving and cabinetry, mahogany double French doors and lots of natural light from two large display windows facing State Street. In the rear of ground floor is a nicely maintained outdoor patio (approx. 800 SF). In addition, there is a small sink/ prep area, small office area, restroom and 400 SF of attic storage.

Second floor has seven (7) offices and two (2) restrooms (one HDCP). Three offices have outside deck space and the others have skylights. High ceilings, crown molding and separate HVAC zones.
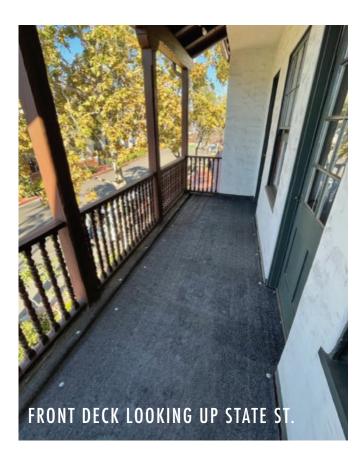
# 922 STATE STREET

## TENANCY

### 1st FLOOR

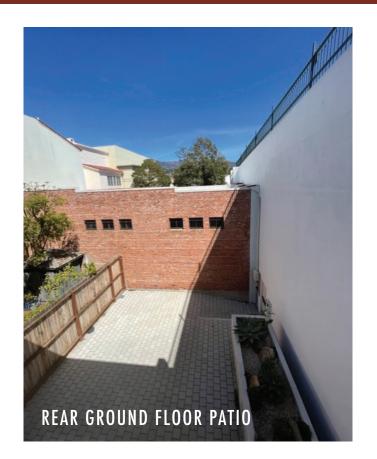Retail/Namaste - approx. 2,000 SF (Month to Month) $6,600 Gross/Month

### 2ND FLOOR

Second Floor deck over State Street approx. 5' x 16'

Office # 1 August Roofing Co - approx. 175 SF (Month to Month) $650 Gross/Month

Offices # 2 - 5 $3,000 Gross/Month

Office # 2 Center for Psychotherapy & Integrated Medicine - approx. 225 SF  (lease exp. 10/2025)

Office # 3 Center for Psychotherapy & Integrated Medicine - approx. 190 SF  (lease exp. 10/2025)

Office # 4 Center for Psychotherapy & Integrated Medicine - approx. 160 SF  (lease exp. 10/2025)

Office # 5 Center for Psychotherapy & Integrated Medicine - approx. 160 SF  (lease exp. 10/2025)

Office # 6 Vacant - approx. 276 SF with outdoor patio of approx. 240 SF

Office # 7 Vacant - approx. 88 SF

Bathroom # 1 - approx. 20 SF
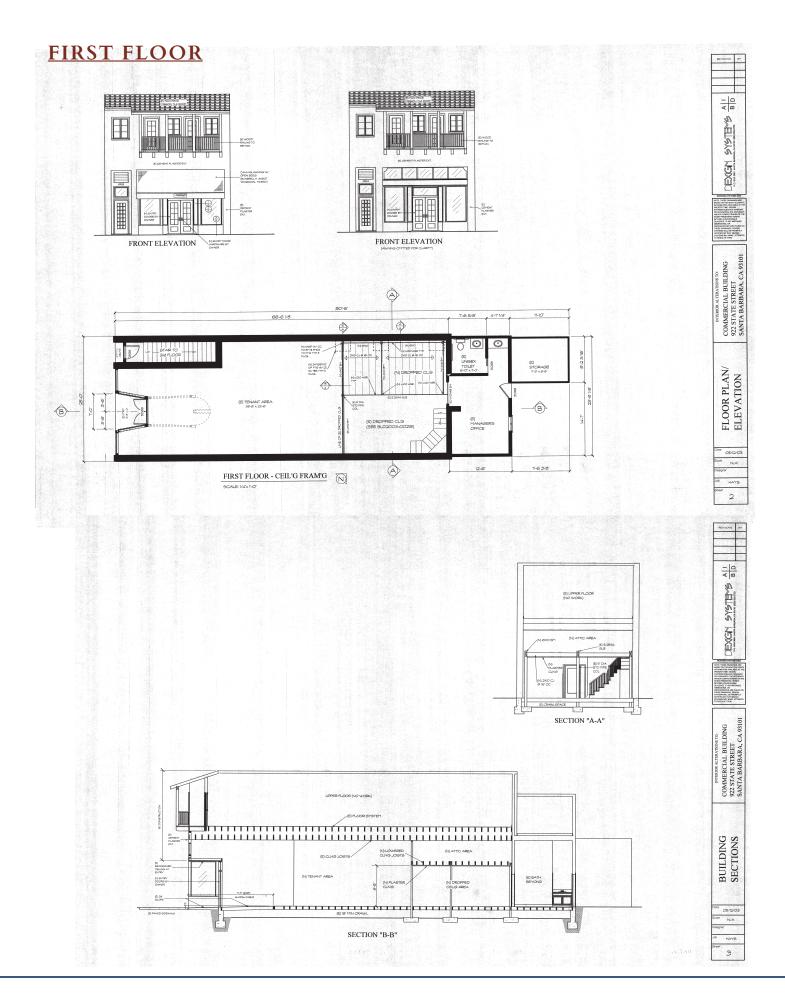
Bathroom # 2 - approx. 50 SF (HDCP)

GROUND FLOOR RETAIL SPACE


UPSTAIRS FRONT OFFICE


FRONT DECK LOOKING UP STATE ST.


REAR GROUND FLOOR PATIO


OFFICE #6

# FIRST FLOOR

# PLAT MAP



**SUBJECT PROPERTY**