

**FOR LEASE**

Retail/Office Space Located at one of the  
Busiest Intersections in Santa Barbara



**3,151 SF** | 3905 State St., Space 5 | Santa Barbara, CA 93105



**Jim Turner**

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Santa Barbara, CA



# Property Summary

Retail/Office space located at one of the busiest intersections in Santa Barbara, with over 33,000 daily trips at this location. The center offers great visibility on State Street and has a quality mix of tenants: Peet's Coffee, UPS, and Quest Diagnostics. This center is adjacent to two thriving shopping centers, Five Points, and La Cumbre Plaza.

<b>Type:</b>	<i>Retail or Office</i>
<b>Size:</b>	<i>Approx. 3,151 SF</i>
<b>Lease Rate:</b>	<i>\$2.75/SF NNN (\$1.35)</i>
<b>Tenant Expenses:</b>	<i>Utilities</i>
<b>Floor:</b>	<i>1st Floor</i>
<b>Parking:</b>	<i>47 Unassigned Spaces</i>
<b>Restrooms:</b>	<i>Yes, two private restrooms</i>
<b>Sprinklers:</b>	<i>Yes</i>
<b>Zoning:</b>	<i>C-2 Commercial Zone</i>
<b>Available:</b>	<i>Now</i>
<b>To Show:</b>	<i>Call Listing Agent</i>



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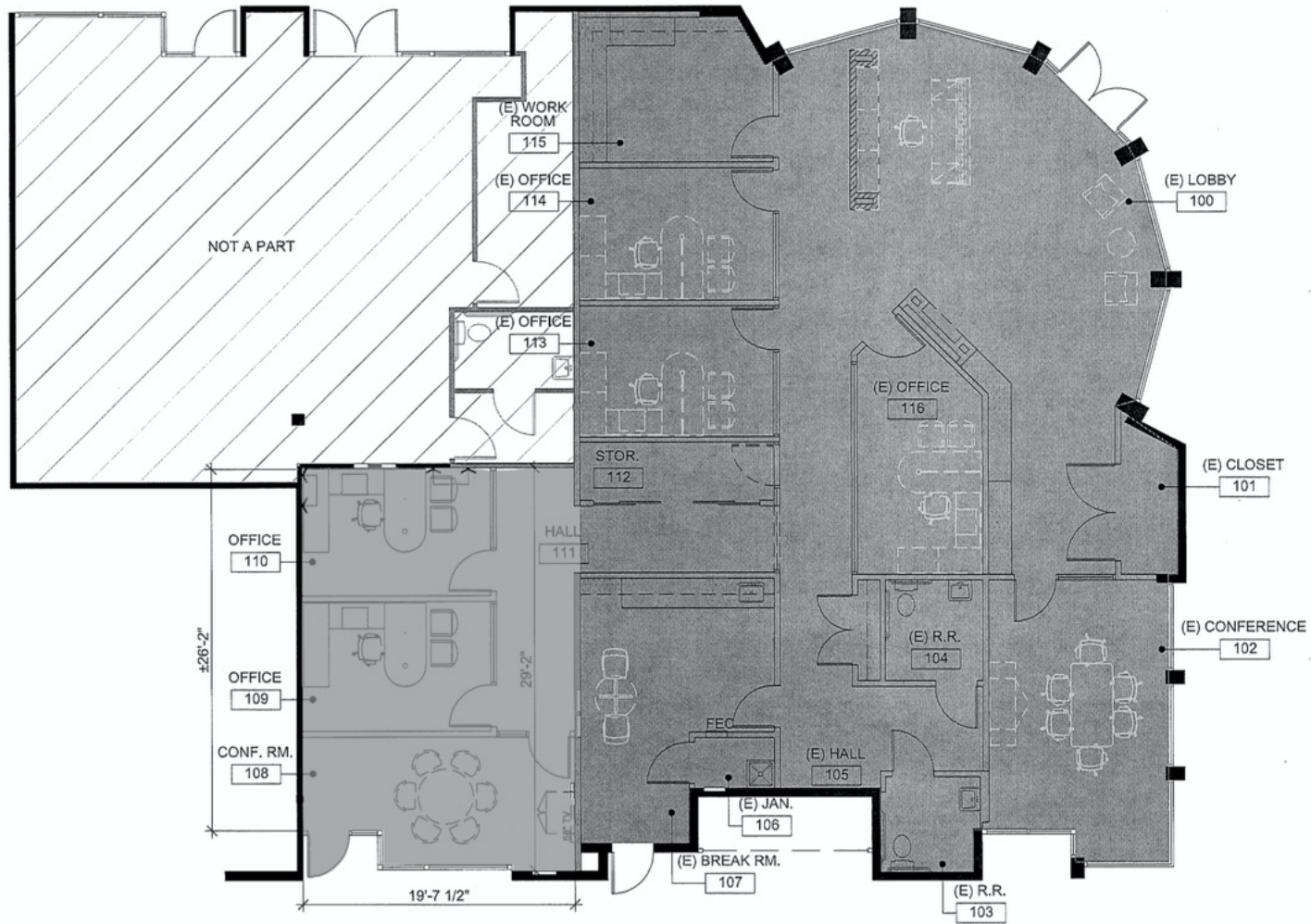
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# Floor Plan



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