

FOR SALE | \$2,950,000

Designated Santa Barbara
Historical Structure of Merit



The Grant House | 1227 De La Vina St. | Santa Barbara, CA 93101

Ideal owner user opportunity. Restored in 2003, winner of 6 Santa Barbara Beautiful Awards including
"Best Commercial, Best Mixed Use, Best Historical Renovation"



Jim Turner

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Santa Barbara, CA



Property Summary

The Grant House, a free-standing office condominium, is part of a mixed-use development in downtown Santa Barbara constructed in 2003. The Historical Restoration of the Grant House into executive suite offices also added on-site covered parking and residential units. This commercial property is currently occupied by owners as well as other smaller offices. It has been successfully operated as a luxurious, boutique office building with limited turnover and long-term tenancy for over 21 years.



Price:	\$2,950,000
\$/sf:	\$855/RSF, \$653/Gross SF
Size:	3,449 RSF (plus approx. 1,070 SF attic storage)
# of Tenants:	9
Available on Close:	1,150 sf (+ storage 2nd fl)
APN:	039-520-004
Parking:	Common, 7 + HC priority M-F Do not go onto the property without listing agent present



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Income Analysis



INCOME ANALYSIS:

	2025 Scheduled Rental Income	\$195,900
Less	Total Expenses	(\$107,545)
	Net Operating Income	\$84,437

**The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



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ARLINGTON THEATRE

COUNTY COURTHOUSE

STATE STREET

VICTORIA STREET



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