



# 817 State

ON THE PASEO

Available 1Q 2024

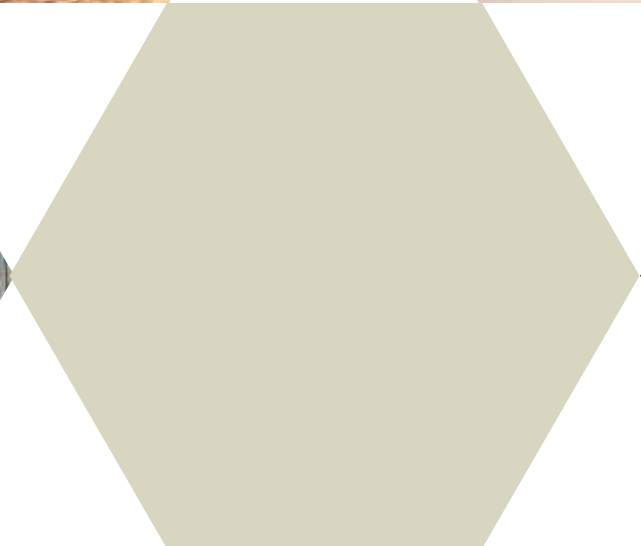
817 State Street, Santa Barbara, CA 93101

CBRE

Hayes  
COMMERCIAL GROUP



The future works from *paradise*





Buellton

Solvang

Lake Cachuma

Santa Ynez Peak  
4298ft

Santa Ynez R.

Mountains

Santa Ynez Mountains

Ojai

Carpinteria

Lake Casitas

Sulfur

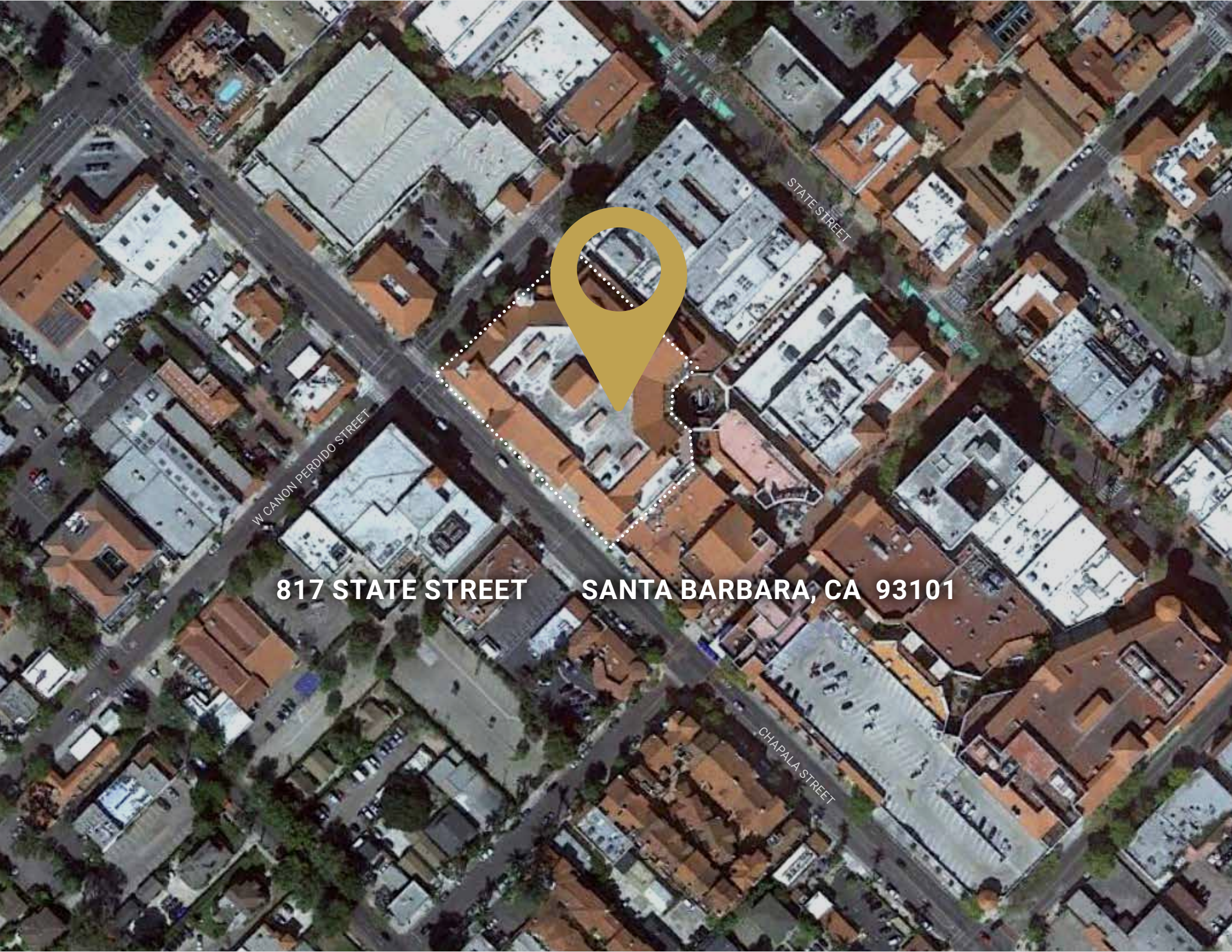
Santa Barbara

Ventura

Santa Barbara Channel

LA 90min >





**817 STATE STREET SANTA BARBARA, CA 93101**

W CANON PERDIDO STREET

STATE STREET

CHAPALA STREET



## Building Overview

### PROPERTY HIGHLIGHTS

This three-story Spanish style structure, formerly the Nordstrom's in Santa Barbara, will undergo a complete transformation into creative office space and potentially state-of-the-art retail space with occupancy scheduled for 2024.

The building is part of Paseo Nuevo—a newly renovated mixed-commerce hub which provides onsite conveniences including shops and restaurants, 24-hour security and underground parking.

### FLOOR SQUARE FOOTAGES

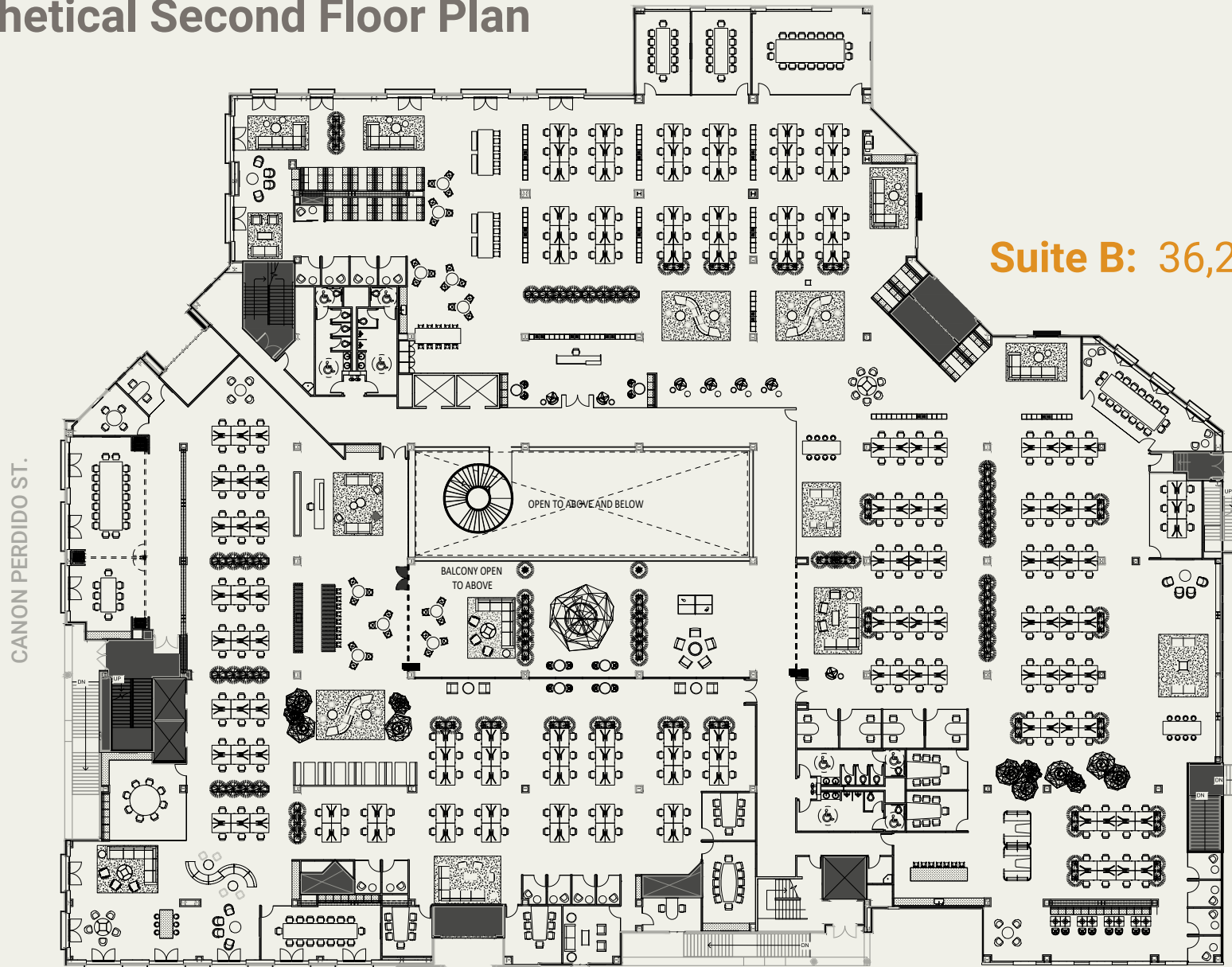
**Level 3:** 49,669 SF  
**Level 2:** 62,150 SF  
**Level 1:** 33,053 SF  
**Basement:** 20,769 SF  
**Total:** 165,642 SF  
**Lease Rate:** \$3.50/NNN

### BUILDING HIGHLIGHTS

Courtyard Atrium  
Exterior Balconies  
Select Operable Doors & Windows  
17' Slab to Slab



# Hypothetical Second Floor Plan



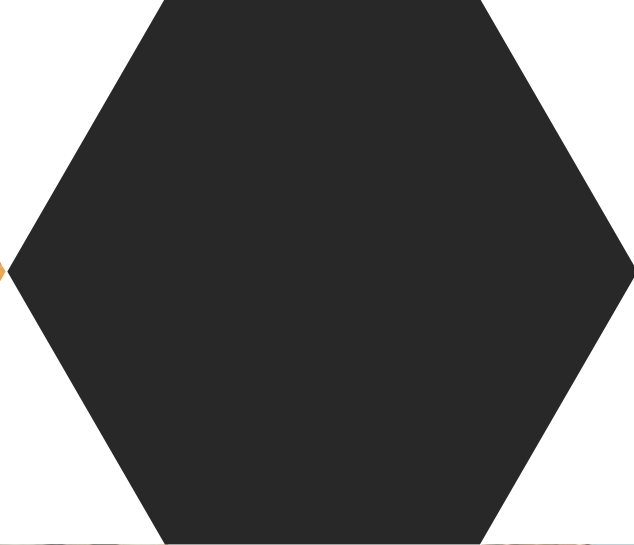
Suite B: 36,287 RSF

Suite A: 26,410 RSF

CHAPALA ST.



Renderings



## Location

### **SANTA BARBARA**

World-renowned as the “American Riviera” tourist and wine destination, Santa Barbara is also a dynamic center for business, culture, arts and education.

### **DOWNTOWN**

The building’s location is flawless, perched at the exact midpoint of the bustling State Street corridor, the business artery of downtown Santa Barbara.

### **PASEO NUEVO**

817 State is within Santa Barbara’s premier shopping center, Paseo Nuevo, which provides on-site parking, security, dining and shopping. Paseo Nuevo is a Walker’s and Biker’s Paradise with a walk score of 97 and a bike score of 99.

### **‘TECHTOPIA’**

Santa Barbara is a vibrant hub for tech and engineering businesses, drawing from its top-tier university for STEM research and highly-educated population.



# Area Amenities

## STATE STREET

Stretching the entire length of downtown and eventually turning into Stearns Wharf, State Street serves as the retail corridor—anchored by Paseo Nuevo which draws 5 million shoppers annually—and is the most sought-after tourist attraction in the city.

State Street is also home to a growing list of notable office tenants, especially in the tech sector.

## DOWNTOWN

Downtown Santa Barbara is the geographic, cultural and business center for the 210,000 residents of the South Coast metro area plus more than 6 million visitors annually.

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.



# Downtown

● Attractions ○ Prominent Retailers ● Coffee/Dining

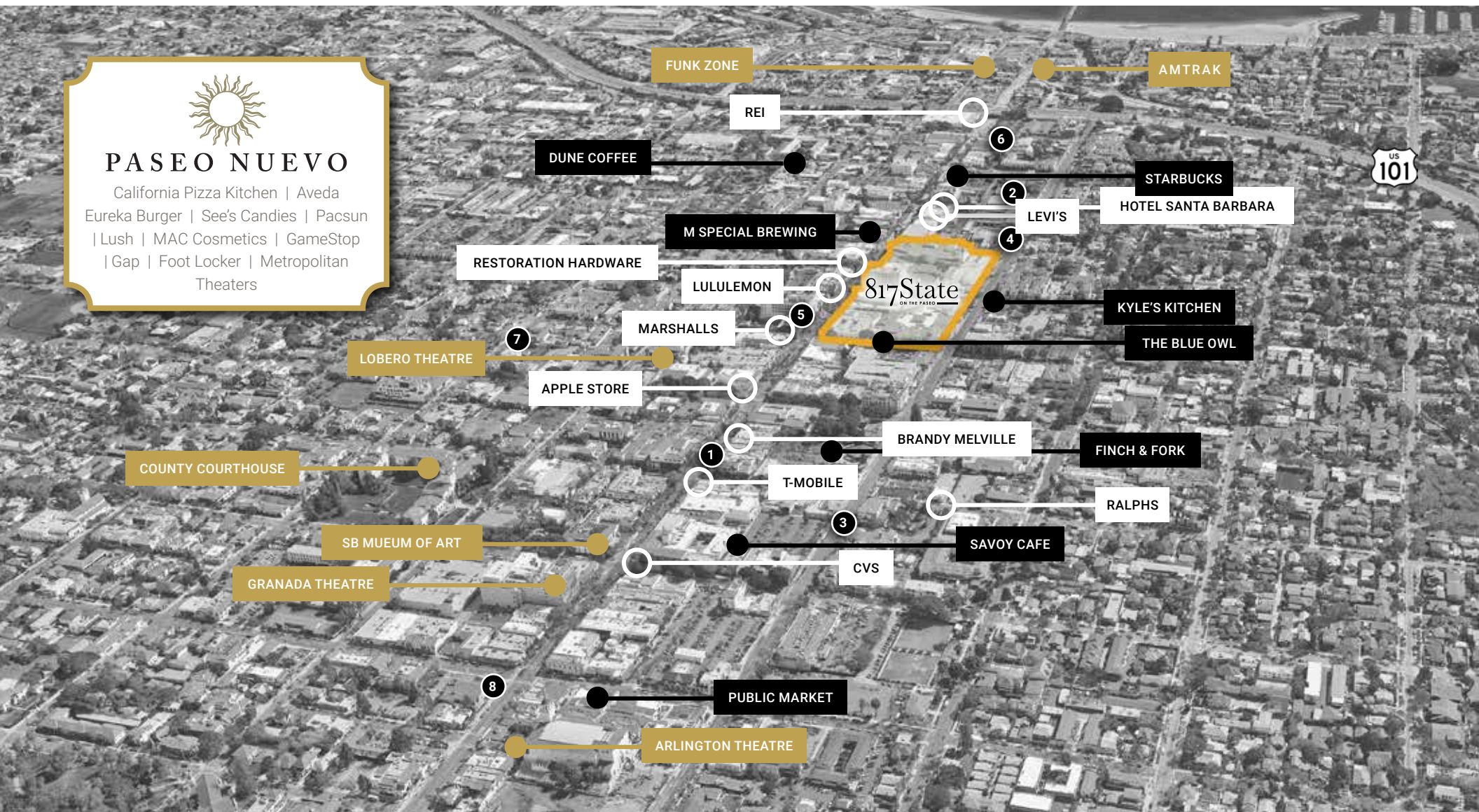
Tech Tenants within a 3 block radius:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8



## PASEO NUEVO

California Pizza Kitchen | Aveda  
Eureka Burger | See's Candies | Pacsun  
| Lush | MAC Cosmetics | GameStop  
| Gap | Foot Locker | Metropolitan  
Theaters



FUNK ZONE

AMTRAK

REI

DUNE COFFEE

6

STARBUCKS

2

HOTEL SANTA BARBARA

M SPECIAL BREWING

4

LEVI'S

RESTORATION HARDWARE

LULULEMON

5

817State  
ON THE PASEO

KYLE'S KITCHEN

MARSHALLS

THE BLUE OWL

LOBERO THEATRE

7

APPLE STORE

BRANDY MELVILLE

FINCH & FORK

COUNTY COURTHOUSE

1

T-MOBILE

RALPHS

SB MUEUM OF ART

3

CVS

SAVOY CAFE

GRANADA THEATRE

8

PUBLIC MARKET

ARLINGTON THEATRE



# Santa Barbara Snapshot



## CULTURE

The city's history is evident in its Spanish architecture, emanating from the majestic Mission Santa Barbara. Downtown brims with restaurants, theaters, museums and hosts an international film festival.

Wine lovers can sample the Urban Wine Trail downtown or take a short drive to the world-class vineyards of Santa Ynez Valley.



## ECONOMY

Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's top economic driver. In addition, the city economy includes a large service sector, technology, health care, and finance.

Education in particular is well-represented with several world-class higher learning institutions including University of California Santa Barbara.



## LOCATION

The city is 90 miles north of Los Angeles and served by the Santa Barbara Airport and Amtrak station. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year. Beaches, parks and mountains provide a playground for a wide array of activities.

## 2022 DRIVETIME DEMOGRAPHICS FOR 651 PASEO NUEVO

	15 minutes	30 minutes	45 minutes
<b>Population</b>	148,311	204,158	421,242
<b>Population College Educated</b>	77%	76%	72%
<b>Avg Household Income</b>	\$132,244	\$124,929	\$114,858

## TOURISM

<b>Annual Tourists</b>	7.2 million
<b>Annual Tourism Dollars</b>	\$1.9 billion

# 'Techoptopia'

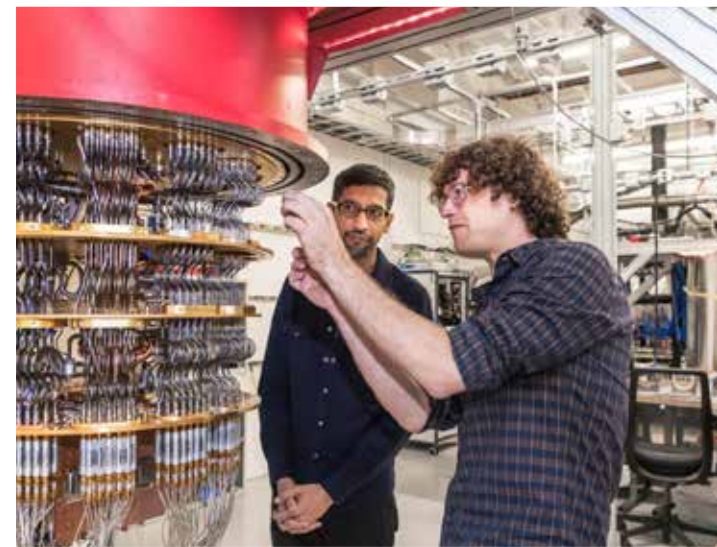
Dubbed "Techoptopia" by CNBC, Santa Barbara is loaded with internet companies and start-ups, many of which have spun out of UCSB research teams. Technology companies have become an increasingly significant presence in downtown Santa Barbara. Amazon, Sonos, Invoca, Honey/PayPal, and LogicMonitor have all established large creative offices fronting or within a block of State Street. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco.

## EDUCATED, TECH-INCLINED EMPLOYEE POOL

Boasting 6 nobel laureates on faculty and ranked eighth in the world for its impact on the sciences, UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.

# 200+

Number of Tech Companies in the Santa Barbara Area



The future works from *paradise*

JEFF PION

+1 310 550 2537

jeff.pion@cbre.com

Lic. 00840278

817State  
ON THE PASEO

MICHELLE ESQUIVEL-HALL

+1 310 550 2525

michelle.esquivel@cbre.com

Lic. 01290582

FRANCOIS DEJOHN

+1 805 898 4365

fran@hayescommercial.com

Lic. 01144570

STEVE HAYES

+1 805 898 4370

steve@hayescommercial.com

Lic. 00827640

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE

Hayes  
COMMERCIAL GROUP