

For Sale

Three-story mixed-use building in the Funk Zone, overlooking the Waterfront

18 Anacapa
SANTA BARBARA

INVESTMENT HIGHLIGHTS

- Irreplaceable Funk Zone and Waterfront location a half-block from the beach
- Within walking distance of 24 hotels, 1,000 hotel rooms, and State Street
- On the vibrant Urban Wine Trail

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 **Hayes**
COMMERCIAL GROUP

18 Anacapa

SANTA BARBARA

INVESTMENT SUMMARY

INCREDIBLE LOCATION, UNLIMITED POSSIBILITIES

With commanding ocean views a half-block from the beach, this three-story mixed-use building offers an irreplaceable Waterfront location in Santa Barbara's red-hot "Funk Zone" neighborhood. This versatile building features warehouse/industrial space on the first floor, office on the second, and a fabulous 2,519 SF penthouse residence with 360-degree views and a 1,500 SF outside deck on three sides on the third floor, plus on-site parking. Leases have short remaining term, creating countless opportunities for a new owner.

PRICE: \$8,950,000 (\$677 PSF)

Address: 18 Anacapa St, Santa Barbara, CA

APN: 033-113-013

Building Area: 13,215 SF

Land Area: 22,216 SF (.51 acres)

Zoning: OC/S-D-3

Stories: Three

Leases:	<u>Floor</u>	<u>Expiration</u>
	1st & 2nd	10/31/19
	3rd	12/31/18

Parking: 21 spaces onsite, including 2 covered garage (1.6/1000)

Year Built: 1969

Sprinklers: Yes

Roll-ups: Two 10' x 10' for first floor

Elevator: Yes

HVAC: TBD

Construction: Masonry and plaster

Restrooms: One set each on first and second floor, two full bathrooms on third floor

To Show: Call listing agents

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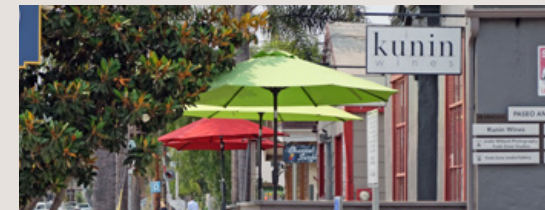
PHOTOS

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Near Funk Zone favorites



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Since 1993

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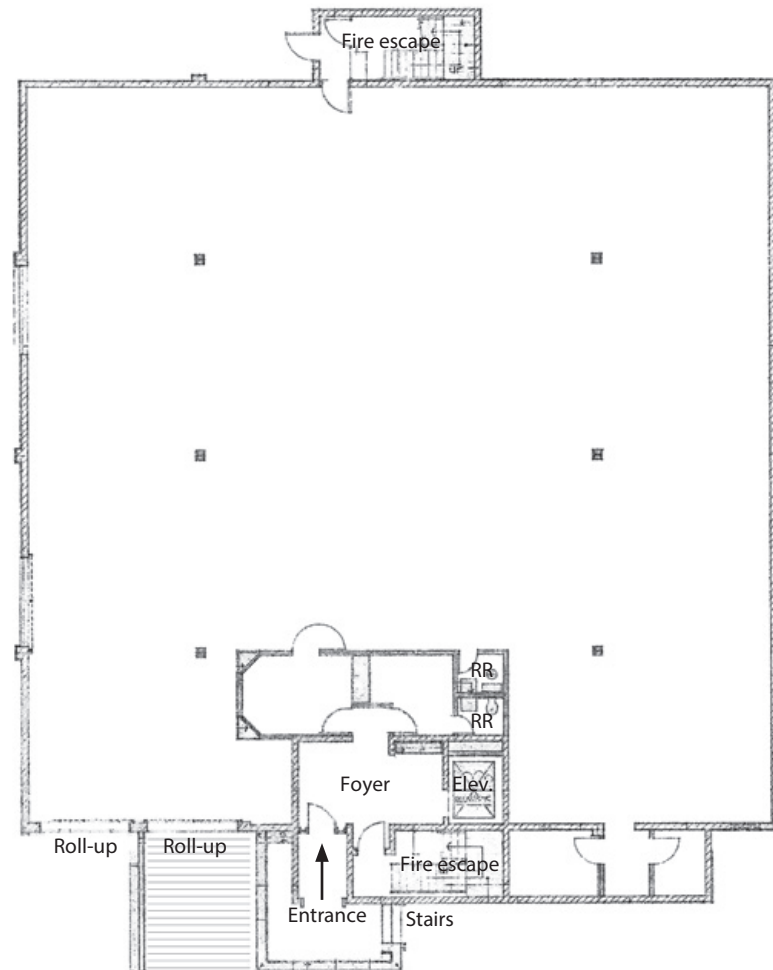


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The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FLOOR PLANS

First floor | 7,424 SF | Industrial



Note: Floor plans not to scale.

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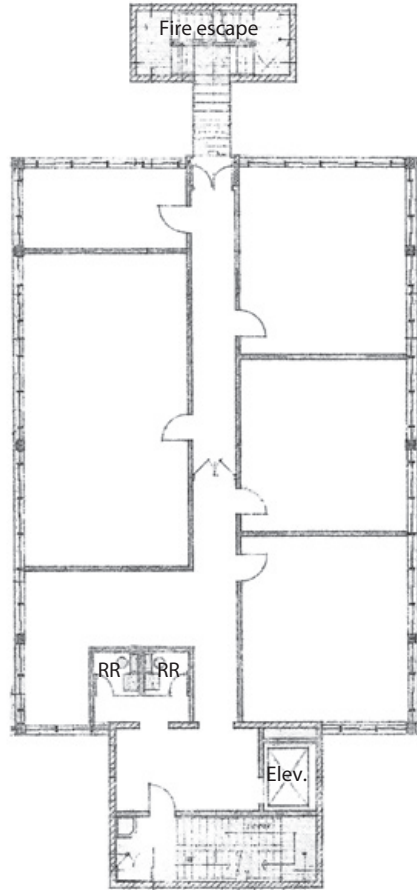
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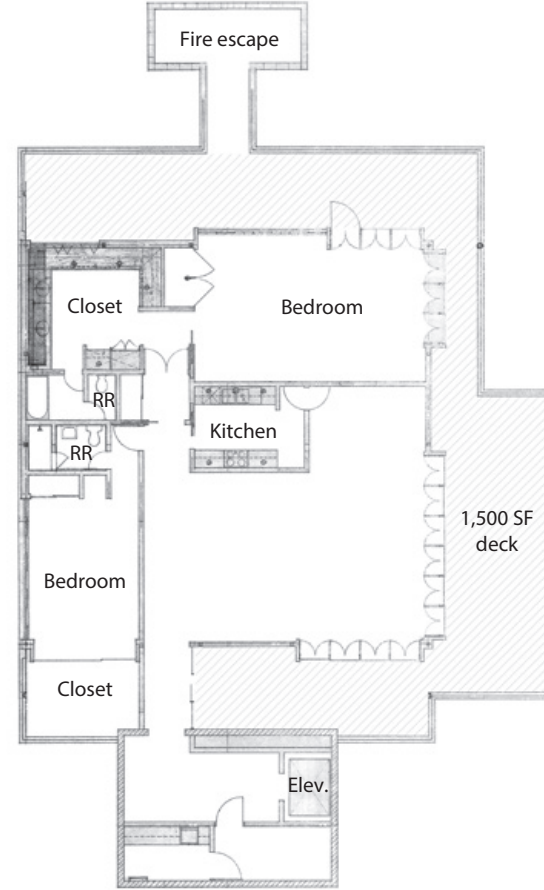
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FLOOR PLANS

Second floor | 3,272 SF | Office



Third Floor | 2,519 SF | Penthouse



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AREA INFORMATION

THE FUNK ZONE

Generally defined by State Street to the west, Highway 101 to the north, Garden Street to the east, and the ocean to the south, the Funk Zone has historically been an industrial area. In the mid 1900s the Funk Zone was the industrial part of town and has been home to the Lockheed Corporation, a Weber Bread factory, and the Castagnola Brothers fishing empire. As time passed and manufacturing waned, it has become a haven for the city's artists and artisans. This unique history, combined with its prime location adjacent to both the beach and State Street, has recently attracted an influx of investment and new tenants including wine tasting rooms, restaurants, tech companies, and art galleries. The result has been an elevation of this previously peripheral area to a popular hot spot for locals and tourists alike.

THE URBAN WINE TRAIL

With 35,000 tourists on average in Santa Barbara every day, the downtown area has become a thriving hub for this world-renowned wine region. Santa Barbara's Urban Wine Trail brings heavy traffic – by train, bike and foot – into the Funk Zone where patrons can choose from over 15 wineries within three blocks of the subject property.



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WATERFRONT & THE FUNK ZONE

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- FEATURES**
1. The Wayfarer
 2. Captain Fatty's & Corazon Cucina
 3. Seven Bar & Kitchen
 4. Mony's Mexican Food
 5. Test Pilot
 6. Agua Dulce/Oreana Winery
 7. Melville Winery
 8. Santa Barbara Winery
 9. The Arts Fund
 10. Metropulos Fine Foods
 11. Villa Del Mar Condos
 12. Waterline (Lama Dog Taproom & The Nook)
 13. The Valley Project & Pali Wines
 14. Figueroa Mountain Bewing Co.
 15. The Lark
 16. Lucky Penny
 17. Sonos R&D Lab
 18. Corks n' Crowns
 19. Brass Bear Brewing
 20. Municipal Winemakers
 21. Santa Barbara FisHouse
 22. Wheel Fun Rentals
 23. Surf N Wear's Beach House
 24. Hotel Californian
 25. MOXI (Science Museum)
 26. Shalhoob's Funk Zone Patio
 27. Michael Kate
 28. Hotel Indigo
 29. New development
 30. McConnell's Ice Cream
 31. Bluewater Grill
 32. Museum of Contemporary Art
 33. Due Lune

