

# SIMA

MANAGEMENT  
CORPORATION

# FOR LEASE

THE LOCAL LEADER IN  
EXTRAORDINARY PROPERTIES



1235 STATE STREET

HAWLEY BUILDING • 1231 - B STATE STREET, SANTA BARBARA, CA 93101 • 805.965.1616 • [WWW.SIMA.NET](http://WWW.SIMA.NET)





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## DOWNTOWN SPACE AVAILABLE

### LEASING SUMMARY

**Type:** Retail

**Space size:** 1,950 r.s.f.

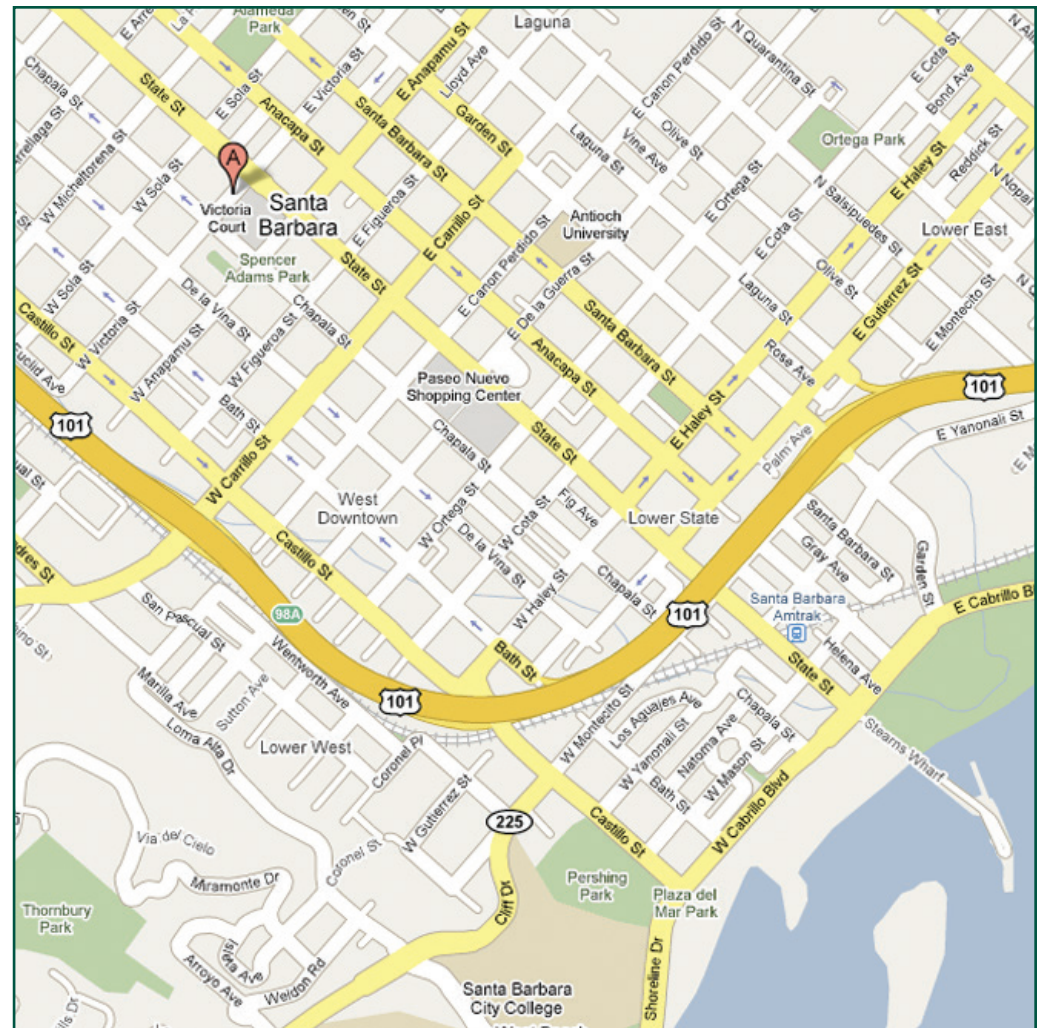
**Lease Rate:** \$3.50/sf + NNN

**Term:** 3-5 years preferred

**Parking:** Convenient City parking lot  
adjacent to property

### DESCRIPTION:

This rare downtown opportunity offers a prime location, perfect for a coffee shop, deli, or various other retail ventures. Situated on the corner of State and Victoria Streets, the space boasts an abundance of natural light, exposed ceilings, and HVAC throughout. With large windows and a bright, open feel, it's truly a welcoming environment for many uses. The space also includes two private restrooms, a generous back of house area, and is located in the highly sought-after Arts and Theater District of Santa Barbara.



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## CORNER RETAIL SPACE FOR LEASE - STATE & VICTORIA STREETS

### 1235 STATE STREET

