

OFFICE/RETAIL FOR LEASE

Turnkey 8,683 SF Standalone Corner Building

430 Chapala Street

Santa Barbara, CA 93101



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01 – 430 Chapala is within close proximity to the beach.



02 – 430 Chapala is located a block from State Street.

PROPERTY OVERVIEW

This turnkey office/retail opportunity offers a rare full standalone building in Downtown Santa Barbara. The building sits on the highly visible and desirable corner of Chapala Street and Haley Street, in the lower State Street district.

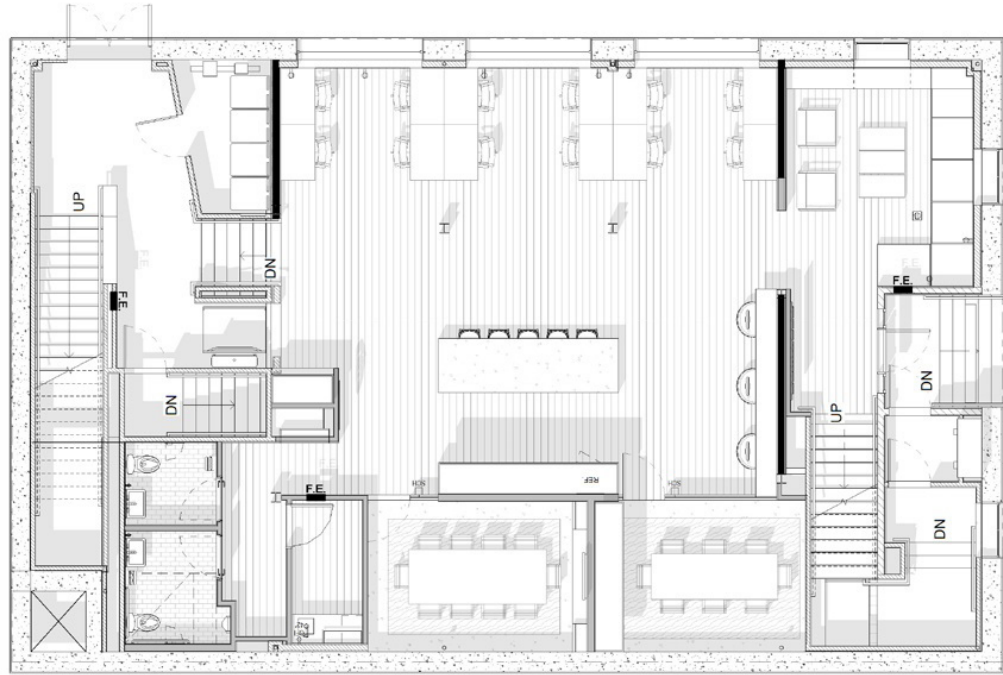
430 Chapala Street is located one block from State Street and with a walk score of 98, and offers a wide range of restaurants, coffee shops and assorted amenities within a few blocks. Nearby favorites include Oat Bakery, Apertivo, D'Angelos Bakery, Backyard Bowls, and Santa Barbara Roasting Company.

PROPERTY DETAILS

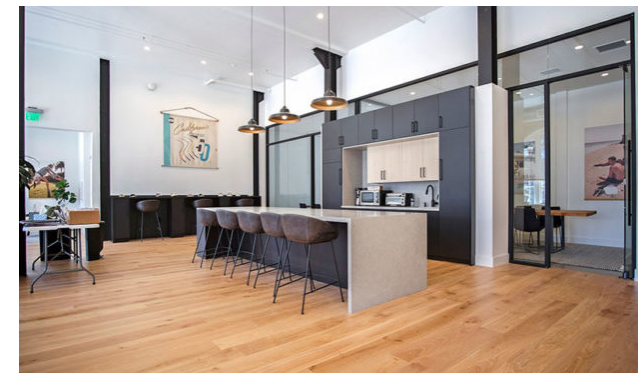
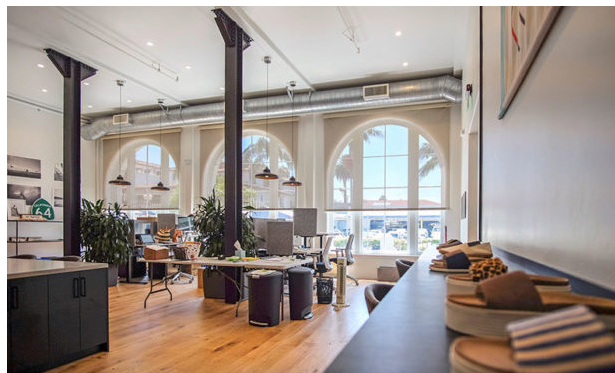
- Creative mixed-use building
- Exceptional visibility
- Full building remodel in 2019
- Amenity rich neighborhood
- Four offices and one conference room
- Kitchenette on each floor
- Exposed wooden trusses

1ST FLOOR DETAILS

- Two private offices, large conference room, great natural lighting, high arching windows and kitchenette present the opportunity for multiple uses including creative office, health and wellness, etc.
- Sq. footage: 3,164 sf
- Rental rate: \$2.60 psf
- NNN: \$1.07 psf
- Term: 5+ years
- Parking: Private lot next door and nearby public lots
- Restrooms: Two private
- HVAC: Controllable on each floor
- Available: January 19, 2026
- Showings: Call Listing Agent and Do Not Disturb Tenant



03 – First floor floorplan



2ND FLOOR DETAILS

- Two private offices with 16' dramatic exposed wooden ceilings and great natural lighting creating an opportunity for a one of a kind office or creative use
- Sq. footage: 3,164 sf
- Rental rate: \$2.60 psf
- NNN: \$1.07 psf
- Term: 5+ years
- Parking: Private lot next door and nearby public lots
- Restrooms: Two private
- HVAC: Controllable on each floor
- Available: Now
- Showings: Call Listing Agent

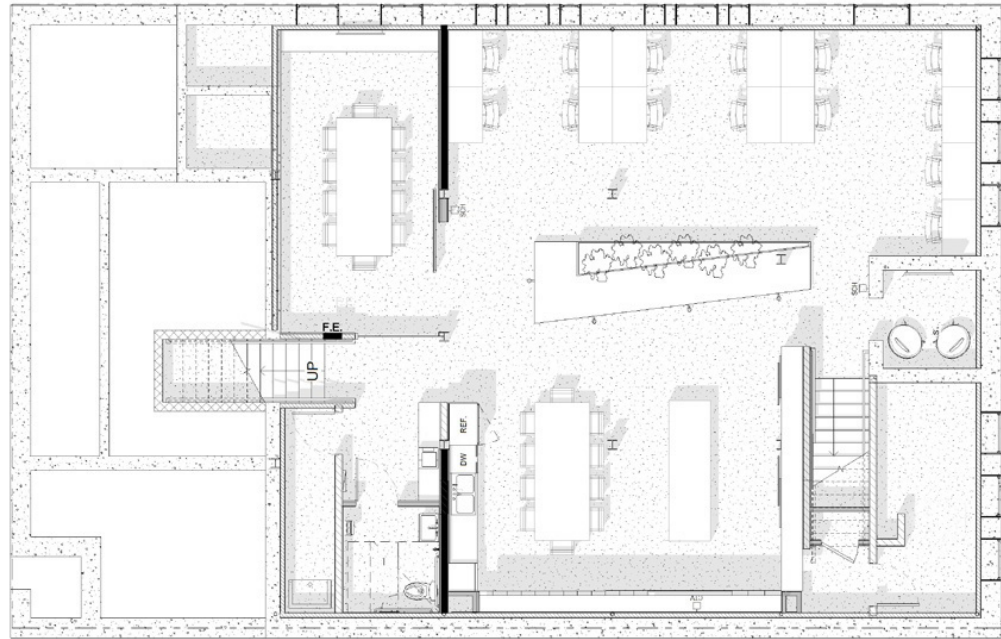


04 – Second floor floorplan



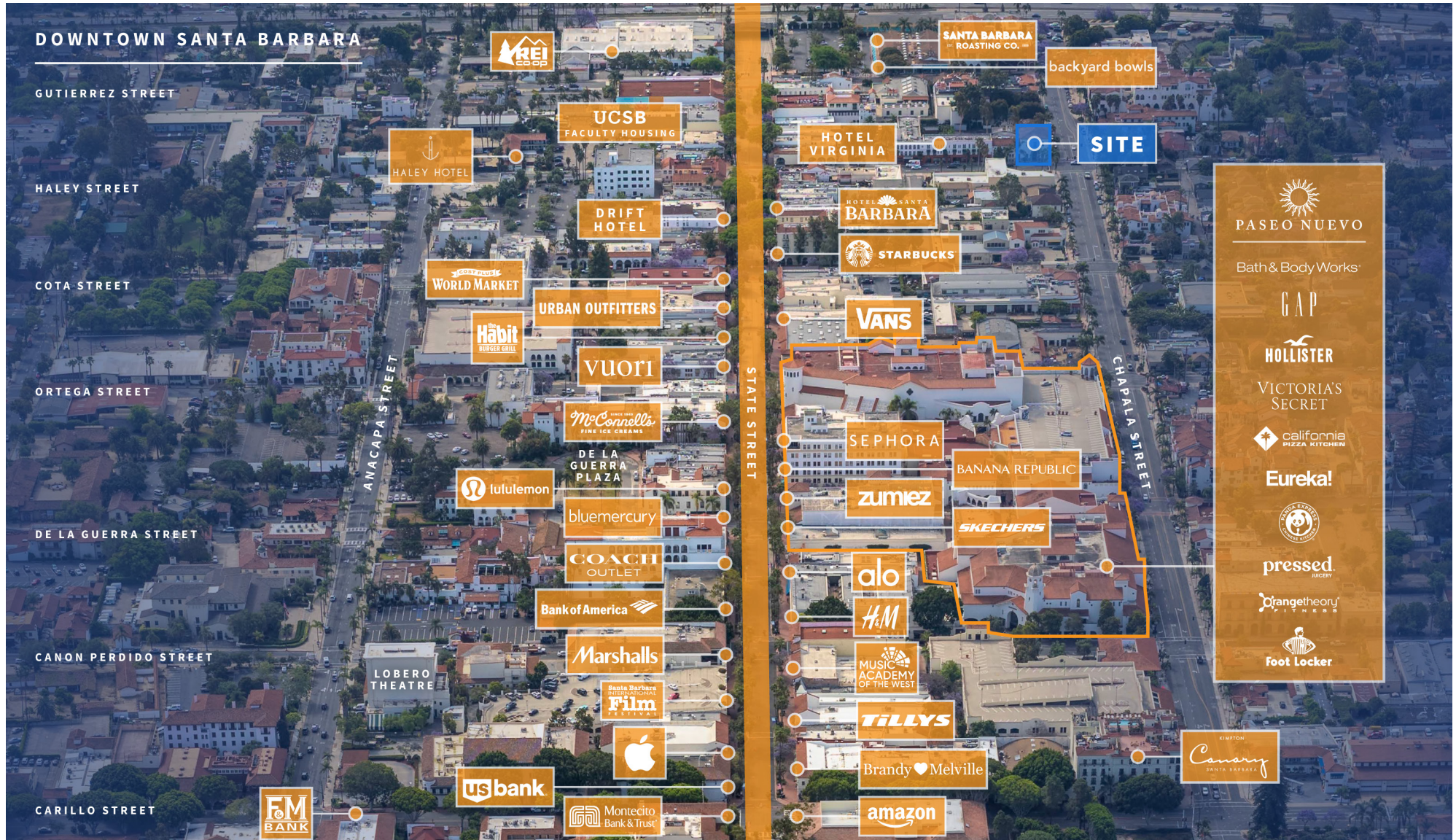
BASEMENT DETAILS

- Currently set up as a renovated open office floor plan with room for desks and conference room tables, and includes a private entrance off Haley Street with street level windows.
- Sq. footage: 2,355 sf
- Term: 5+ years
- Parking: Nearby public lots
- Restrooms: One private
- HVAC: Controllable on each floor
- Available: Now



05 – Basement floorplan





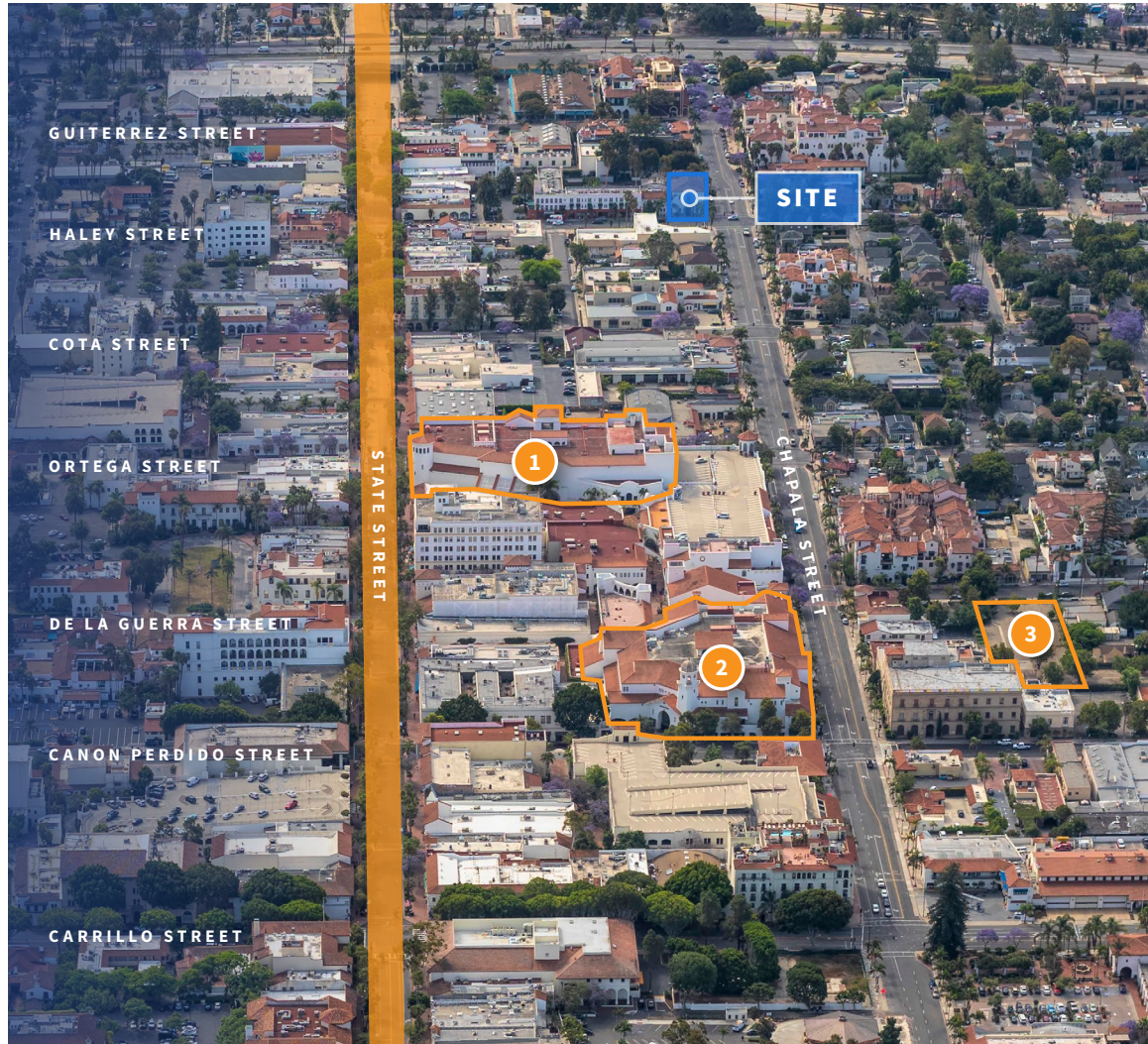
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New Developments to Reinvigorate Downtown



1 YARDI SYSTEMS CORPORATE HEADQUARTERS

Former Macy's Building | 701 State Street

Santa Barbara's own Yardi Systems one of the world's leading real estate software companies—is relocating its corporate headquarters to the vacant Macy's building at Paseo Nuevo. With hundreds of employees arriving daily and a \$100 million combined investment across both Paseo Nuevo projects, these are exactly the lunch crowds, after-work diners, and daily shoppers that drive sustained retail and restaurant sales. Notably, the building will have no cafeteria or on-site gym—by design, ensuring employees patronize the surrounding businesses daily.

City Council approved | Construction estimated to begin in 2027

2 817 STATE - NEW DOWNTOWN RESIDENCES

Former Nordstrom Building | 817 State Street

The iconic Nordstrom building is being transformed into 80–112 new rental residences through an adaptive reuse that preserves its landmark Spanish Colonial architecture. Future residents will live steps from State Street's shops and restaurants, bringing a built-in customer base to the neighborhood seven days a week.

City Council approved | Construction estimated to begin in 2027

3 102 W. DE LA GUERRA - NEW DOWNTOWN RESIDENCES

102 West De La Guerra Street

An Investec development bringing 44 new apartment units to the heart of downtown Santa Barbara. The five-story building is located in the city's Central Business District within the Priority Housing Overlay, steps from State Street and De La Guerra Plaza. The project is set to be complete in Q4 2027 and represents a meaningful addition to down-town's growing residential base.

Sources: City of Santa Barbara, Office of the City Administrator, June 2026 | SantaBarbaraCA.gov



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