

FOR LEASE: SMALL DOWNTOWN RETAIL SHOPS

694 SF and 1,730 SF Downtown Retail Opportunities

7 & 11 W. Canon Perdido Street, *Santa Barbara, CA 93101*

PROPERTY DETAILS

- 58,762 square foot mixed-use building on the corner of State and Canon Perdido Street
- Anchored by H&M and Kariella on the ground floor and Cappello & Noel Law on the 2nd floor
- Historical Santa Barbara building, originally constructed in 1903, rebuilt after the 1925 earthquake and seismically upgraded in 1992



01 – The Howard Canfield Building today.



02 – Historical photo of the Howard Canfield Building.



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03 – View of the Howard Canfield Building from Canon Perdido Street.



04 – Kariella interior at 833 State Street.

PROPERTY HIGHLIGHTS

The Howard Canfield Building is located at the highly walked and visible corner of State and Canon Perdido Street. Directly adjacent to the Paseo Nuevo mall and located on the premier 800 block of State Street, this highly distinguished building's retail tenant mix includes international retailer H&M, as well as local retailers Kariella and Blue Owl Restaurant.

DEMOGRAPHIC INFORMATION (2018, ESRI)

1 mile

- Population: 30,665
- Daytime Population: 57,686
- Med. Home Value: \$988,411
- Avg. Household Income: \$79,661
- Avg. Disposable Income: \$60,558

3 miles

- Population: 91,845
- Daytime Population: 114,310
- Med. Home Value: \$1,192,218
- Avg. Household Income: \$112,367
- Avg. Disposable Income: \$80,142

5 miles

- Population: 114,394
- Daytime Population: 143,721
- Med. Home Value: \$1,219,204
- Avg. Household Income: \$118,870
- Avg. Disposable Income: \$83,730

7 W. CANON PERDIDO STREET

- 694 square feet
- Rental Rate: \$3.00 NNN (\$1.47)
- Turnkey for boutique retailer

11 W. CANON PERDIDO STREET

- 1,730 square feet
- Rental Rate: \$2.50 NNN (\$1.40)
- Two-story space with large windows facing Canon Perdido Street

FLOOR PLAN



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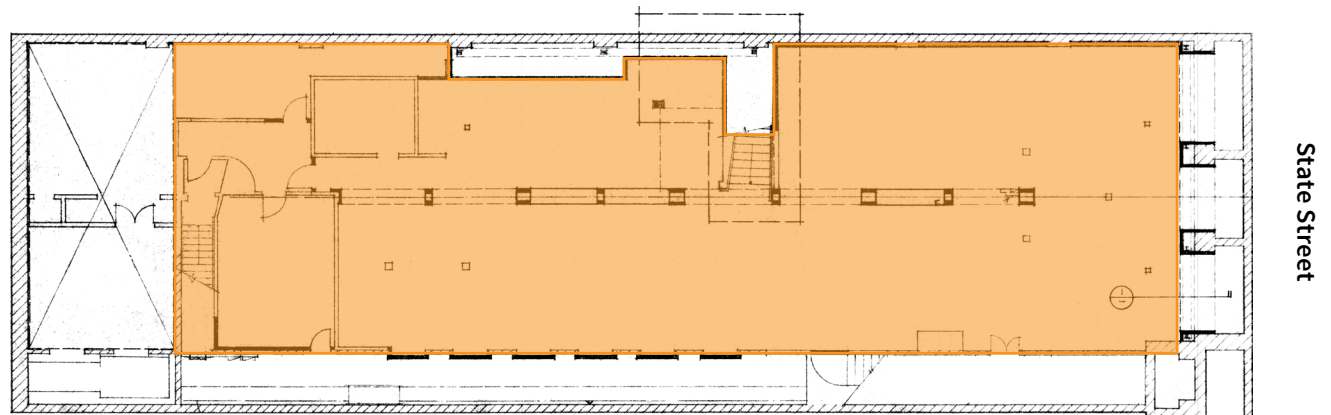
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1 W. CANON PERDIDO STREET

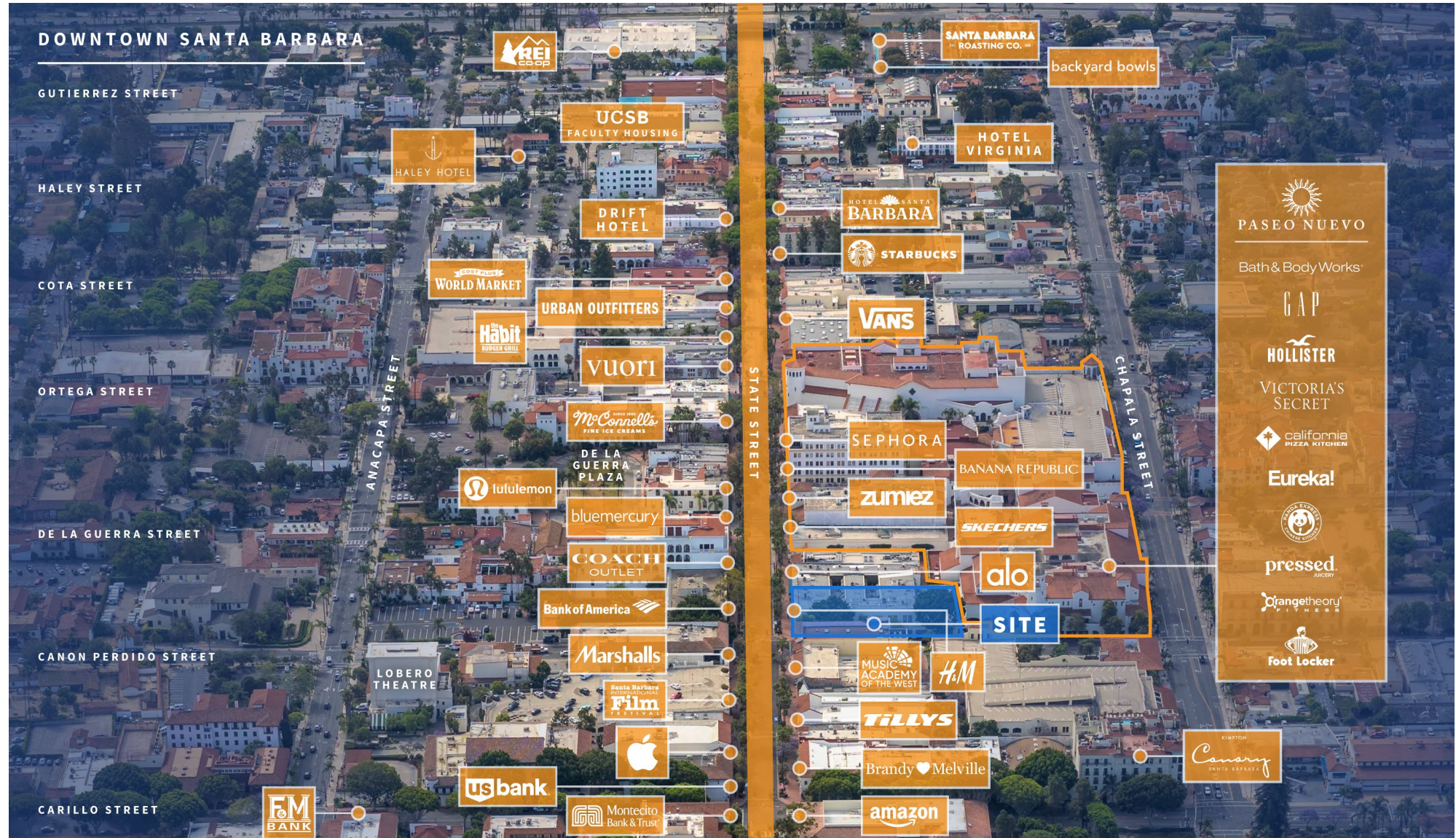
- 7,306 square feet
- Opportunity for Retail or Office User
- Available: Now
- Lower Level Space, just off State Street

FLOOR PLAN

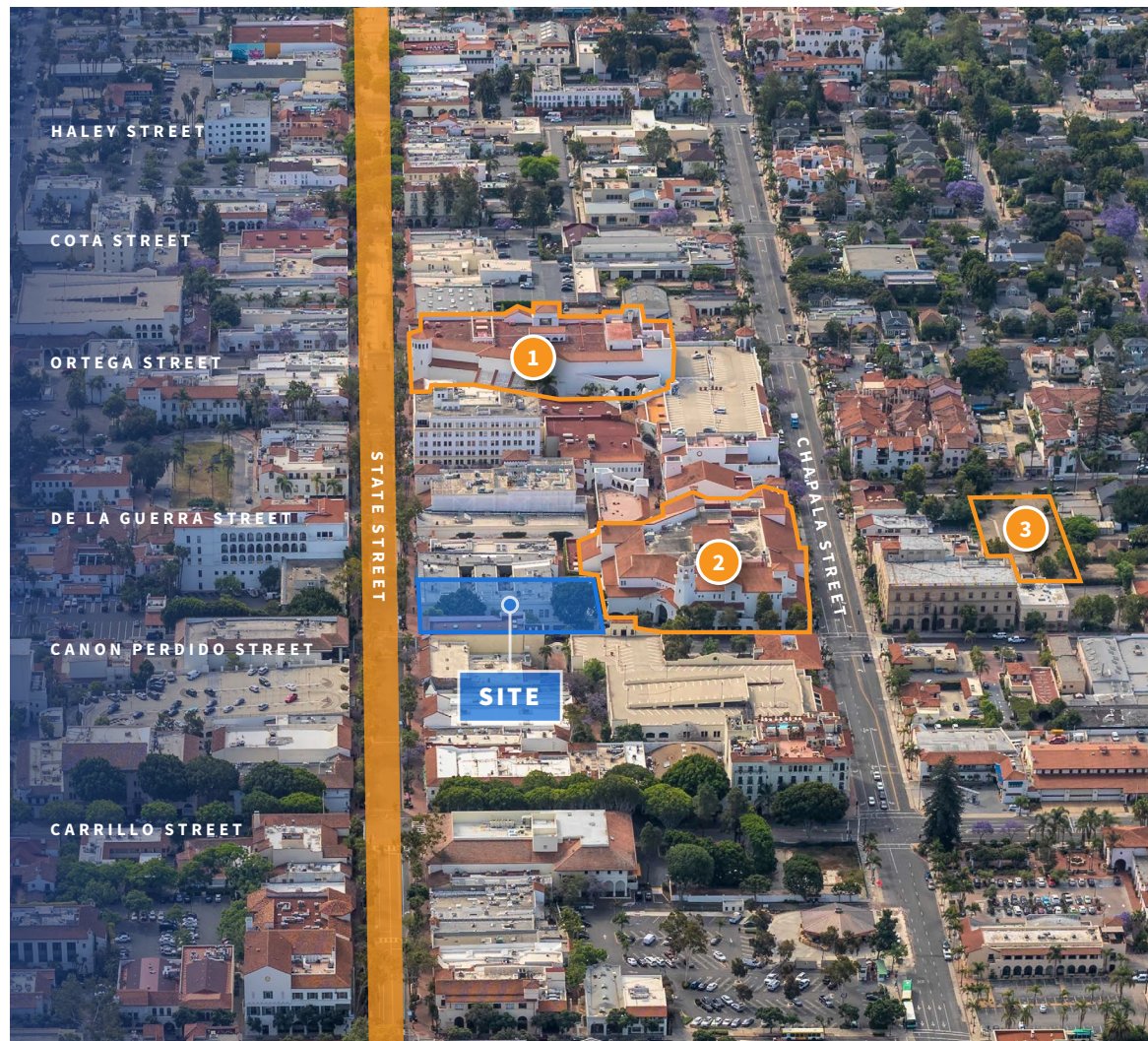
Canon Perdido Street



FOR LEASE: SMALL DOWNTOWN RETAIL SHOPS ► The Howard-Canfield Building



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