



FOR LEASE

6,300 SF Office Opportunity Near Funk Zone

The Vercal Building

1 N Calle Cesar Chavez, Santa Barbara, CA 93101



**INVESTEC**  
REAL ESTATE COMPANIES

WWW.INVESTECRE.COM | 200 E. CARRILLO STREET, SUITE 200 | SANTA BARBARA, CALIFORNIA 93101

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01 – Building frontage on N Calle Cesar Chavez

## PROPERTY HIGHLIGHTS

The Vercal Building at 1 N Calle Cesar Chavez is located in the City of Santa Barbara's Coastal Zone, south of U.S. Highway 101, within the City's East Beach neighborhood. This area of the City is bounded by U.S. Highway 101 to the north, Cabrillo Blvd. to the south, City limits to the east, and Santa Barbara Street to the west. The East Beach neighborhood is one of the more diverse neighborhoods in the City from a land use perspective. The area is developed with a diverse mix of industrial, manufacturing, hospitality, residential and public facility uses.



02 – Overview of East Beach Neighborhood and Funk Zone

## DEMOGRAPHIC INFORMATION (2022, CENSUS)



### Population

1 mile: 15,395  
3 miles: 81,422  
5 miles: 102,896



### Median Home Value

1 mile: \$962,000  
3 miles: \$1,480,000  
5 miles: \$1,460,000



### Avg. Household Income

1 mile: \$107,138  
3 miles: \$152,025  
5 miles: \$160,751



### SUITE 230

- 6,300 square feet
- Opportunity for Office User
- Available: Now
- Second Level Space
- 11 Offices
- HVAC Throughout
- Kitchenette
- Both private and common area restrooms



03 – Two front offices near entrance

### PRIME OFFICE LOCATION



04 – Conveniently located near the Funk Zone and East Beach



## PRIME OFFICE LOCATION



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