



JAEGER PARTNERS

Commercial Real Estate & Investments

Jason Jaeger, Broker

jason@jaegerpartners.net

(805) 452-4381

BRE# 01514807

Sales Price: Unpriced

Size: +/- 10,018 sf; +/- 0.23 acres

Zoning: Commercial General (C-G)

Parking Zone of Benefit: 40%

APN #: 039-272-006

CG Zone uses: Mixed-Use, Residential, Restaurant, Office, Hotel

Location: located within the Priority Housing AUD Zone allowing up to 63 du/acre = 15 units. (see Page 4).



Parking lot / Development Opportunity!

101 W. Figueroa Street, Santa Barbara, CA

Located on the corner of Chapala St. & Figueroa St.

Prominently located in the heart of Downtown Santa Barbara's Central Business District, on the corner of Figueroa Street and Chapala Street, walking distance to Ralph's, coffee shops and restaurants. Please see attached parcel map.

The information contained herein has been obtained from sources other than Jaeger Partners Commercial Real Estate & Investments, Inc. ("JPCRE") and the owners of the property. Although the enclosed information is deemed reliable and we have no reason to doubt its accuracy, but we do not guarantee it.



Conceptual rendering provided by DMHA Architects.



JAEGER PARTNERS
Commercial Real Estate & Investments

Jason Jaeger, Broker

jason@jaegerpartners.net

(805) 452-4381

BRE# 01514807

Sales Price: Unpriced

Size: +/- 10,018 sf; +/- 0.23 acres

Zoning: Commercial General (C-G)

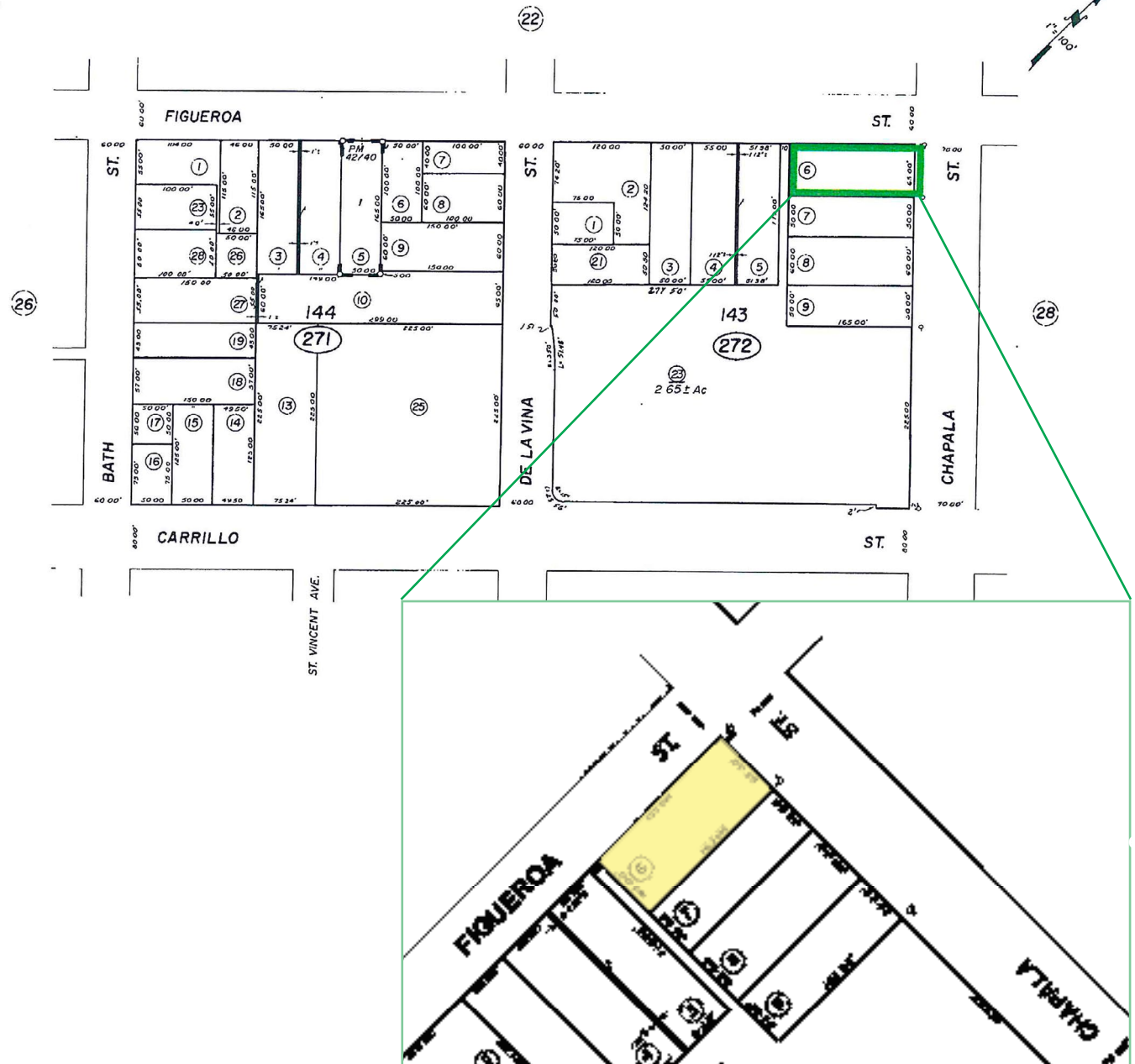
Parking Zone of Benefit: 40%

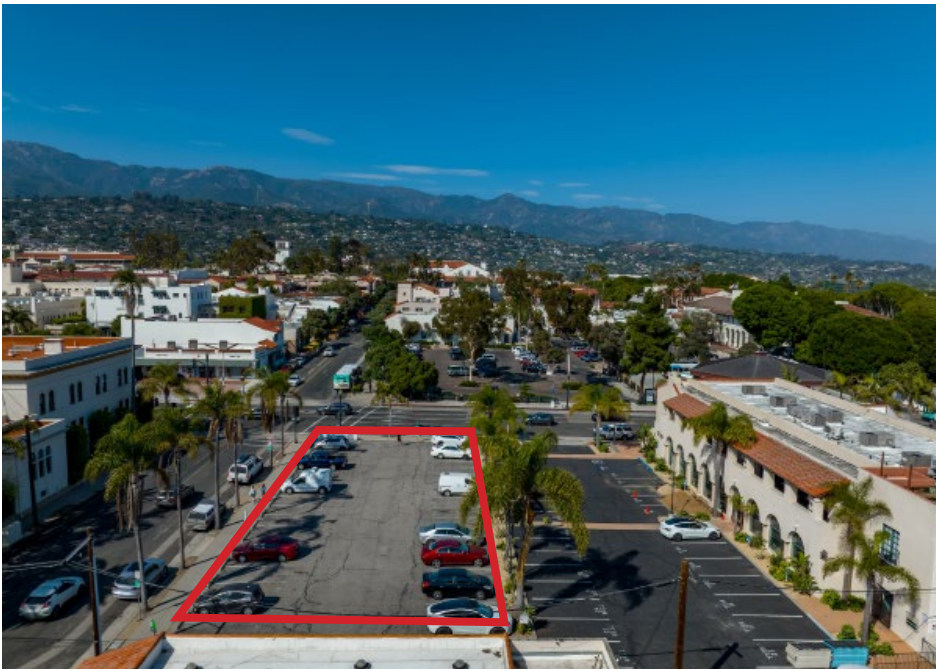
APN #: 039-272-006

CG Zone uses: Mixed-Use, Residential,
Restaurant, Office, Hotel

Location: located within the Priority
Housing AUD Zone allowing up to 63 du/
acre = 15 units. (see Page 4).

The information contained herein has been obtained from sources other than Jaeger Partners Commercial Real Estate & Investments, Inc. ("JPCRE") and the owners of the property. Although the enclosed information is deemed reliable and we have no reason to doubt its accuracy, but we do not guarantee it.



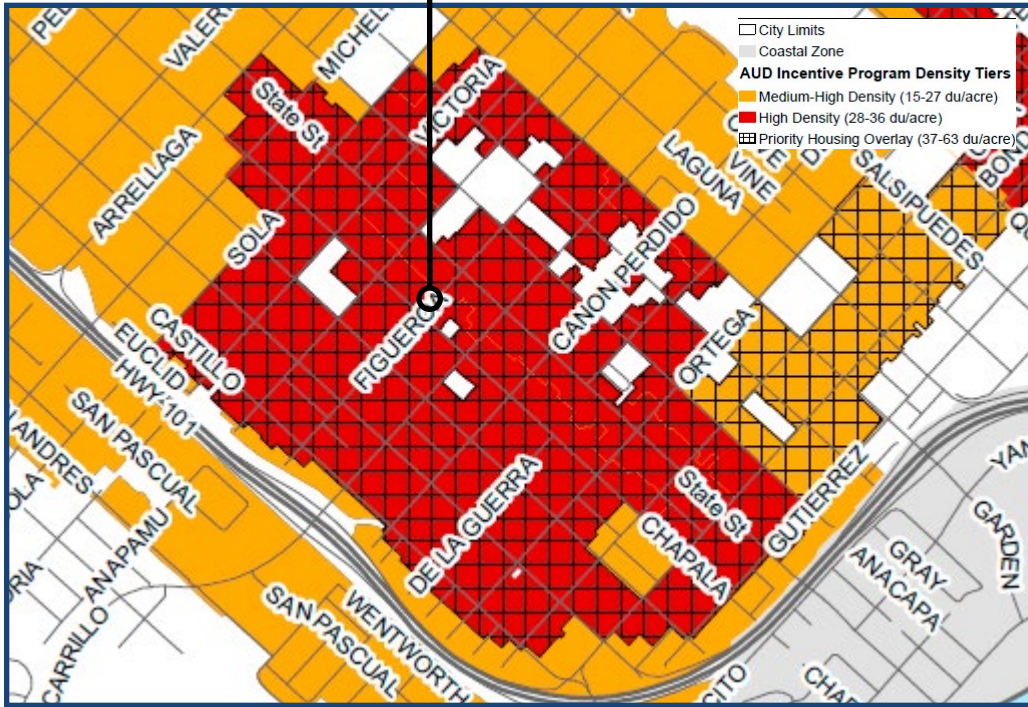




JAEGER PARTNERS

Commercial Real Estate & Investments

Subject



- The Parcel is located in the High Density Overlay Housing AUD Zone, which permits 28-36 du/acre (15 units), perhaps more due to density bonus.





JAEGER PARTNERS

Commercial Real Estate & Investments

Jason Jaeger, Broker

✉ jason@jaegerpartners.net

☎ (805) 452-4381

BRE# 01514807

Sales Price: Unpriced

Size: +/- 10,018 sf; +/- 0.23 acres

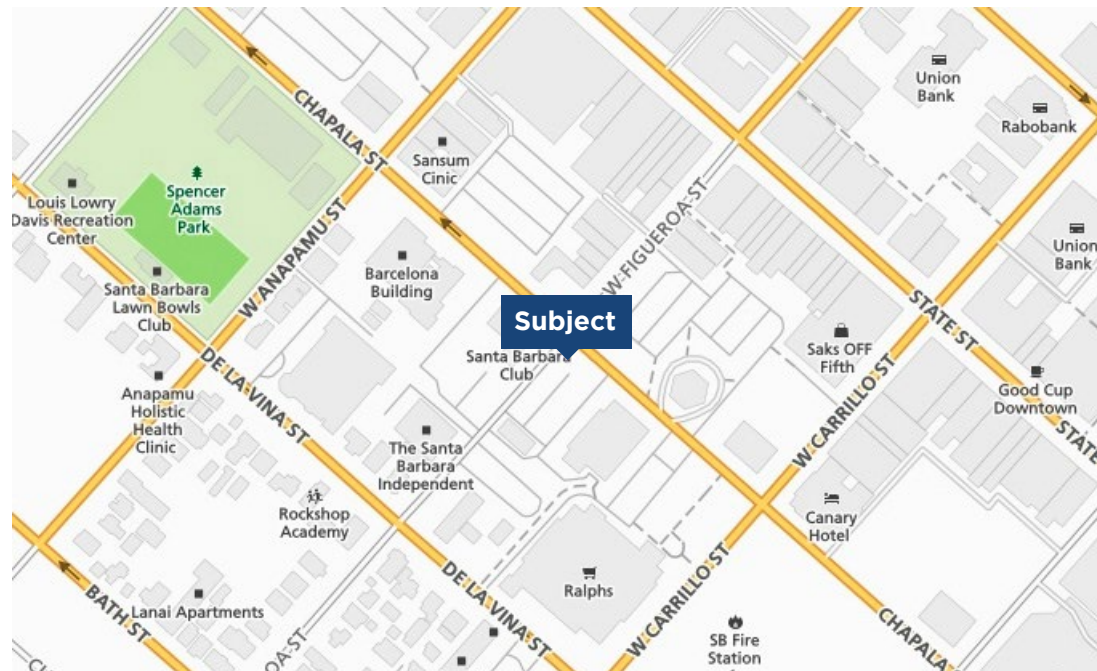
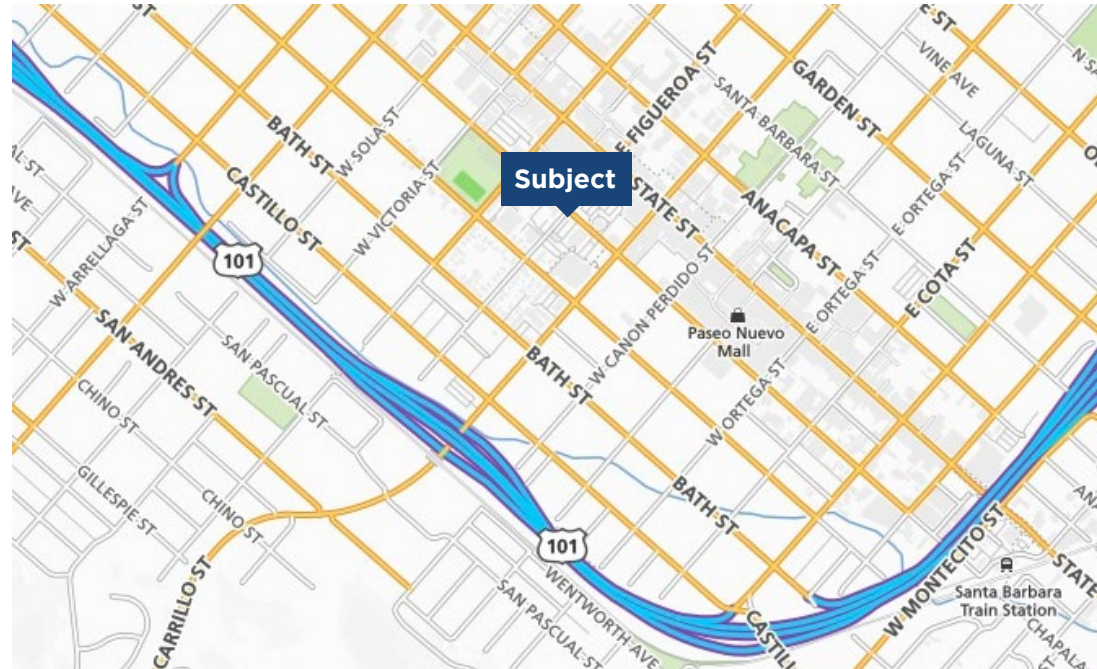
Zoning: Commercial General (C-G)

Parking Zone of Benefit: 40%

APN #: 039-272-006

CG Zone uses: Mixed-Use, Residential, Restaurant, Office, Hotel

Location: located within the Priority Housing AUD Zone allowing up to 63 du/acre = 15 units. (see Page 4).



The information contained herein has been obtained from sources other than Jaeger Partners Commercial Real Estate & Investments, Inc. ("JPCRE") and the owners of the property. Although the enclosed information is deemed reliable and we have no reason to doubt its accuracy, but we do not guarantee it.