

OFFERING MEMORANDUM

**440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103**



**NEWLY-CONVERTED VACATION RENTALS
AT SANTA BARBARA'S EAST BEACH
OFFERED AT \$8,700,000**

**BERKSHIRE
HATHAWAY** | California
HomeServices Properties
COMMERCIAL DIVISION



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Trophy Beach-Area Investment, Re-Purposed for High Cap Rate Potential

The sky's the limit for this ultra-rare waterfront-area 8-unit multi-family offering steps to Santa Barbara's best beach East Beach. The building consists of all 2-bedroom/1-bath units, and has recently transitioned into mostly licensed shorter-term rentals in one of the premier vacation spots in the world. Current ownership has now brought 6 of the 8 apartments under landlord use control, mostly updated and fully furnished; 3 units have started use as vacation rentals, 2 more units are scheduled to come on-line shortly, with the 6th unit vacant for a new owner to customize. Initial operational data, historical beach-area short-term rental rates, and comparable hospitality rates nearby for larger suites with kitchens, all help to confirm for a buyer the investment return potential. There are very few short-term rental apartments in the East Beach area, and almost no hospitality offerings in the area with 2 bedrooms and a kitchen.

The last 2 of the 8 apartments remain as long-term tenancies, providing a new owner the option of keeping a mix of use types, or continuing the transition to shorter-term tenancies. Longer-term luxury furnished rentals can still provide a remarkable relative return for Santa Barbara beach-area apartments, which sell at low cap rates due to the unmatched investment security and appreciation potential of the location. The property's zoning is R-4 and Coastal Zone; Buyer is advised to investigate land-use rules in these zones, and rules for tenant rights under state and local laws. Accessory Dwelling Unit (ADU) laws may allow for additional units to be constructed at the property, Buyer to investigate.

Review the Offering Memorandum to see more property details, financial projections, and a description of enticing nearby amenities for guests and tenants. Short-term or longer-term tenants are within 1-2 blocks of casual and upscale dining, and have easy level walking access to the world-renowned volleyball courts and soft sand of East Beach. Dozens of additional restaurants, wine tasting and boutique retail are all within about 1 mile either in the direction of State Street / Stearns Wharf to the west, or Coast Village Road in Montecito to the east. Only a small handful of multi-family properties of this size or larger were ever built in the waterfront areas of Santa Barbara - don't miss this rare generational investment opportunity!

PROPERTY INFORMATION

Assessor Parcel Number: 017-322-006

Zoning: R-MH Residential Multi-Family/Hotel

Zoning Overlay #1: S-D-3 Special District #3

Zoning Overlay #2: CZ Coastal Zone

Lot Size: 10,890 square feet / 0.25 acres

Habitable Square Footage: 7,006 (per records)

Number Of Apartments: 8 Units

Unit Mix: All 2-bedroom / 1-bathroom

Parking: 8 spaces (uncovered)

CURRENT RENTAL OPERATIONS

Short-Term: 5 units, updated/furnished
(3 operating, 2 nearing completion)

Vacant: 1 unit, kept vacant for new owner

Long-Term Tenants: 2 units

Renovated Units (6): Unit #'s 1, 4, 5, 6, 7 and 8

Unrenovated Units (2): Unit #'s 2 and 3

Owner-Paid Utilities: All for short-term,
Water/trash for long-term

Media/Streaming: New Cat 6 t/o, owner-paid

Laundry: 6 in-unit W/D, plus laundry room

An Unmet Demand with a High Barrier for Supply

Santa Barbara, California is one of the premier vacation destinations in the world, combining idyllic year-round weather with scenic and architectural beauty in a cozy yet cosmopolitan coastal community. The city welcomes over 7 million visitors per year, who spend over \$2.2B. While there are many hotel rooms to accommodate these visitors including concentrations of rooms in the beach areas, almost no hospitality offerings are available which can provide multiple bedrooms and a kitchen, or if available can cost \$2000-\$5000 per night.

Vacation rentals fill the niche for families, small groups or couples looking for more space and amenities for their visitor experience in Santa Barbara. There are a small handful of vacation rental properties in the beach zones of Santa Barbara, and most are in the West Beach area. Very few vacation rental units exist in the East Beach area, while demand is unending from millions of annual tourists, many looking for the vacation rental waterfront-proximate experience at what is considered Santa Barbara's best beach, East Beach. Capture this ready and lucrative high-barrier market - 440 Por La Mar Drive is a truly rare investment opportunity offering incredible potential today and into the future.

Currently in the City of Santa Barbara, short-term rentals are being licensed in the Coastal Zone due to rulings of the California Coastal Commission, and may be eligible for a permit path in the R-4 Zone subject to development standards. 440 Por La Mar Drive enjoys the designation of being in both of these zones. Vacation rentals are allowed today at 440 Por La Mar Drive through a business license and paying Transient Occupancy Tax; while the business license is not transferrable to a new owner, the sellers of the property recently obtained (in 2025) their short-term rental license. A buyer is advised to research to their satisfaction the process and ability to obtain their own license, as well as the likelihood of the future legality of short-term rentals; listing Broker, listing agent and Seller make no guarantees as to any representations of the present and future legality of short-term rentals at the property.

ESTIMATING PRO-FORMA INCOME FOR SHORT-TERM RENTALS

The arc over time of income for vacation rental properties is typically to begin slowly with incentives during an introductory phase to the public, while building a base of repeat clientele and referral business to grow both the occupancy rate and nightly room rate in future years.

*V*acation rentals went on-line at 440 Por La Mar Drive for 3 units with staggered openings from April to June 2025. 2 more units are scheduled to go on-line as vacation rentals during the summer. Preliminary booking data is available to review, along with testimonials from guests.

*I*n the income assumptions for short-term rentals on the following page, Year 1 income assumptions are based on a post-start up period from after Labor Day 2025 through Labor Day 2026, and Year 2 income assumptions are for the 12 months following.



SHORT-TERM RENTAL PROJECTED INCOME - YEAR 1

| HIGH SEASON (12 weeks mid-June through Labor Day, plus 5 weeks of holidays / Spring Break / Film Festival / etc.) | | LOW SEASON (all other weeks of the year) | |
|---|-----------|--|-----------|
| Number of Weeks for High Season | 17 | Number of Weeks for Low Season | 35 |
| Occupancy Rate for High Season | 70% | Occupancy Rate for Low Season | 45% |
| Rent/Unit High Season Per Night | \$650 | Rent/Unit Low Season Per Night | \$425 |
| Revenue Per Available Room (RevPAR) High Season | \$455 | Revenue Per Available Room (RevPAR) Low Season | \$191 |
| Rent/Unit High Season Per Week | \$4,550 | Rent/Unit Low Season Per Week | \$2,975 |
| Number of Apartment Units (all similar 2-bed/1-bath) | 8 | Number of Apartment Units (all similar 2-bed/1-bath) | 8 |
| Total Rent High Season | \$433,160 | Total Rent Low Season | \$374,850 |
| AVERAGE ESTIMATED MONTHLY RENT | | \$67,334 | |
| TOTAL ESTIMATED ANNUAL RENT | | \$808,010 | |

SHORT-TERM RENTAL PROJECTED INCOME - YEAR 2

| HIGH SEASON (12 weeks mid-June through Labor Day, plus 5 weeks of holidays / Spring Break / Film Festival / etc.) | | LOW SEASON (all other weeks of the year) | |
|---|-----------|--|-----------|
| Number of Weeks for High Season | 17 | Number of Weeks for Low Season | 35 |
| Occupancy Rate for High Season | 75% | Occupancy Rate for Low Season | 50% |
| Rent/Unit High Season Per Night | \$700 | Rent/Unit Low Season Per Night | \$475 |
| Revenue Per Available Room (RevPAR) High Season | \$525 | Revenue Per Available Room (RevPAR) Low Season | \$238 |
| Rent/Unit High Season Per Week | \$4,900 | Rent/Unit Low Season Per Week | \$3,325 |
| Number of Apartment Units (all similar 2-bed/1-bath) | 8 | Number of Apartment Units (all similar 2-bed/1-bath) | 8 |
| Total Rent High Season | \$499,800 | Total Rent Low Season | \$465,500 |
| AVERAGE ESTIMATED MONTHLY RENT | | \$80,442 | |
| TOTAL ESTIMATED ANNUAL RENT | | \$965,300 | |

SHORT-TERM RENTAL PROJECTED EXPENSES (YEAR 1, YEAR 2)

Expenses for vacation rental properties include several expenses not associated with longer-term rentals, which appear below in the expense pro-forma summaries for Year 1 and Year 2. These additional expenses are high-speed streaming (Cat 6), all gas/electric, supplies/incidentals for guests, furnishings (calculated annually as an amortized expense over 10 years), advertising/marketing, and a higher property management fee. The 14% management fee assumption is based on a bulk management contract for 8 similar vacation rental units in the same location.

| YEAR 1 - EST. SHORT-TERM RENTAL EXPENSES | | YEAR 2 - EST. SHORT-TERM RENTAL EXPENSES | |
|---|-----------------------------|--|------------------------------|
| EXPENSE CATEGORY | PRO-FORMA ANNUAL EXPENSES * | EXPENSE CATEGORY | PRO-FORMA ANNUAL EXPENSES ** |
| Property Taxes (~1.064% of purchase price) | \$90,440 | Property Taxes (~1.064% of purchase price) | \$92,249 |
| Insurance | \$10,000 | Insurance | \$10,300 |
| Water/Sewer (master meter) | \$6,000 | Water/Sewer (master meter) | \$6,180 |
| Trash | \$3,200 | Trash | \$3,296 |
| Gas (separate meters, but paid by owner) | \$4,800 | Gas (separate meters, but paid by owner) | \$4,944 |
| Electric (separate meters, but paid by owner) | \$9,600 | Electric (separate meters, but paid by owner) | \$9,888 |
| High-Speed Internet/TV Stream (whole building) | \$2,500 | High-Speed Internet/TV Stream (whole building) | \$2,575 |
| Supplies/Incidentals | \$7,200 | Supplies/Incidentals | \$7,416 |
| Repairs/Maintenance/etc. | \$10,000 | Repairs/Maintenance/etc. | \$10,300 |
| Landscaping | \$4,800 | Landscaping | \$4,944 |
| Furnishings Reserve (\$15K/unit, 10-year cycle) | \$12,000 | Furnishings Reserves (\$15K/unit, 10-year cycle) | \$12,360 |
| Capital Reserve | \$5,000 | Capital Reserve | \$5,150 |
| Advertising / Marketing | \$7,200 | Advertising / Marketing | \$7,416 |
| Prop. Mgmt. or Booking/Service Fees (14%) | \$113,121 | Prop. Mgmt. or Booking/Service Fees (14%) | \$135,142 |
| TOTAL ANNUAL EXPENSES | \$285,861 | TOTAL ANNUAL EXPENSES | \$312,160 |

* Estimated based on industry standards for short-term rentals, and considering occupancy % for utility costs.

** Year 2 adds 3% inflation factor for expenses, except 2% for property taxes per Prop. 13 limit

SHORT-TERM RENTAL ANALYSIS SUMMARY

The financial summary transfers the totals from the Income and Expense pages above to show total metrics including projected capitalization rates. The RevPAR figures are a weighed combination of the high-season + low-season RevPAR numbers from the Income page; at \$277 for the Year 1 pro-forma and \$331 for the Year 2 pro-forma, the RevPAR assumptions for 440 Por La Mar Drive are a fraction of the RevPAR compared to hospitality options in the beach areas for a 2-bedroom suite with kitchen.

| YEAR 1 EST. FINANCIAL SUMMARY | | YEAR 2 EST. FINANCIAL SUMMARY | |
|---|------------------|---|------------------|
| SUMMARY METRIC | PRO-FORMA TOTALS | SUMMARY METRIC | PRO-FORMA TOTALS |
| Annual Income | \$808,010 | Annual Income | \$965,300 |
| Revenue Per Available Room (RevPAR) for 2-BR/1-BA | \$277 | Revenue Per Available Room (RevPAR) for 2-BR/1-BA | \$331 |
| Annual Expenses | \$286,925 | Annual Expenses | \$313,245 |
| Net Operating Income | \$521,085 | Net Operating Income | \$652,055 |
| Purchase Price | \$8,700,000 | Purchase Price | \$8,700,000 |
| Remaining Investment for All Short-Term Rentals | \$100,000 | Remaining Investment for All Short-Term Rentals | \$100,000 |
| Total Investment | \$8,800,000 | Total Investment | \$8,800,000 |
| CAPITALIZATION RATE | 5.92% | CAPITALIZATION RATE | 7.41% |
| GROSS RENT MULTIPLIER | 10.89 | GROSS RENT MULTIPLIER | 9.12 |

THE MARKET FOR LONG-TERM LUXURY FURNISHED RENTALS.

Should a new owner of 440 Por La Mar Drive prefer to shift to a luxury furnished long-term rental model, the charts below show a pro-forma analysis example. The investor return for this simpler operating model remains above returns normally paid for most beach-area multi-family properties, which are usually not positioned to be able to rent their apartments in this manner. There is high demand for luxury furnished long-term rentals in the premier areas of Santa Barbara.

Tenants for this type of longer-term rental can include:

- Local residents needing a place to stay during a lengthy renovation of their primary residence
- Frequent weekend vacationers from the Los Angeles area, who prefer to not stay in different hotels or vacation rentals each weekend, and also see renting this way as more economical than the alternative of purchasing a beach-area condominium
- Relocating employees in high-paying industries who are looking to rent in a prime Santa Barbara location for a year or so, while deciding if and where to purchase a home

LONG-TERM LUXURY FURNISHED RENTAL ANALYSIS

Pro-forma income is based on estimates of longer-term rents (6-12 months minimum lease) of a fully-furnished 2-bedroom 1-bath renovated apartment in the prime beach areas of Santa Barbara. Pro-forma expenses are based on recent historical expense data, and using Buyer estimated expenses for taxes, insurance and property management.

| PRO-FORMA INCOME | |
|--|------------------|
| Monthly Rent for Luxury Furnished Beach Area | \$6,250 |
| Number of Units | 8 |
| Total Monthly Rent | \$50,000 |
| TOTAL ANNUAL RENT | \$600,000 |

| PRO-FORMA EXPENSES | |
|--|------------------|
| Property Taxes (~1.064% of purchase price) | \$90,440 |
| Insurance | \$12,000 |
| Water/Sewer (master meter) | \$9,000 |
| Trash | \$3,600 |
| Gas (common only) | \$600 |
| Electric (common only) | \$1,200 |
| Repairs/Maintenance/etc. | \$12,000 |
| Landscaping | \$6,000 |
| Reserves + Vacancy (4%) | \$24,000 |
| Property Management (5%) | \$30,000 |
| TOTAL ANNUAL EXPENSES | \$188,840 |

| PRO-FORMA FINANCIAL SUMMARY | |
|---|-------------|
| Annual Income | \$600,000 |
| Annual Expenses | \$188,840 |
| Net Operating Income | \$411,160 |
| Purchase Price | \$8,700,000 |
| Remaining Investment for All Luxury Furnished | \$100,000 |
| Total Investment | \$8,800,000 |
| CAPITALIZATION RATE | 4.67% |
| GROSS RENT MULTIPLIER | 14.67 |

With most of the building's units currently under landlord control, other normally hard-to-achieve but desirable owner uses can be possible, not just vacation rentals or luxury long-term rentals. See below a couple of other possible use types which can provide either higher investor returns through a hospitality partnership, or flexibility for immediate owner use of multiple apartments.

Hospitality Partnership

- Minimal additional investment needed
- Multiple high-end hotels/resorts within ½ mile
- Also several mid-range hotels, motels and inns
- Hospitality need to expand offerings for families
- 2-bedroom luxury units nearby would fill the need
- Marketing partnership could work many ways

Owner-User (Partial/Full)

- Waterfront/beach area, desirable for owner use
- 5 units under landlord control, start right away
- Use this way for extended family or friends
- Also consider for business clients, associates
- Start with 1 or 2 units, can expand later if needed

It doesn't get any better than Santa Barbara by the beach!



Guest Amenities On-Site

- Clean renovated apartments for 6 of 8 units, incl. for all vacation rental units
- Fully-furnished vacation rental units with popular and fashionable quality décor
- Newer bathrooms and mostly newer kitchens
- Air conditioning in 6 of 8 units, incl. for all vacation rental units (note: many visitors from out-of-area screen for A/C in their online search, even if A/C is rarely needed in Santa Barbara's low-humidity moderate climate by the beach)
- In-unit laundry in 6 of 8 apartments, incl. for all vacation rental units
- Lush beautiful landscaping, appropriate for Santa Barbara beach life
- Attractive center courtyard with congregating spaces, for guests to enjoy Santa Barbara's outdoor climate just outside their door
- Gated and locked building perimeter and courtyard

Guest Amenities Nearby

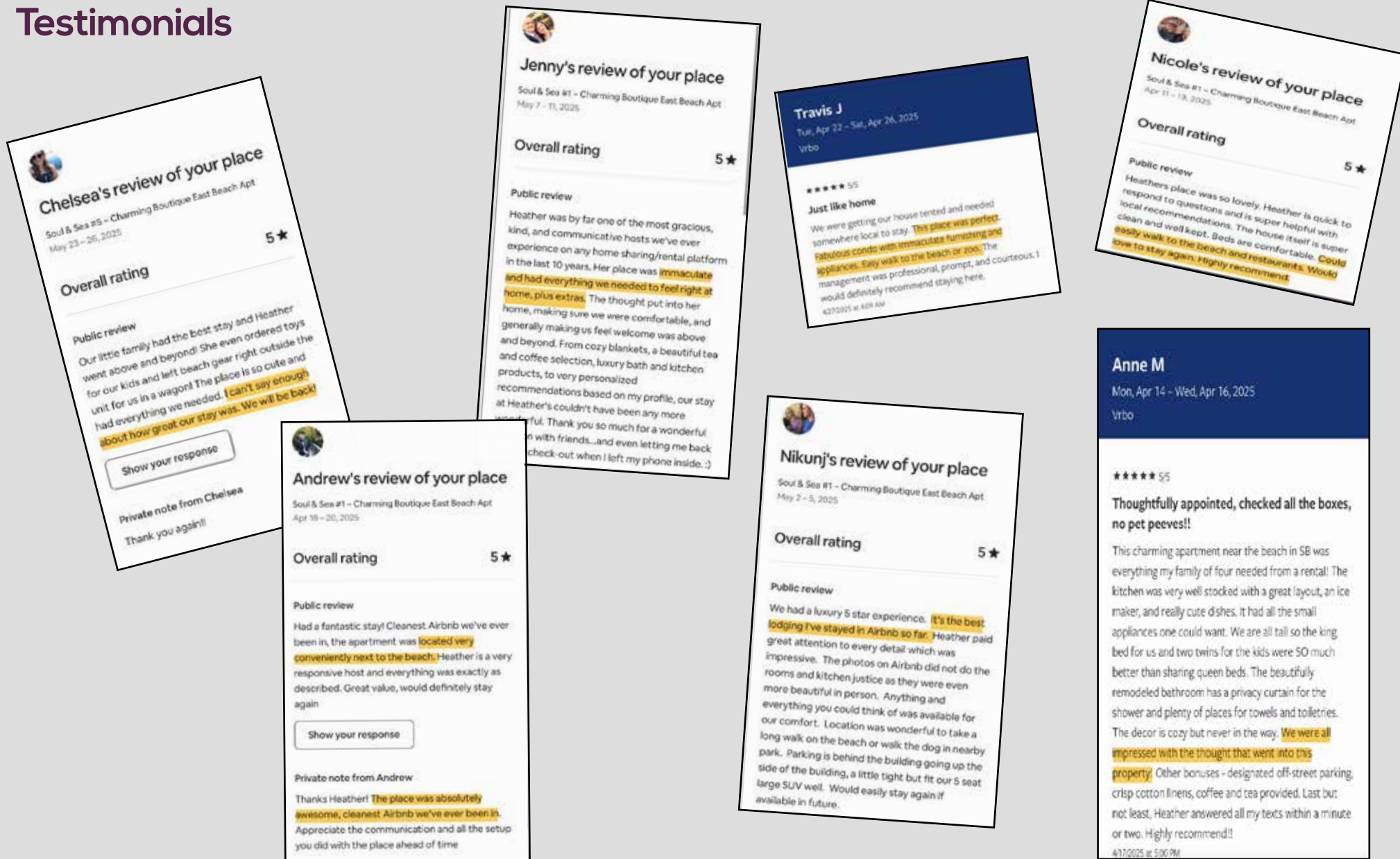
Unlike parts of the Santa Barbara area near the waterfront, East Beach is a level neighborhood with no elevation change or stairs needed to get to the beach or other nearby amenities

- East Beach is 1.5 blocks away – Santa Barbara's widest, longest, sandiest and most popular beach!
- Professional-level beach volleyball courts at East Beach
- Santa Barbara Zoo – a hidden gem of a zoo just 2 blocks away
- Dwight Murphy Park is across the street – undergoing a \$32M renovation, soon to be Santa Barbara's nicest park!
- High-end restaurants at multiple resort-style hotels within 1-3 blocks
- Cabrillo Pavilion event center, Reunion restaurant at the beach
- Chase Palm Park along the waterfront, plus outdoor concert venue and skate park, 5-7 blocks away
- The Funk Zone and Stearns Wharf are within 1 mile, featuring 2 dozen restaurants, wine tasting trail, and boutique retail
- Montecito's Lower Village is within 1 mile, with high-end dining and retail
- Downtown Santa Barbara is within 1.5 miles, with several dozen restaurants, performing arts theaters, museums, retail

THE GUEST EXPERIENCE

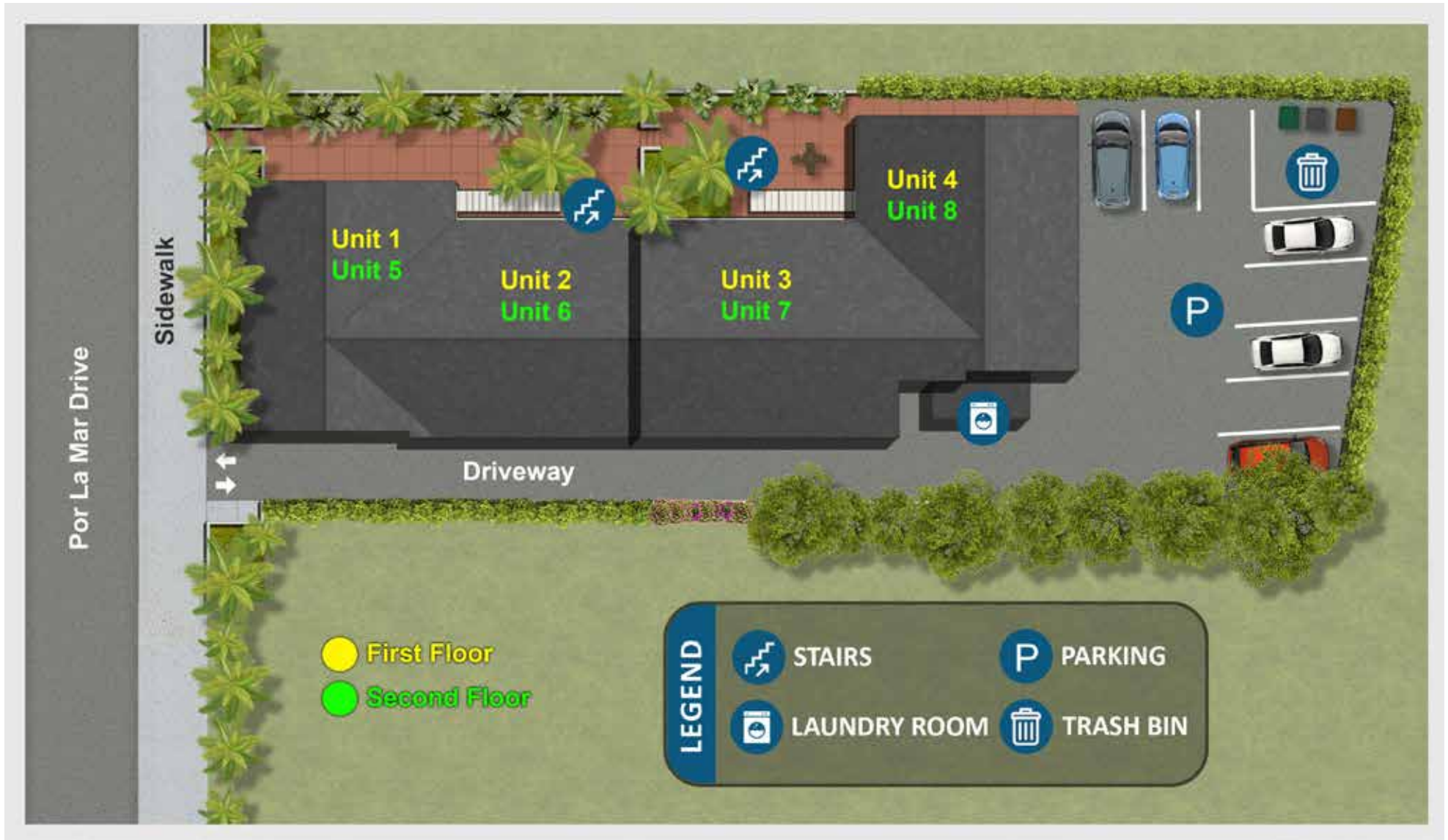
440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103

Testimonials



SITE PLAN

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103



UNIT FLOORPLANS

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103

APARTMENTS #1, #4, #5, #8



Approx. 859 square feet (as measured)

APARTMENTS #2, #3, #6, #7



Approx. 862 square feet (as measured)



= LIVING AREAS



= BEDROOMS



= BATHS

Floorplans were measured and depicted by VirTour Media, measurements are thought to be accurate but are not guaranteed by VirTour Media or Listing Broker/Agent, Buyer to verify to their own satisfaction. Total habitable square footage noted as 7,006 SF per City of Santa Barbara records, Buyer to also verify this information.

UNIT-BY-UNIT DETAILS

**440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103**

UNIT #1

Bed/Bath/SF: 2 / 1 / 859+-

Current Use: Short-Term (started Apr. 2025)

Furnished: Yes, fully

Kitchen Upgrade: Partial

Bath Upgrade: Full

Flooring: Tile, throughout

Air Conditioning: Yes

UNIT #2

Bed/Bath/SF: 2 / 1 / 862+-

Current Use: Vacant
(kept vacant intentionally)

Furnished: No

Kitchen Upgrade: No

Bath Upgrade: Partial

Flooring: Tile, throughout

Air Conditioning: No

UNIT #3

Bed/Bath/SF: 2 / 1 / 862+-

Current Use: Long-Term Rental

Long-Term Rent: \$3,695/month

Lease End Date: Month-to-Month

Furnished: No

Kitchen Upgrade: No

Bath Upgrade: Partial

Flooring: Tile, throughout

Air Conditioning: No

UNIT #4

Bed/Bath/SF: 2 / 1 / 859+-

Current Use: Short-Term (start Sept. 2025)

Furnished: Yes, fully (in progress)

Kitchen Upgrade: Full (in progress)

Bath Upgrade: Full (in progress)

Flooring: Tile, throughout

Air Conditioning: Yes

UNIT #5

Bed/Bath/SF: 2 / 1 / 859+-

Current Use: Short-Term (started May 2025)

Furnished: Yes, fully

Kitchen Upgrade: Partial

Bath Upgrade: Full

Flooring: Tile, throughout

Air Conditioning: Yes

UNIT #6

Bed/Bath/SF: 2 / 1 / 862+-

Current Use: Long-Term Rental

Long-Term Rent: \$4,300/month

Lease End Date: 4/30/26

Furnished: No

Kitchen Upgrade: Full

Bath Upgrade: Full

Flooring: Tile, throughout

Air Conditioning: Yes

UNIT #7

Bed/Bath/SF: 2 / 1 / 862+-

Current Use: Short-Term (started June 2025)

Furnished: Yes, fully

Kitchen Upgrade: Full

Bath Upgrade: Full

Flooring: Tile, throughout

Air Conditioning: Yes

UNIT #8

Bed/Bath/SF: 2 / 1 / 859+-

Current Use: Short-Term (start Sept. 2025)

Furnished: Yes, fully

Kitchen Upgrade: Partial (in progress)

Bath Upgrade: Full (in progress)

Flooring: Luxury Vinyl Plank, Tile

Air Conditioning: Yes

PHOTOS INTERIOR

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103





**Newly Renovated Courtyard
with Guest Amenities**



Courtyard Close-Up



**Lushly Landscaped in a
Santa Barbara Vacation Theme**



**View of Courtyard from
Upper Level Walkway**



**Front Exterior Showing Driveway
with Parking Privately in Back**



**Front Gate - Building and
Courtyard are Fully Gated**



**Overhead Photo Showing
Property Boundary and Layout**



**View from Street Showing Privacy
Landscaping, Driveway to Back**



**Aerial Photo Showing Proximity
to Beach and Pacific Ocean**



**View Towards the East
and Montecito**



**View Towards the Southwest
and Santa Barbara's Waterfront**



**View of East Beach and City
and Mountains Behind**

WATERFRONT AREA MAP

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103



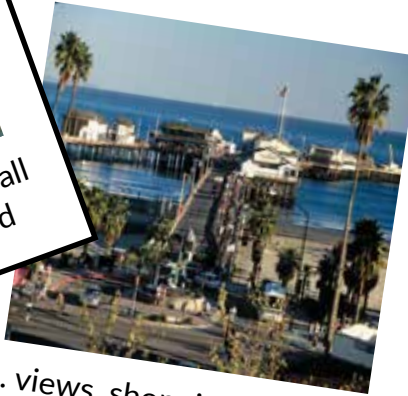
NEARBY ACTIVITIES

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103

Santa Barbara's waterfront areas offer so much near to 440 Por La Mar Drive. . .



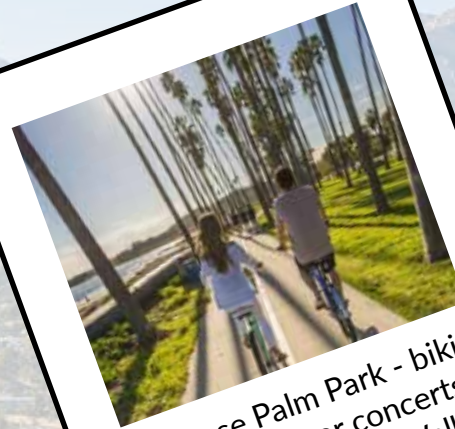
... hotels and restaurants all
along Cabrillo Boulevard



... views, shopping and dining
at nearby Stearns Wharf



... beach volleyball at the
famous East Beach courts,
training grounds for many
volleyball legends!



... Chase Palm Park - biking,
walking, outdoor concerts and
the weekly Art Walk



... wine tasting, boutiques,
galleries in the Funk Zone



... Cabrillo Pavilion and
Reunion Kitchen Restaurant
just a block away at East Beach

NEARBY ACTIVITIES

440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103



While always a jewel in Santa Barbara's waterfront, the East Beach area is in the homestretch of a multi-year restoration and re-imagining. The historic Cabrillo Pavilion 2 blocks from 440 Por La Mar Drive has been recently remodeled to cement its stature as a renowned event venue, perfect for attracting families and couples as guests who wish to stay for several days at a vacation rental nearby. A new beach restaurant called Reunion recently opened right on the sand of East Beach. The Santa Barbara Inn was completely re-built a few years ago in a gorgeous Spanish Colonial motif, to take its place alongside the East Beach major resorts of the Hilton Doubletree and Mar Monte, both also recently updated. And the crown jewel will be Santa Barbara's largest park project in decades, the \$32M complete re-build of Dwight Murphy Park, across from 440 Por La Mar Drive. The next owner will enjoy the benefits of a substantial civic and hospitality re-investment in the beautiful East Beach area.



Santa Barbara is a World-Class Coastal Vacation and Tourism Destination

\$2B+/-

ANNUALLY SPENT BY VISITORS
IN GREATER SANTA BARBARA

7M+/-

VISITORS ANNUALLY TO
SANTA BARBARA

5,000+/-

HOTEL ROOMS IN
SANTA BARBARA

400+/-

RESTAURANTS
IN SANTA BARBARA

A Renowned Boutique Coastal City

Santa Barbara, California with its moderate year-round climate and 330 annual days of sunshine on the Pacific Ocean, is one of the premier vacation and retirement destinations in the entire world, and offers its lucky residents a wealth of amenities, culture and recreation, diverse economic opportunities, and aesthetic beauty. Santa Barbara offers this package in a small size, with a population of ~95,000 in the city proper, and ~275,000 in the larger metropolitan area. The secluded and peaceful coastal location is isolated from the traffic and other issues in major cities, yet Santa Barbara is only 100 miles to the Los Angeles area and 300 miles to the San Francisco Bay Area, and is served by a national airport.

Beyond the \$2.2B annual tourism industry supporting dozens of boutique hotels and a couple of hundred restaurants, the Santa Barbara area is known for its world-class medical facilities including Cottage Hospital and Sansum Clinic, cutting-edge technology and software enterprises including Sonos and Pro-Core, and notable educational institutions including the University of California at Santa Barbara, Santa Barbara City College, and Westmont College. Annual festivals big and small happen nearly every week, and there are ample recreational opportunities by the waterfront and beaches, as well as in the Santa Ynez mountains right behind the city. There are 4 major performing arts theaters downtown, several celebrated museums, and a multitude of parks and specialty gardens. The city's energy is driven by an abundant spirit of hospitality, entrepreneurship, patronage of arts and culture, and love of life.

All these wonderful features of Santa Barbara provide bountiful employment opportunities and amenities for residents, and endless attractions for visitors, adding up to maximum demand for rare quality apartments for either long-term or short-term tenants, in premier locations such as 440 Por La Mar Drive.

ABOUT SANTA **BARBARA**

**440 POR LA MAR DRIVE
SANTA BARBARA, CA 93103**

"The American Riviera"



Beautiful Mediterranean Architecture



Downtown Life



3 Grand Performing Arts Theaters



Waterfront and Beaches



Mountain Recreation



Santa Barbara Harbor





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