

208

S. VOLUNTARIO ST

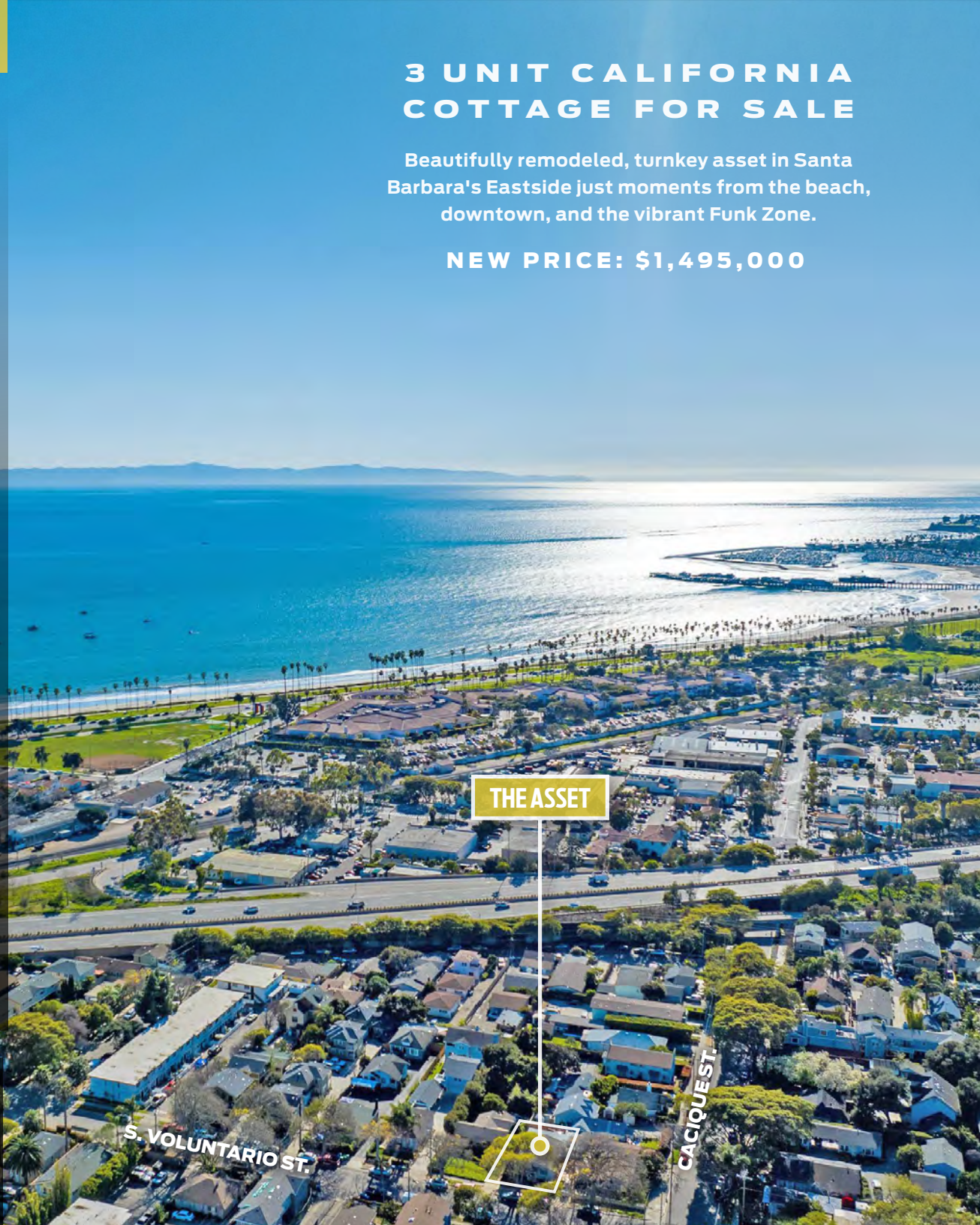
SANTA BARBARA
CA 93103



3 UNIT CALIFORNIA COTTAGE FOR SALE

Beautifully remodeled, turnkey asset in Santa
Barbara's Eastside just moments from the beach,
downtown, and the vibrant Funk Zone.

NEW PRICE: \$1,495,000





FOR SALE INQUIRIES

STEVE GOLIS

805.879.9606

sgolis@radiusgroup.com

CA Lic. 00772218

JACK GILBERT

805.728.5561

jgilbert@radiusgroup.com

CA Lic. 02197493

ANETA JENSEN

805.883.8599

ajensen@radiusgroup.com

CA Lic. 01994822

RADIUS COMMERCIAL REAL ESTATE

226 E DE LA GUERRA ST, SUITE 100

SANTA BARBARA CA 93101

805.965.5500 • RADIUSGROUP.COM

PRESENTED BY

STEVE GOLIS

805.879.9606

sgolis@radiusgroup.com

CA LIC. 00772218

JACK GILBERT

805.728.5561

jgilbert@radiusgroup.com

CA LIC. 02197493

ANETA JENSEN

805.883.8599

ajensen@radiusgroup.com

CA LIC. 01994822



208 S. VOLUNTARIO ST

SANTA BARBARA CA 93103

OFFERING SUMMARY

NEW PRICE

\$1,495,000

4.07% Current Cap Rate

Investment Highlights

Building Size

±1,760 SF Total

Units

3

Unit Mix

(1) 2BD/1BA, (1) 1BD/1BA*, (1) Studio*

Cap Rate

4.07% (Current)

GRM

14.32

Land Size

±3,920 SF

NOI

\$60,814

Parking

One (1) Surface + On-street

Year Built

1950; Remodeled in 2024

APN

017-252-008

**Current property zoning is for a single family residence.*

208 S. Voluntario is a quintessential California cottage offering a prime investment opportunity on Santa Barbara's desirable Eastside, just moments from the beach, Downtown, and the vibrant Funk Zone.

The property features three units with an ideal unit mix of (1) 2BD/1BA, (1) 1BD/1BA, and (1) studio—well suited for both investors and owner-users. Completely remodeled throughout, the units offer hardwood floors, custom built-ins, skylights, and all new appliances and fixtures. Each unit also includes its own private outdoor space.

The exterior has been freshly repainted and enhanced with new landscaping, creating strong curb appeal and a turnkey presentation.

Buyer to complete their own due diligence regarding permitting and Santa Barbara's rent control ordinance.

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

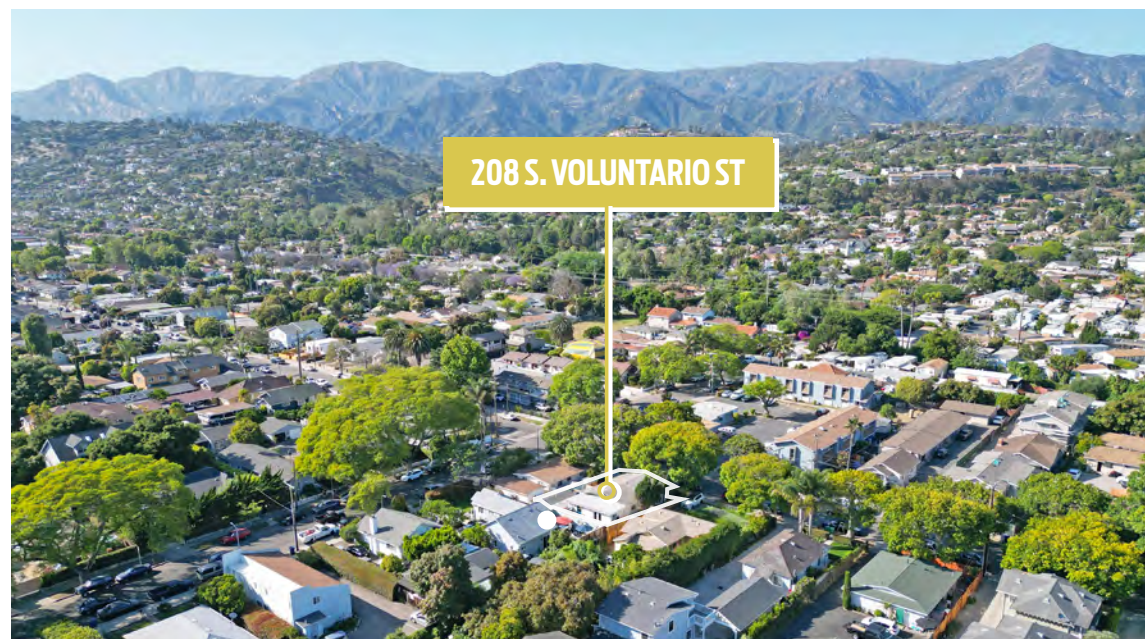
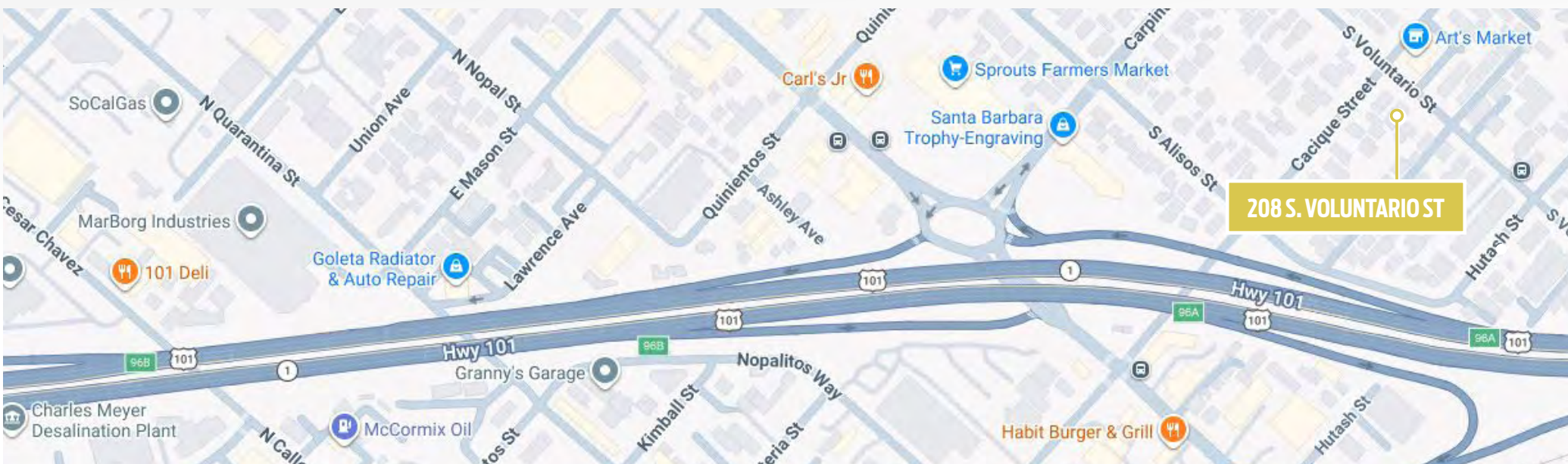
ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



208 S. VOLUNTARIO ST

SANTA BARBARA CA 93103

TURNKEY INVESTMENT OPPORTUNITY



PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



© 10/1/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

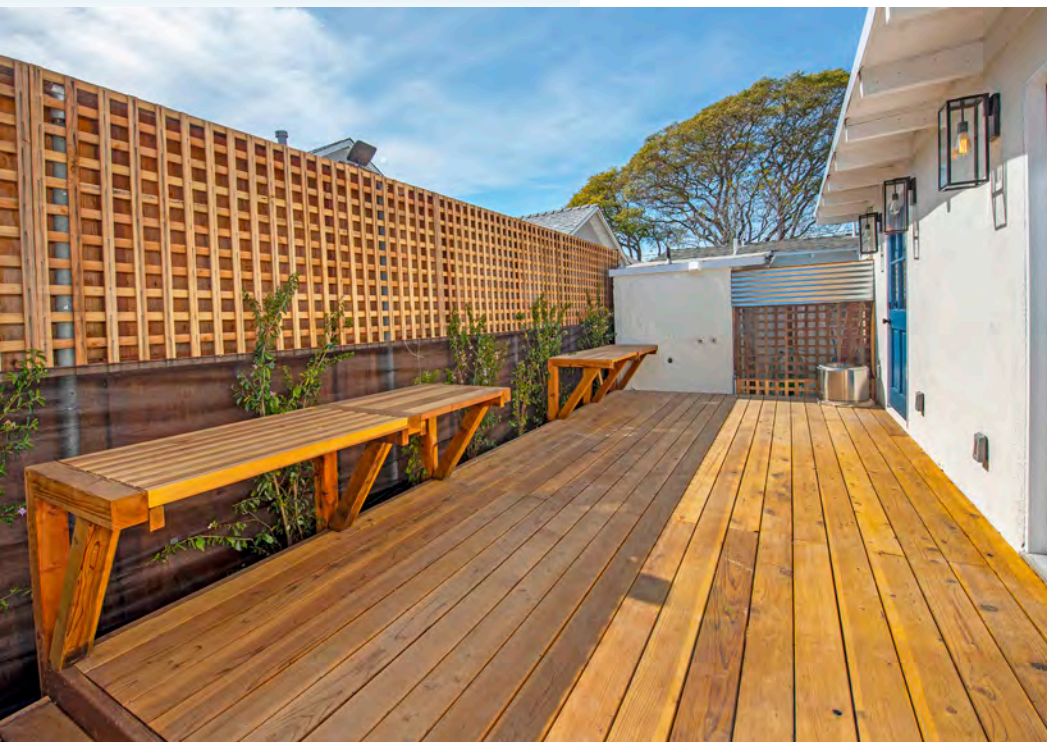
RADIUSGROUP.COM

Rental Data

Rental Income

Unit	Bed	Bath	Current
A	2.00	1.00	\$3,800
B*	1.00	1.00	\$2,700
C*	Studio	1.00	\$2,200
MONTHLY			\$8,700
<i>Effective Rent/Month</i>			<i>\$2,900</i>
ANNUAL INCOME			\$104,400

*Buyer to complete their own due diligence regarding permitting and Santa Barbara's rent control ordinance.



PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
 CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
 CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
 CA LIC. 01994822



Analysis

Summary

NEW PRICE **\$1,495,000**

Building Size	±1,760 SF
Units	3
Unit Mix	(1) 2BD/1BA, (1) 1BD/1BA*, (1) Studio*
Lot Size	±3,920 SF
APN	017-252-008
Price/Bldg SF	\$849
Price/Land SF	\$381
Price/Unit	\$498,333

*Current property zoning is for a single family residence.

Current

CAP RATE **4.07%**

GRM **14.32**

Annual Property Operating Data

		CURRENT EXPENSES	As % EGI
Taxes (Projected)			
Standard	\$15,758		15.5%
Supplemental Fixed Charges	\$47		0.0%
Utilities (Est.)			
Water/Trash	\$4,200		4.1%
Gas	\$900		0.9%
Electricity	\$6,000		5.9%
TOTAL Utilities	\$11,100		10.9%
Insurance	\$2,651		2.6%
Property Management	\$5,090		5.0%
Landscaping	\$1,980		1.9%
Repairs/Maintenance (\$750/Unit)	\$2,250		2.2%
Pest	\$600		0.6%
Reserves (\$250/Unit)	\$750		0.7%
General & Administrative	\$750		0.7%
TOTAL EXPENSES:	\$40,976		40.3%
Expenses/NRSF	\$23.28		
Expenses/Per Unit	\$13,658.58		
		CURRENT INCOME	As % GSR
Gross Scheduled Income (GSR)	\$104,400		100.0%
Potential Gross Income	\$104,400		
Vacancy Reserve	(\$2,610)		(2.5%)
Effective Gross Income (EGI)	\$101,790		
Operating Expenses	(\$40,976)		(39.2%)
NET OPERATING INCOME (NOI)	\$60,814		58.3%

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



COMPARABLE SALES

	PROPERTY ADDRESS	# UNITS	LIST PRICE	SALE PRICE	PPU	UNIT MIX	BLDG SF	PRICE/SF	GROSS RENTAL INCOME	GRM	SALE DATE
1	513 E. Pedregosa St	4	\$1,995,000	\$1,975,000	\$493,750	(1) 2BD/1.5BA, (1) 2BD/1BA, (1) 1BD/1BA, (1) Studio	3,779	\$522.63	Vacant	Vacant	9/18/2026
2	115 S. Soledad St	3	\$2,095,000	\$1,770,000	\$590,000	(1) 2BD/2BA, (1) 2BD/1BA, (1) 1BD/1BA	2,910	\$608.25	\$77,400	22.87	8/26/2026
3	2017 – 2019 Castillo St	3	\$2,100,000	\$2,175,000	\$725,000	(3) 2BD/1BA	3,047	\$713.82	\$145,080	14.99	4/15/2026
4	302 N. Soledad St	2	\$1,375,000	\$1,240,000	\$620,000	(1) 3BD/1.5BA, (1) Studio	1,740	\$712.64	\$81,600	15.20	12/2/2025
5	822 Orange Ave	3	\$1,499,000	\$1,465,000	\$488,333	(3) 1BD/1BA	1,690	\$866.86	\$102,000	14.36	9/11/2025
6	2012 Bath St	3	\$1,600,000	\$1,433,688	\$477,896	(2) 1BD/1BA, (1) Studio + (3) Storage	1,738	\$824.91	\$94,097	15.24	10/18/2024
7	1322 E. Yanonali St	2	\$1,425,000	\$1,377,500	\$688,750	(1) 2BD/2BA, (1) 1BD/1BA	1,578	\$872.94	\$84,000	16.40	9/20/2024
8	SUBJECT PROPERTY 208 S. Voluntario St	3	\$1,495,000	—	\$498,333	(1) 2BD/1BA, (1) 1BD/1BA*, (1) Studio*	±1,760	\$849.43	\$104,400	14.32	—

	PROPERTY ADDRESS	# UNITS	LIST PRICE	SALE PRICE	PPU	UNIT MIX	BLDG SF	PRICE/SF	GROSS RENTAL INCOME	GRM	SALE DATE
9	1828–1830 Loma St	3	\$1,995,000	—	\$665,000	(1) 2BD/2BA, (2) 2BD/1BA	2,873	\$694.40	—	—	PENDING
10	308 W. De La Guerra St	4	\$1,995,000	—	\$498,750	(4) 1BD/1BA	2,012	\$991.55	\$117,600	16.96	PENDING
11	133–135 Juana Maria Ave	2	\$1,385,000	—	\$692,500	(2) 2BD/1BA	—	—	\$100,200	13.82	PENDING
12	622–624 W. Valerio St	2	\$1,489,500	—	\$744,750	(2) 2BD/1BA	1,670	\$891.92	—	—	ACTIVE
13	420 S. Canada St	3	\$1,535,000	—	\$511,667	(1) 2BD/1BA, (2) 1BD/1BA	—	—	\$98,448	15.59	ACTIVE
14	102 S. Voluntario St	4	\$2,700,000	—	\$675,000	(2) 2BD/1BA, (2) 1BD/1BA	—	—	Vacant	Vacant	ACTIVE

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

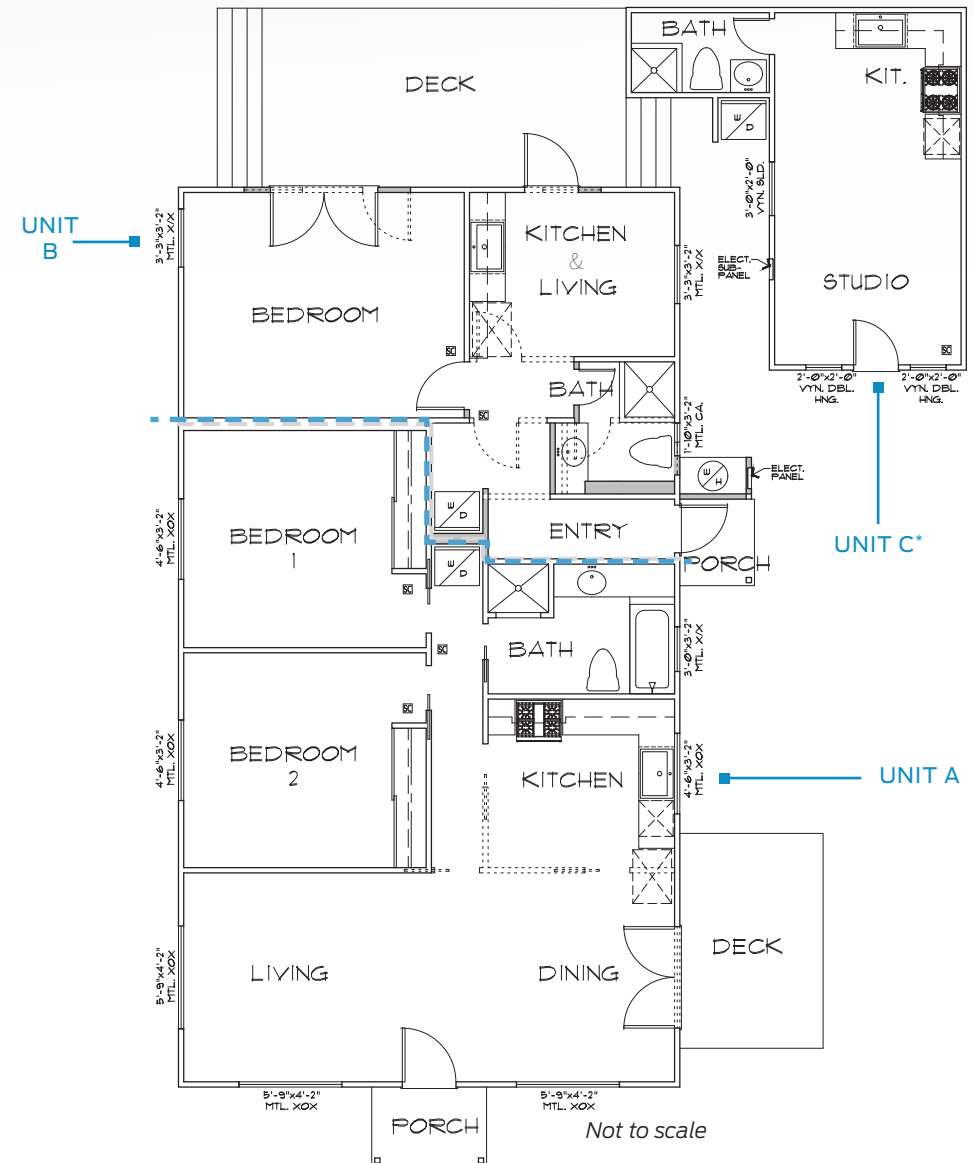
ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



208 S. VOLUNTARIO ST
SANTA BARBARA CA 93103

TURNKEY INVESTMENT OPPORTUNITY

Floor Plan



*Current property zoning is for a single family residence.

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822





UNIT A • ±1,000 SF • 2-BEDROOM, 1-BATH



PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



© 10/1/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RADIUSGROUP.COM



UNIT B • ±450 SF • 1-BEDROOM, 1-BATH



PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



© 10/1/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

[RADIUSGROUP.COM](https://radiusgroup.com)



UNIT C • ±310 SF • STUDIO



PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



© 10/1/26 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RADIUSGROUP.COM

SELECT NEARBY AMENITIES & POINTS OF INTEREST

208 S. VOLUNTARIO ST

Outstanding Location in Close Proximity to Numerous Amenities

US 101 FWY
0.4 miles

EAST BEACH
0.7 miles

SPROUTS MARKET
0.5 miles

STEARNS WHARF
1.5 miles
SB ZOO
0.9 miles

SB HIGH SCHOOL
1.5 miles

500 BLOCK STATE ST.
1.6 miles

- 1 Sprout's Farmers Market & RiteAid
- 2 Trader Joe's & PetSmart
- 3 Habit Burger / East Beach Tacos
- 4 East Beach
- 5 Santa Barbara Zoo
- 6 SB Municipal Tennis Courts
- 7 Stearns Wharf
- 8 Santa Barbara Harbor & Marina
- 9 West Beach

- 10 Hilton SB Beachfront Resort
- 11 Santa Barbara City College
- 12 CVS Pharmacy
- 13 Santa Barbara Jr High School
- 14 Cabrillo Park
- 15 Dwight Murphy Field
- 16 Paseo Nuevo Mall
- 17 Santa Barbara High School
- 18 Rusty's Pizza Parlor

- 19 Franklin Elementary School
- 20 Eastside Neighborhood Park
- 21 State Street Promenade
- 22 Santa Barbara Courthouse
- 23 Buena Onda Restaurant
- 24 Los Agaves Mexican Restaurant
- 25 Carr Winery
- 26 Third Window Brewing
- 27 Ortega Park

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822



SANTA BARBARA THE AMERICAN RIVIERA

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America's most desirable destinations in which to live and travel.



Located on a pristine coastline approximately 332 miles south of San Francisco and 92 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 87,000, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city's charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries and numerous Zagat-rated restaurants. Pristine, sunny beaches, an expansive harbor and countless attractions including the Santa Barbara Zoo, Santa Barbara Mission, Arlington Theatre, Stearns Wharf, Santa Barbara Museum of Art and Santa Barbara Museum of Natural History all add to the area's appeal. And with nearly 200+ vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.



**“The 12 Best Cities
for a Weekend Getaway”**

U.S. News & World Report



**“30 Best Small Cities
in America”**

Condé Nast Traveler's Readers' Choice Awards

PRESENTED BY

STEVE GOLIS
805.879.9606
sgolis@radiusgroup.com
CA LIC. 00772218

JACK GILBERT
805.728.5561
jgilbert@radiusgroup.com
CA LIC. 02197493

ANETA JENSEN
805.883.8599
ajensen@radiusgroup.com
CA LIC. 01994822

