

5940 MATTHEWS STREET

GOLETA
CALIFORNIA
93117

LEASED INDUSTRIAL
BUILDING FOR SALE

±5,000 SF heavy Industrial building
with 3 large bay doors
& gated parking

Offered at

\$ 2,450,000

ANGEL'S
AUTO + REPAIR



PRESENTED BY

BRAD FROHLING
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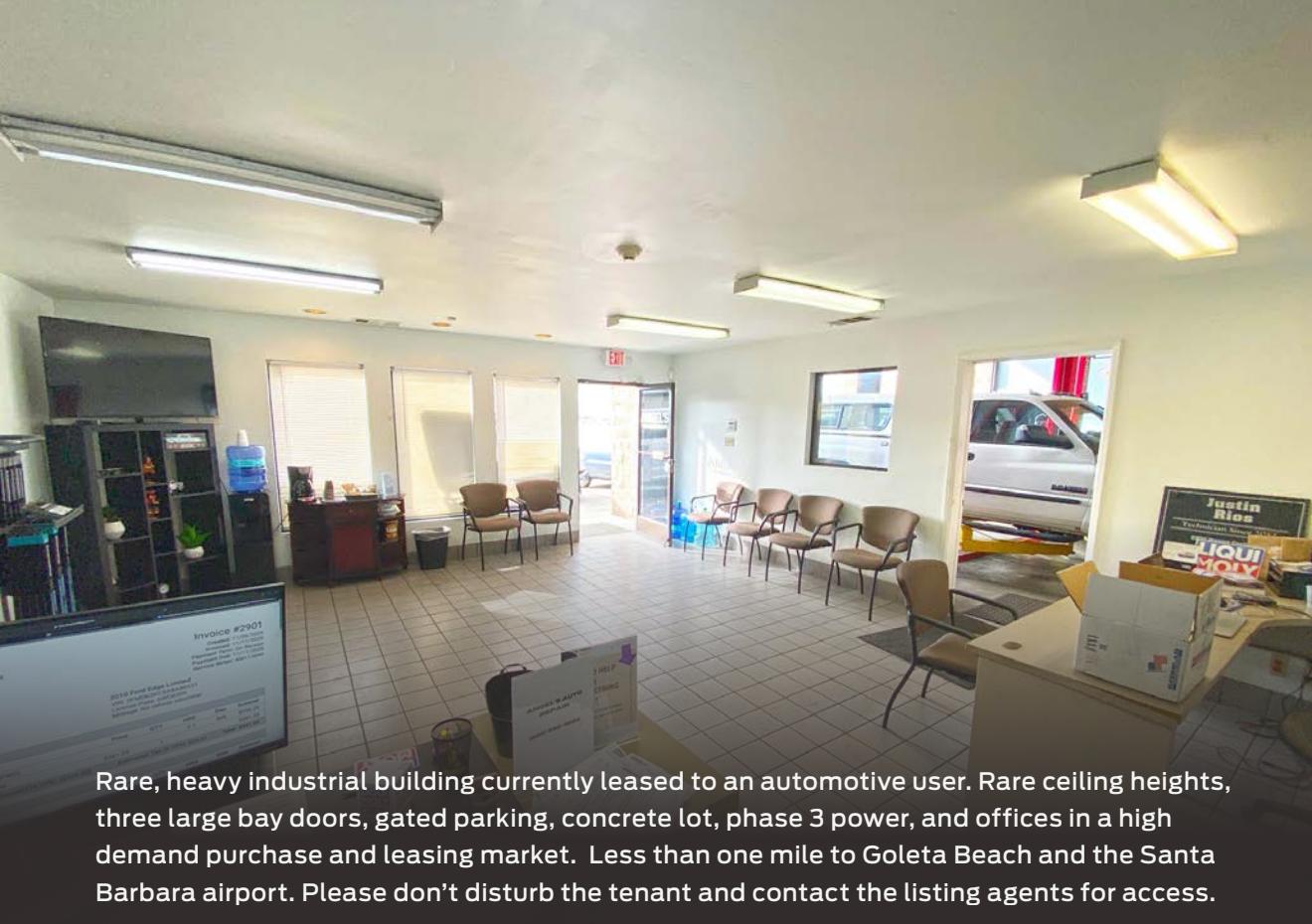
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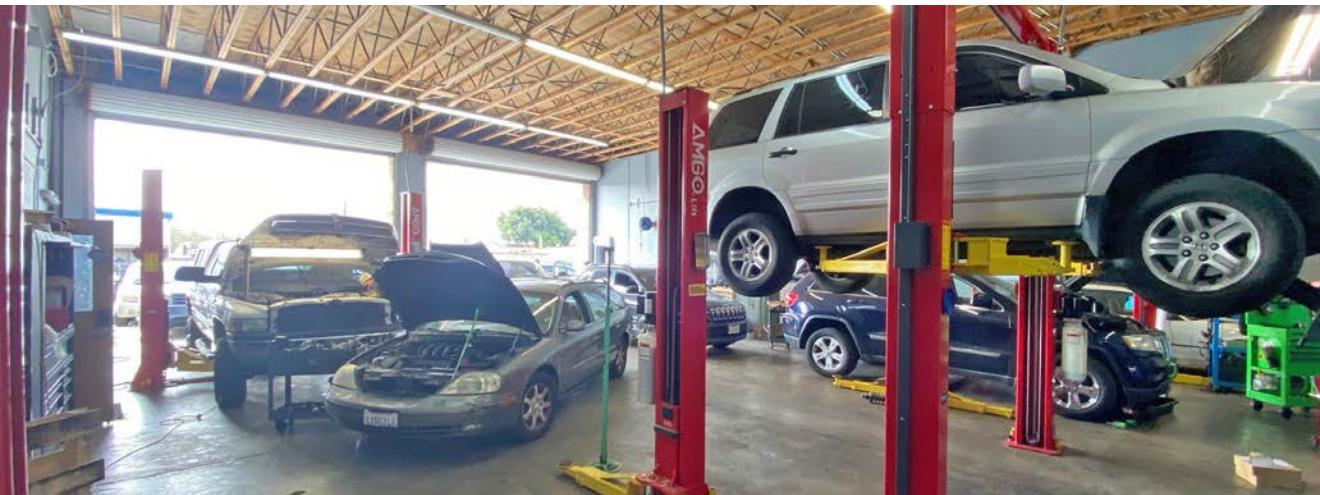
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 RADIUS®
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Rare, heavy industrial building currently leased to an automotive user. Rare ceiling heights, three large bay doors, gated parking, concrete lot, phase 3 power, and offices in a high demand purchase and leasing market. Less than one mile to Goleta Beach and the Santa Barbara airport. Please don't disturb the tenant and contact the listing agents for access.



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STREET

GOLETA
CALIFORNIA
93101

OFFERING SPECIFICS

Size

±5,000 SF Freestanding Industrial Building

Offered at

\$2,450,000

Lot Size

±8,276 SF

Cap Rate

4.89% On Existing NOI of \$120,000
5.63% December 2026

Tenant

Angel's Auto Repair

Lease Type

Triple Net

Lease Expiration

January 1, 2030

Options

Rent Increases to \$136,000 a year 12/1/26;
No Options

Restrooms

2 (One With Shower)

Zoning

General Industrial

APN

071-152-008



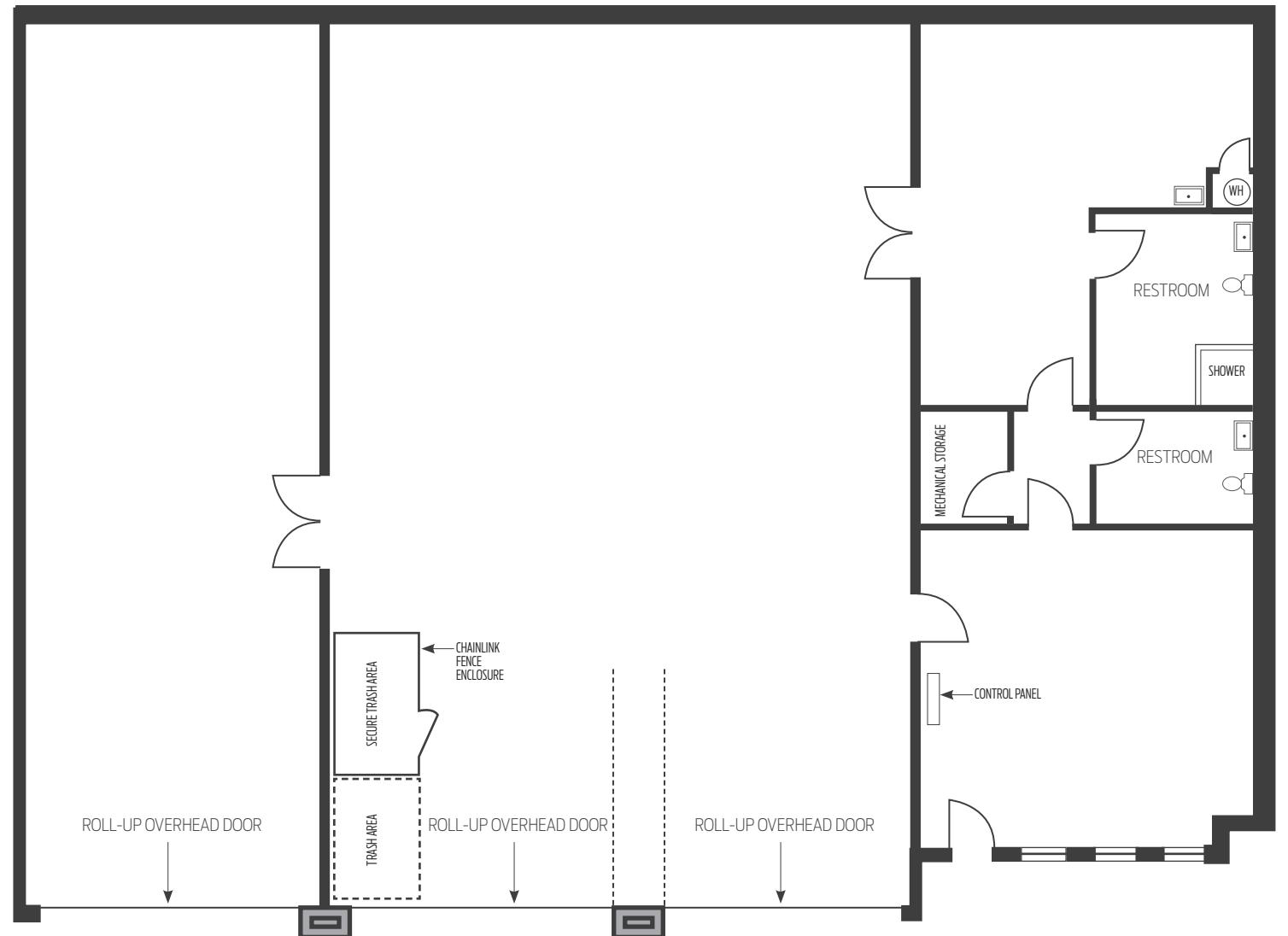
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FLOOR PLAN



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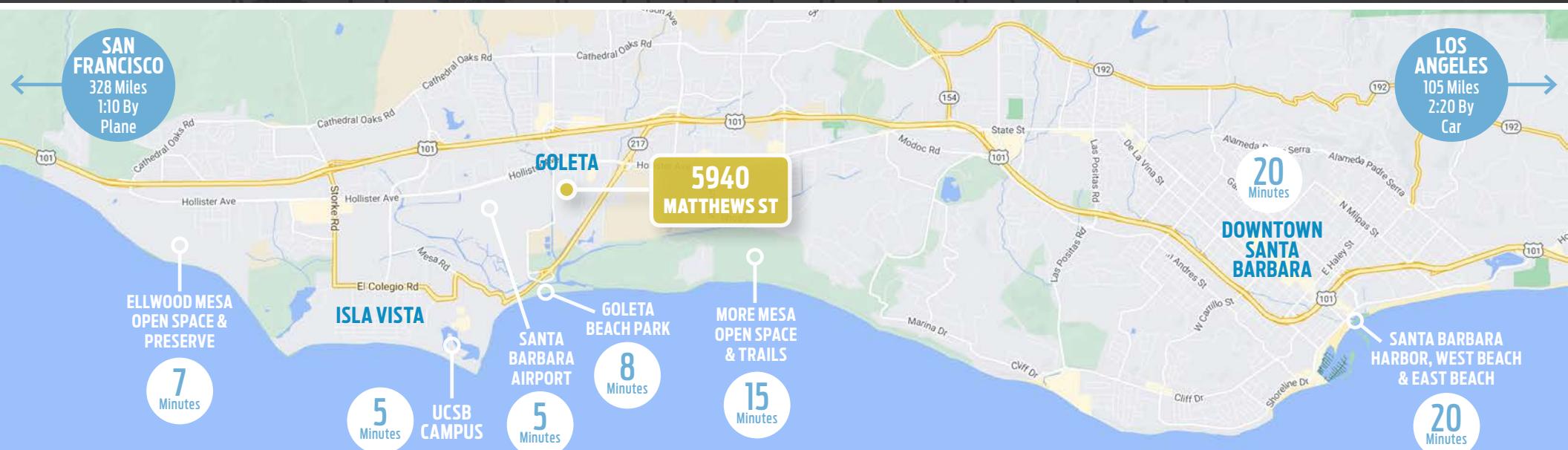
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LEASE/INCOME SUMMARY

- NOI: \$138,000
- Tenant: Angel's Auto Repair
- Term: Expires 1/1/2030
- Cap Rate: 5.21%



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Select Nearby Amenities & Businesses



GOLETA #2 CALIFORNIA STARTUP CITY OUTSIDE BAY AREA

A recent study by MIT scientists ranked Goleta #2 for cities outside the Bay Area and significantly higher in entrepreneurial quality, well above the 95th percentile—on par with cities like Cupertino and Santa Clara, and far higher than all the cities in the LA Basin.

Goleta has a long history of business with a high-tech focus, growing its reputation over the past decade as one of the best places for entrepreneurs and small businesses. Burgeoning start-ups and more established companies have called Goleta home and honed in on the area due in particular to its high quality of living and world-class educational institutions, including the acclaimed University of California, Santa Barbara with its world-renowned engineering program.

The City's fast growing technology base is populated by firms in the high-tech, defense, and medical product industries. Major tech companies who have established a strong presence in the area include [Google](#), [Microsoft](#), [Raytheon](#), [Sonos](#), [Yardi](#), [AppFolio](#), [Lockheed Martin](#), [Northrop Grumman](#), [Flir](#), [Ergomotion](#), and many more.

With the presence of UC Santa Barbara and proliferation of top tech companies, the South Coast region of Goleta, Santa Barbara and Carpinteria continues to attract talented professionals and industry leaders to the region.

#5 Forbes

UCSB ranked #5 among all public colleges by *Forbes Magazine* (2023)



UCSB

University of California, Santa Barbara

The acclaimed University of California, Santa Barbara is the City of Goleta's largest employer and boasts a sprawling campus situated along the pristine California coastline about 100 miles northwest of Los Angeles. *Forbes Magazine* ranks UCSB #5 among all public colleges in its 2023 "America's Top Colleges" guide, while *Newsweek* has named UCSB one of the country's "hottest colleges" twice in the past decade. The university offers over 200 majors, degrees and credentials and remains one of the toughest 4-year institutions to get into with a stringent 26% acceptance rate versus the 68% national acceptance rate. UCSB boasts 6 Nobel Laureates, with three from the university's esteemed engineering program, which has been ranked among the top two public universities in the world for engineering and computer science research for the past 13 years (2011-2023).



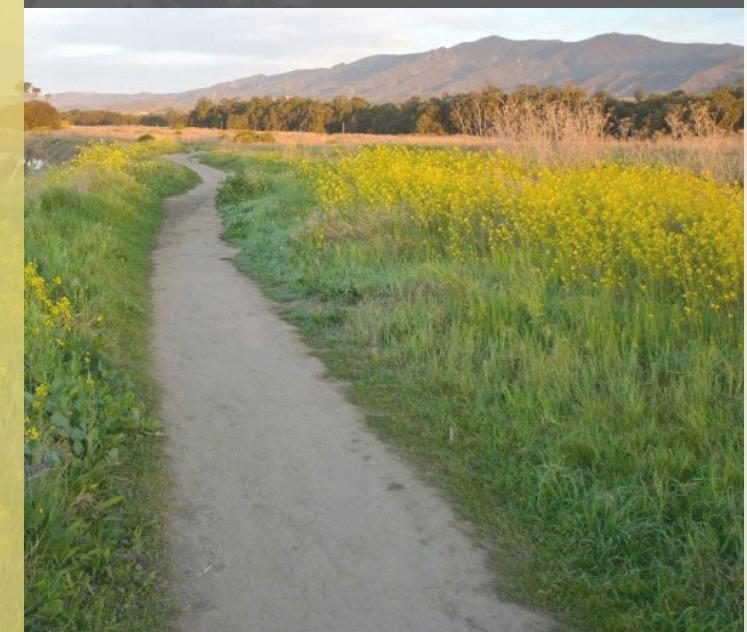
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“THE GOOD LAND”

The city of Goleta rests a few minutes north of Santa Barbara in the South Coast region of Santa Barbara County, roughly 330 miles south of San Francisco and 90 miles north of Los Angeles. Goleta and the Gaviota Coast to the north make up 12 picturesque miles of the Santa Barbara coastline. In fact the area is known as The Good Land for its sprawling ranches, fertile farms, lemon orchards and sustainable gardens that supply local restaurants and farmers markets year round. From the Goleta pier to Point Arguello, the area is a recreational paradise. Whether fishing off the pier, hiking the bluffs, surfing Campus Point or getting up close and personal with wildlife while kayaking in the Goleta Slough, there is something for everyone.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Goleta and Santa Barbara are regularly selected among the best places to live and work by numerous sources including livability.com, [Money Magazine](http://MoneyMagazine.com) and [Sunset Magazine](http://SunsetMagazine.com).

THE MARKET



Ellwood Mesa Sperling Preserve & Santa Barbara Shores Park

This 230-acre preserve is the largest publicly-owned coastal open space on Santa Barbara County's South Coast. Popular with runners, surfers, bikers and equestrians, the Ellwood Mesa Coastal Trail meanders through natural habitats and provides beach access via the Ellwood Mesa bluffs. The Monarch Butterfly Grove lies just north and spans 78 acres of eucalyptus groves giving safe shelter to the butterflies who bear its name from late autumn through winter.