

COASTAL CALIFORNIA
CAMPUS
ON THE BLUFFS



6267 &
6307-B

CARPINTERIA AVE
CARPINTERIA CA 93013

FLEXIBLE SUBLEASE OPTIONS
FROM 2,642 SF – 79,448 SF
TECH & TRADITIONAL OFFICE

One of the premiere office campus
settings on the West Coast

Just South of Santa Barbara with
easy commuter access to Ventura
& Los Angeles County via the US
101 Freeway

PRESENTED BY

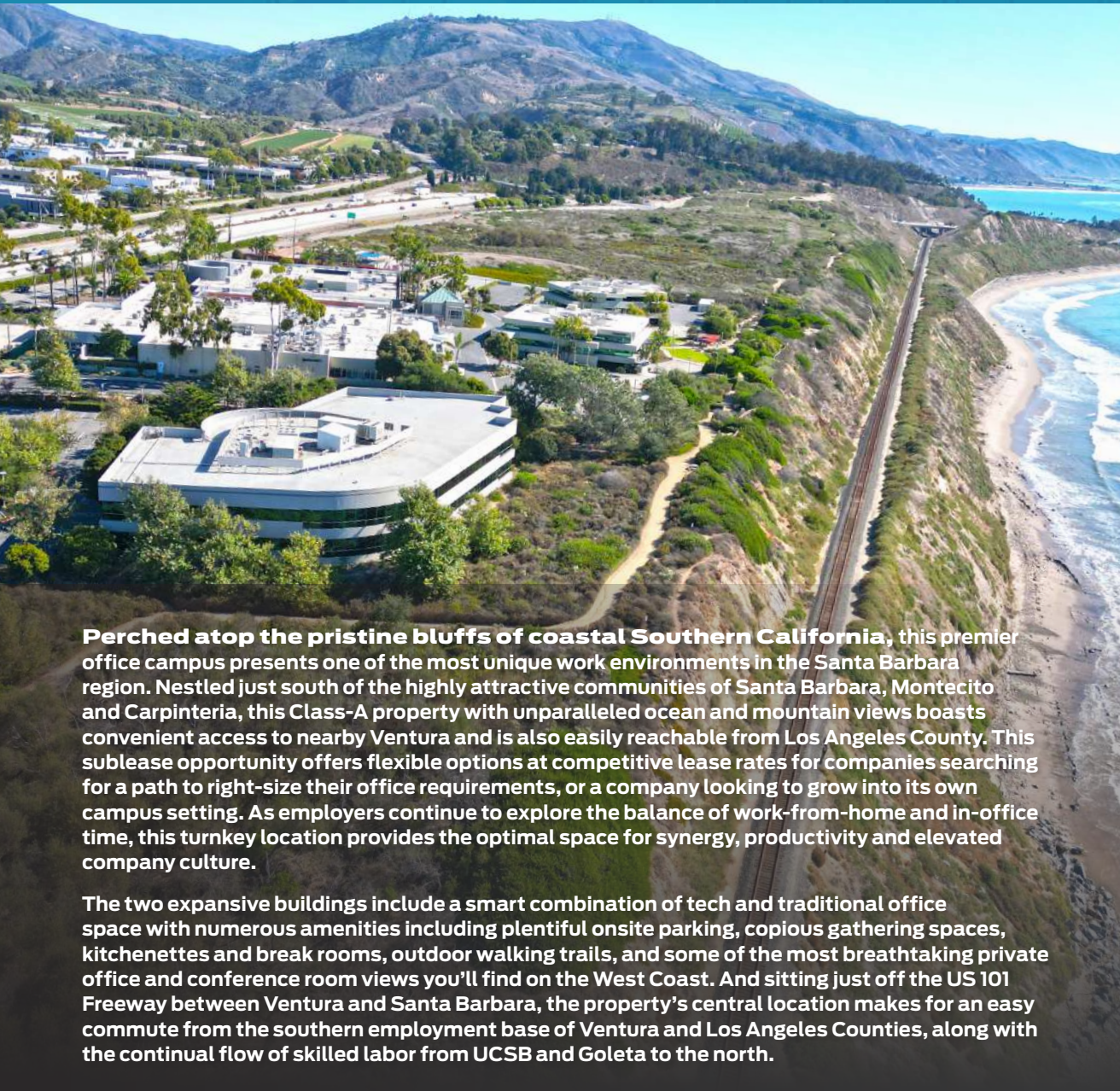


JUSTIN DIEM
Senior Associate
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176

IN PARTNERSHIP WITH



RICH BRANNING
Executive Managing Director
650.208.7728
rich.branning@jll.com
CA LIC. 01031353



Perched atop the pristine bluffs of coastal Southern California, this premier office campus presents one of the most unique work environments in the Santa Barbara region. Nestled just south of the highly attractive communities of Santa Barbara, Montecito and Carpinteria, this Class-A property with unparalleled ocean and mountain views boasts convenient access to nearby Ventura and is also easily reachable from Los Angeles County. This sublease opportunity offers flexible options at competitive lease rates for companies searching for a path to right-size their office requirements, or a company looking to grow into its own campus setting. As employers continue to explore the balance of work-from-home and in-office time, this turnkey location provides the optimal space for synergy, productivity and elevated company culture.

The two expansive buildings include a smart combination of tech and traditional office space with numerous amenities including plentiful onsite parking, copious gathering spaces, kitchenettes and break rooms, outdoor walking trails, and some of the most breathtaking private office and conference room views you'll find on the West Coast. And sitting just off the US 101 Freeway between Ventura and Santa Barbara, the property's central location makes for an easy commute from the southern employment base of Ventura and Los Angeles Counties, along with the continual flow of skilled labor from UCSB and Goleta to the north.

PROPERTY SPECIFICS

BUILDING SIZE

6307-B Carpinteria Ave.

±5,000 – ±28,493 SF

6267 Carpinteria Ave.

±2,642 – ±50,955 SF

LEASE RATES

6307-B Carpinteria Ave: \$1.25/SF NNN (\$0.59)

6267 Carpinteria Ave: \$1.25/SF NNN (\$0.94)

TERM

Through March 31, 2027

OPTIONS

Extension & Expansion Potential

RESTROOMS

Private & Common

HVAC

Yes

ELEVATORS

Yes

PARKING

6307-B Carpinteria Ave: 2.5/1,000

6267 Carpinteria Ave: 2.7/1,000

ZONING

M-RP

SELECT AMENITIES

Outdoor Seating Areas

Blufftop Trails (2.5 mi roundtrip to the beach)

Kitchenettes

Potential Shared Monument Signage

Catering Partnerships For Employee Meals

Existing Office Furniture

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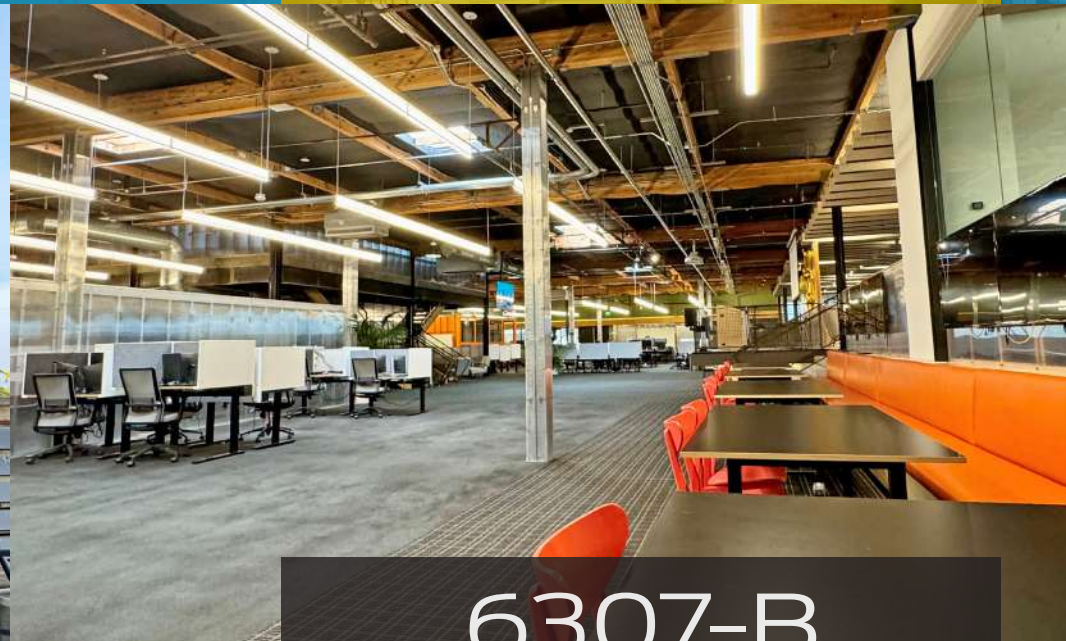
6307-B
CARPINTERIA AVENUE



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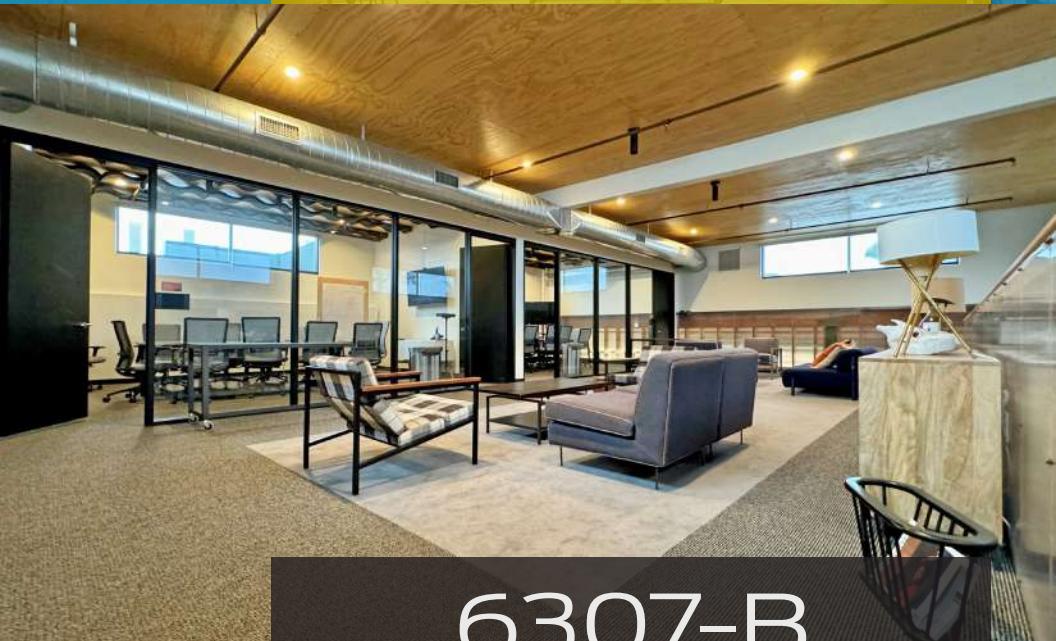


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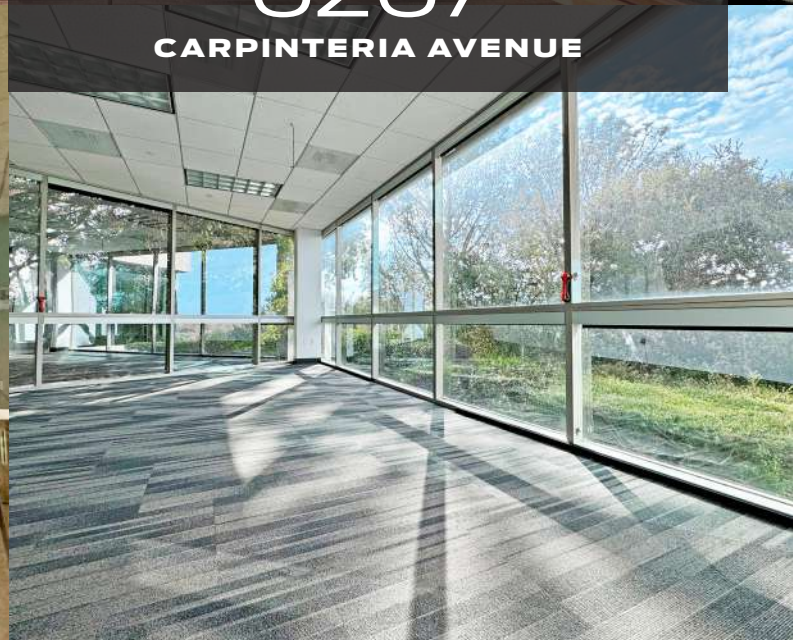
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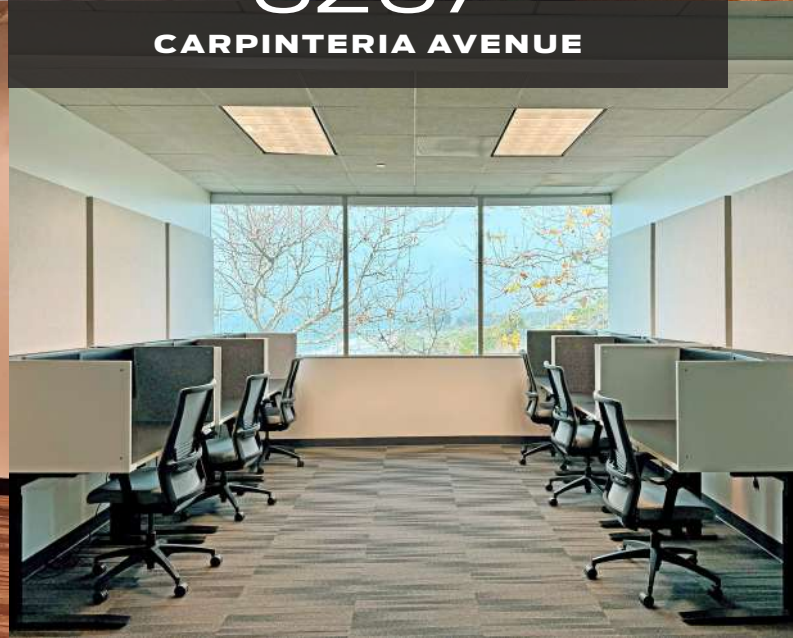


6267
CARPINTERIA AVENUE





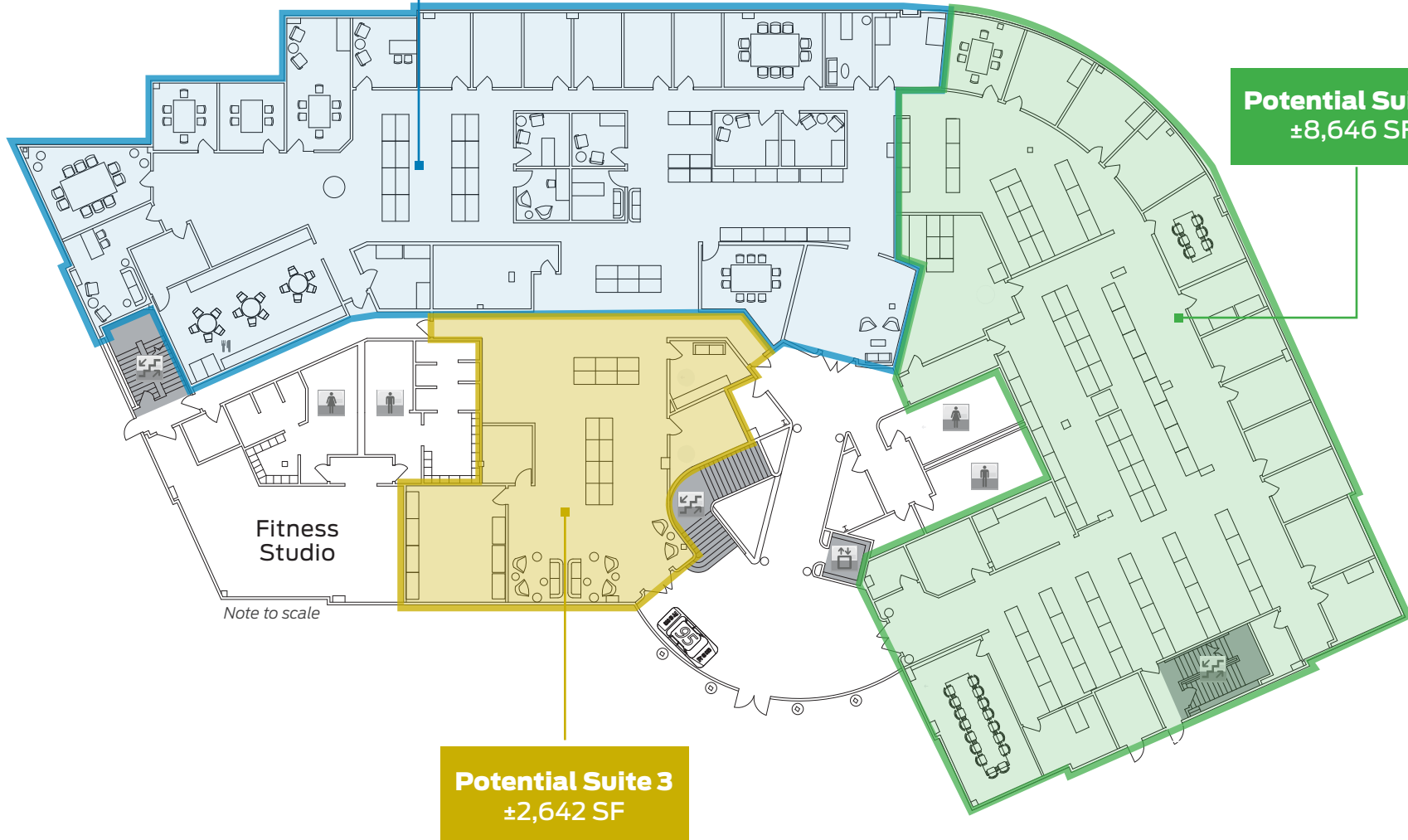
6267
CARPINTERIA AVENUE



Potential Suite 1
±8,695 SF

6267
CARPINTERIA AVENUE
1st Floor Options

Potential Suite 2
±8,646 SF



Potential Suite 3
±2,642 SF

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Potential Suite 1
±13,000 SF

6267
CARPINTERIA AVENUE
2nd Floor Options

Potential Suite 2
±7,518 SF



Note to scale

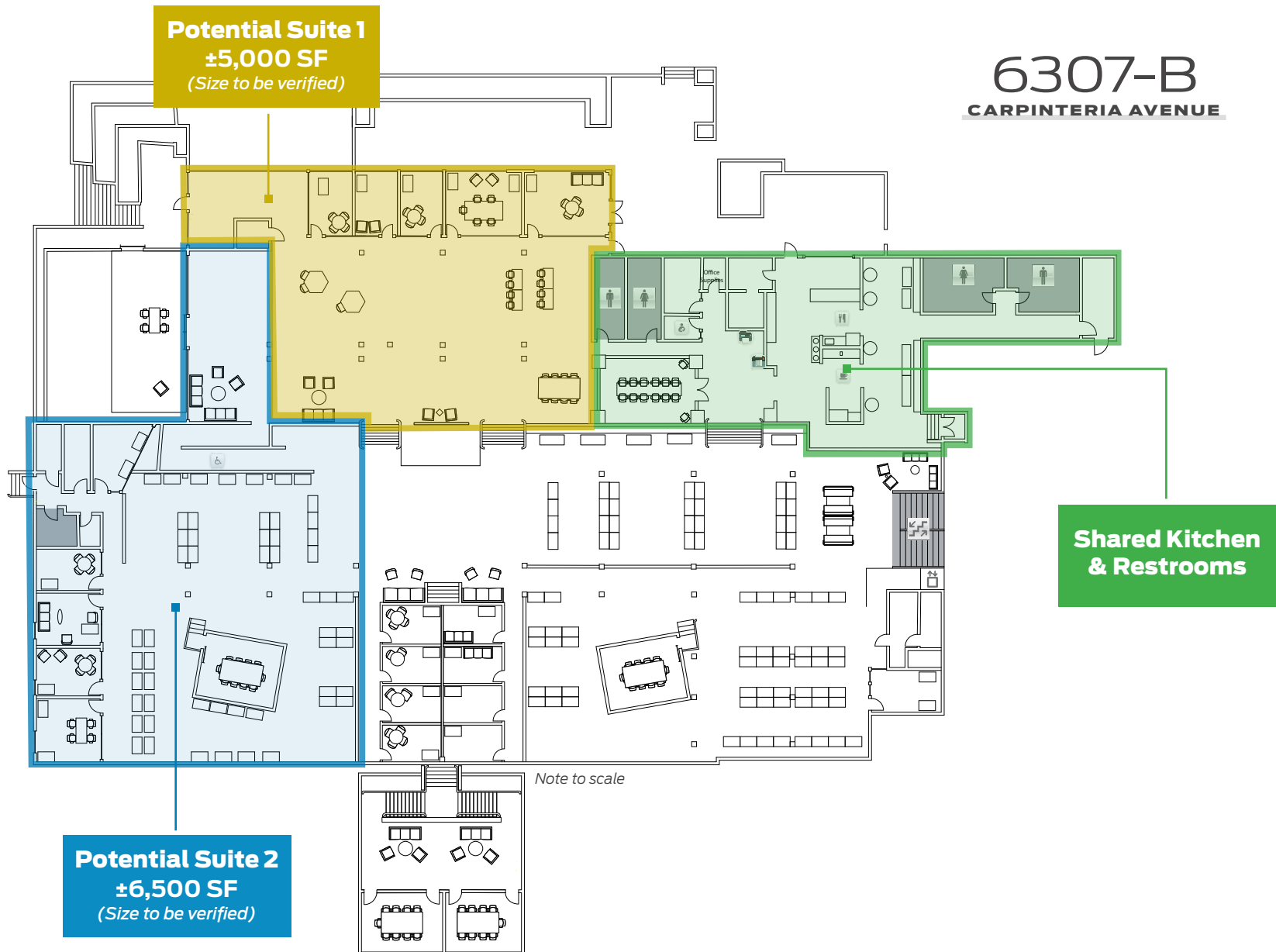
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NOTABLE ACCOMODATIONS

The South Coast is home to some of the most prestigious hotels and resorts in the world catering to a wide variety of corporate retreats & events.

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SOUTH COAST HIGHER EDUCATION & POPULATION

Centrally located relative to an employment base of 11.11 million residents, more than 70,582 university students.

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University Enrollment

UC Santa Barbara	23,460*
Pepperdine University	3,662
Cal State Channel Islands	5,643
Cal State University Northridge	31,957
Cal Lutheran University	3,410
Pacifica Graduate Institute	908
Westmont College	1,293
Anitoch University	249

(1) Ranked #12 Top Public University by US News



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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



PROCORE



DACInternational



Dako

GIGAVAC



6307-B
CARPINTERIA AVE

6267
CARPINTERIA AVE

US 101 FREEWAY

VENTURA / LOS ANGELES

SANTA BARBARA

Central Location, Sunshine & Good Company

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIPIORT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

High atop lush bluffs overlooking the sparkling Pacific Ocean and the majestic Santa Ynez Mountains, **6267 & 6307-B Carpinteria Ave.** sit adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Dako Corporation, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the South and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.



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