

6398 Cindy Lane
Carpinteria

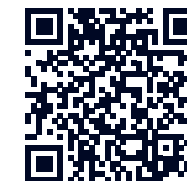
EXCEPTIONAL INVESTMENT
PROPERTY IN THE HEART
OF **CARPINTERIA**

PRESENTED BY





Investment opportunity
offering exceptional value
below construction costs
in prime Carpinteria.



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explore listing.

Michael H. Hernandez
Real Investments
M 805.985.1000
michael@realinvestments.com
DRE# 00317670

Peter H. Hernandez
Douglas Elliman of California
M 310.990.5905
peter.hernandez@elliman.com
DRE# 00411943

Adam McKaig
Douglas Elliman of California
M 805.452.6884
adam.mckaig@elliman.com
DRE# 01237501

Steven Canchola
Real Investments / Commercial Real Estate
M 805.258.2078
steven@realinvestments.com
DRE# 01901722



The Offering

Discover an incredible investment opportunity in the heart of Carpinteria, strategically located along the bustling 101 corridor, perfectly situated between Santa Barbara and Ventura. This well-maintained property boasts a total of approximately 19,063 square feet, offered at a competitive price of \$5,950,000, which equates to only \$312 per square foot—a remarkable value below current construction costs.



“With its prime location, strong lease structure, and exceptional amenities, this Carpinteria property is poised to attract a wide range of inquiries. Whether you’re looking for an owner-user space or a solid investment with long-term potential, this offering is not to be missed.”



Investment Details

VERSATILE DUPLEX SETUP

This property consists of two separate units, allowing for flexible use as a duplex or as singular spaces. This adaptability makes it perfect for owner-users or investors alike.

ELEVATOR ACCESS

The inclusion of an elevator enhances accessibility for all tenants and visitors, increasing the property's appeal and functionality.

STRONG LEASE IN PLACE

Enjoy peace of mind with a solid lease agreement in effect until 2028. The current tenant may be open to renegotiation or a buyout providing potential for immediate cash flow or future flexibility.

EXCEPTIONAL LOCATION

The property is nestled in prime Carpinteria, offering captivating ocean, coastline, and mountain views, making it an attractive choice for both business and leisure.

AMPLE PARKING

With 57 parking stalls, this property ensures convenience for tenants and clients, enhancing its usability for various business operations.





Investment Details

SPACIOUS LAYOUT

The property features a fabulous floor plan, including a huge kitchen and dining area, ideal for hosting gatherings or accommodating large teams.

BEAUTIFUL LANDSCAPING

The exterior is complemented by well-maintained landscaping, providing a welcoming environment for tenants and visitors alike.

WAREHOUSE CONVERSION POTENTIAL

The lower-level floor can be converted to its' original warehouse space for added-value and use for light assembly operation/manufacturing. Lease requires Tenant to perform the conversion at Tenant's expense.

UNIQUE AMENITIES

For automotive enthusiasts, this property includes an expansive, versatile space perfect for showcasing a car collection or as a personal retreat.

ASSET VALUE

This property not only serves as an excellent operating space but also represents a great asset for depreciation benefits, making it a smart investment for savvy buyers.



Rent Roll

TENANT	LEASED SF	LEASE START	LEASE END	CURRENT BASE RATE PER FT.	MONTHLY BASE RATE
Floor 1 <i>Agilent Technologies, Inc.</i>	Approx. 10,167	Oct 24, 2018	Oct 31, 2028	Approx. \$1.83 (BASE PSF) Approx. \$0.40 (CAM PSF)	Approx. \$18,607 (BASE/MO) Approx. \$4,066 (CAM/MO) <i>(CAM Prorated at Approx. 53.33%)</i>
Floor 2	Approx. 8,896	Vacant	Vacant	Approx. \$1.75 (BASE PSF) Approx. \$0.71 (CAM PSF) <i>(Projected)</i>	Approx. \$15,560 (BASE/MO) Approx. \$6,316 (CAM/MO) <i>(Projected)</i>



Floor Plans

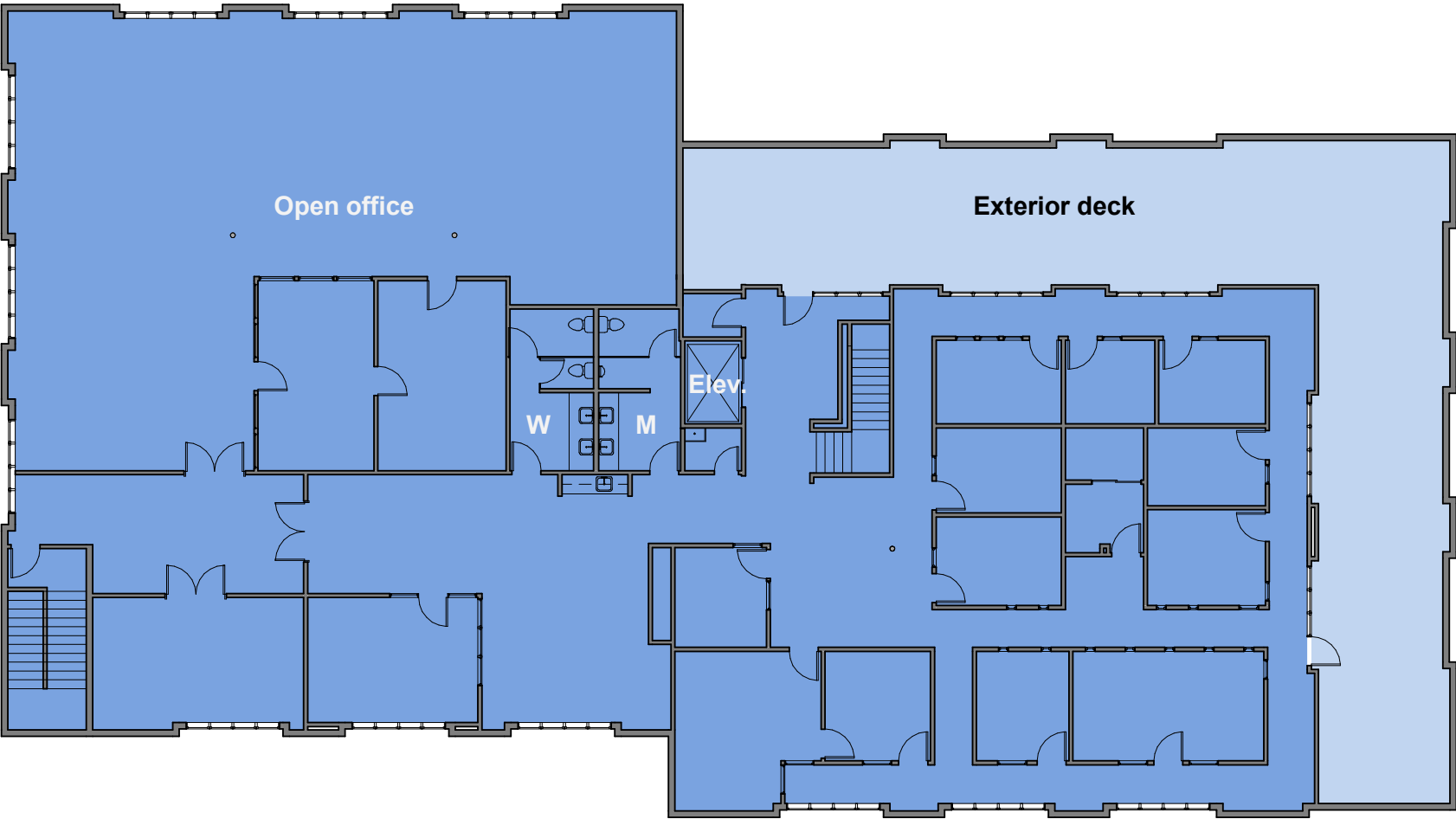


FIRST FLOOR





Floor Plans



SECOND FLOOR

Area Overview

The Carpinteria Business Park at 6398 Cindy Lane embodies the town's unique blend of coastal charm and professional enterprise, offering a scenic yet functional workspace. Located near the Pacific Ocean, this approx. 19,063-square-foot building provides breathtaking ocean and mountain views, creating an inspiring environment for businesses. The property features ample on-site parking with approx. 57 spaces, ensuring convenience for employees and visitors. The surrounding area offers a vibrant mix of dining options, retail shops, and recreational facilities, fostering an excellent work-life balance. Carpinteria's commitment to sustainability is evident in its pedestrian-friendly streets and extensive bike lanes, encouraging eco-friendly commuting. Additionally, the building is easily accessible via major highways and public transportation, making it an ideal location for businesses seeking both professional efficiency and a relaxed coastal atmosphere.



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Michael H. Hernandez & Associates

 **Douglas Elliman**
Commercial