

OFFICE/R&D/LAB SPACE IN THE TECH CORRIDOR

LAB SPACE AVAILABLE

CONTACT

FRANCOIS DEJOHN
805-898-4365
fran@hayescommercial.com
CA DRE LIC 01144570

CAITLIN HENSEL
805-898-4374
caitlin@hayescommercial.com
CA DRE LIC 01893341



TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA

SUITES 240 & 260

5,267 SF

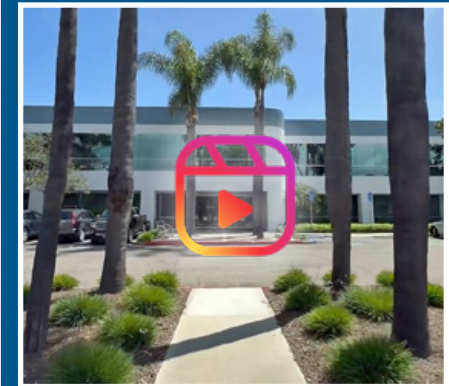
THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

TECH PARK @ CREMONA

120 CREMONA DRIVE - OVERVIEW

Suites	Suites 240 & 260
Size	5,267 RSF (potentially divisible)
Rate	\$2.25 NNN
Available	6/1/26
Zoning	BP
Year Built	1988
Parking	3.0/1,000
HVAC	Yes, throughout
Ceiling Height	9' - 10'
Restrooms	Common sets on each floor
Sprinklers	Yes



Click or scan for a
VIDEO TOUR



TECH PARK @ CREMONA SUMMARY

120 Cremona Drive is one of three buildings in Tech Park @ Cremona, one of the elite business campuses in the booming coastal Santa Barbara tech and engineering market. This recently remodeled Class A building provides a high-identity location, strong parking ratio, and campus gym at 125 Cremona Drive.

Suites 240 & 260 offer two lab spaces with static-control flooring, private offices, conference room, bullpen area, and spacious break room.

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



PROPERTY HIGHLIGHTS

- Best-in-class project, consisting of 3 office/R&D buildings over 11 acres in the Goleta tech corridor.
- Easy access to freeway, UCSB, and Santa Barbara Airport.
- Attractive for Creative Office, Traditional Office, Research and Development, or Lab.
- Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.



THE LOCATION

Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet. The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techtopia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, industrial, bioscience lab or research & development uses ("Flex Buildings"). Goleta offers quality housing, sought-after beach location, and an excellent lifestyle, coupled with great weather year-round. Flex Buildings have been desirable for many years and are attracting increased demand for the long term due to their various uses. Majestic currently owns 17 Flex Buildings in Goleta.



TECH PARK @ CREMONA



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



AMENITIES MAP

SANTA BARBARA

154

101

217

GOLETA

GOLETA BEACH

sba Santa Barbara AIRPORT

UCSB

ISLA VISTA



Logos for various businesses in the Goleta area:

- COSTCO WHOLESALE
- THE HOME DEPOT
- BEST BUY
- Starbucks
- Albertsons
- ROSS DRESS FOR LESS
- chili's
- HomeGoods
- planet fitness
- BevMo!
- AT&T
- McDonald's
- The Natural Cafe
- jane
- Metropolitan
- UnionBank
- Staples

Logos for various businesses in the Goleta area:

- RITE AID
- Miner's Hardware
- Michaels
- Sprouts
- Starbucks

Logos for various businesses in the Goleta area:

- TRADER JOE'S
- Walgreens
- AC4
- CVS
- SUBWAY
- RUSTY'S PIZZA PARLOR
- Albertsons
- Bank of America

Logos for various businesses in the Goleta area:

- crushcakes
- SOUTH COAST DELI
- UNITED STATES POSTAL SERVICE

Logos for various businesses in the Goleta area:

- VONS
- PAVER'S DOGS
- Cody's Cafe
- CVS
- RUSTY'S PIZZA PARLOR

Logos for various businesses in the Goleta area:

- Ralphs
- LASSENS
- SUBWAY

Logos for various businesses in the Goleta area:

- TACO BELL
- GOODLAND KITCHEN
- McDonald's
- OLD TOWN COFFEE
- CrossFit
- the Habit BURGER GRILL
- THREE PIONEERS
- Wendy's
- Hampton by Hilton

Logos for various businesses in the Goleta area:

- Residence Inn

Logos for various businesses in the Goleta area:

- Target
- Saigon Vietnamese Restaurant
- CHOPSTICK
- SUBWAY
- Jack in the Box

Logos for various businesses in the Goleta area:

- COURTYARD

Logos for various businesses in the Goleta area:

- Hilton Garden Inn



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WHERE IDEAS TAKE FLIGHT.

THERE ARE NO
LIMITS TO WHAT WE
AS A TEAM CAN
ACCOMPLISH
TOGETHER.

- VINCE LOMBARDI

TECH PARK @ CREMONA

120 CREMONA DR | GOLETA, CA



MAJESTIC
INVESTMENTS | MANAGEMENT | DEVELOPMENT

info@majesticllc.com

The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

1/26/26