

Colliers

6144 Calle Real

GOLETA, CA 93117

—
FOR LEASE
±14,167 SF
OFFICE
SPACE

RARE SIGNAGE
OPPORTUNITY
WITH 101 FREEWAY
EXPOSURE



±14,167 SF Office Space for Lease

Modern, move-in ready office suites available in a well-maintained two-story building featuring a bright and inviting central atrium. Amenities include elevator access, updated restrooms, and abundant above-standard parking. Ideally situated in a central Goleta location with excellent connectivity to Hwy 101, Hwy 217, UCSB, and the Santa Barbara Airport.



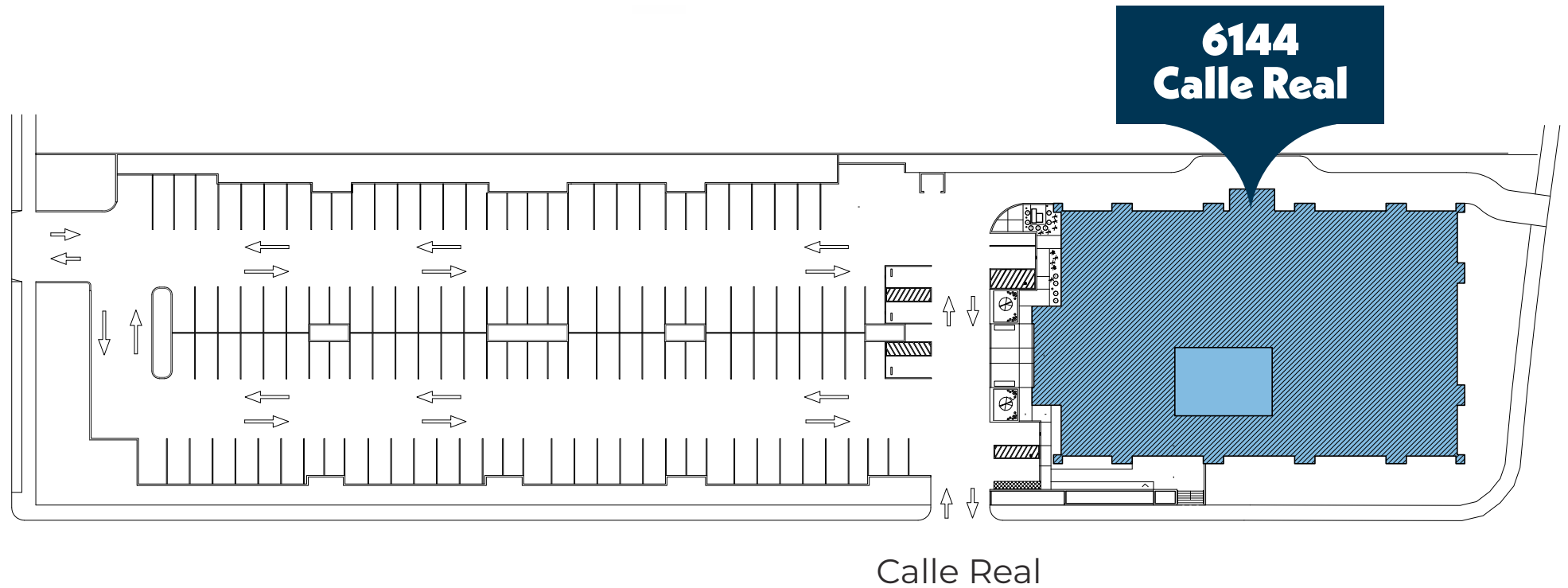


| | |
|----------------|--|
| Type | Office |
| Sizes | ±14,167 SF (Suite 200: ±10,726 SF & Suite 201: ±3,441 SF) |
| Date Available | December 1, 2025 |
| Rate | \$1.75/SF NNN (\$0.95) |
| Floor | 2nd |
| Restrooms | Shared with Suite 201 |
| Parking | 66 reserved parking spaced during business hours of 8:00 A.M. to 6:00 P.M. After 6:00 P.M. Lessee shall have use of 31 reserved spaces and 35 shared unreserved vehicle parking spaces |
| HVAC | Yes |
| Elevators | Yes |
| Details | Recently renovated private offices, bullpen area, copy room, private conference rooms, kitchenette |

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.

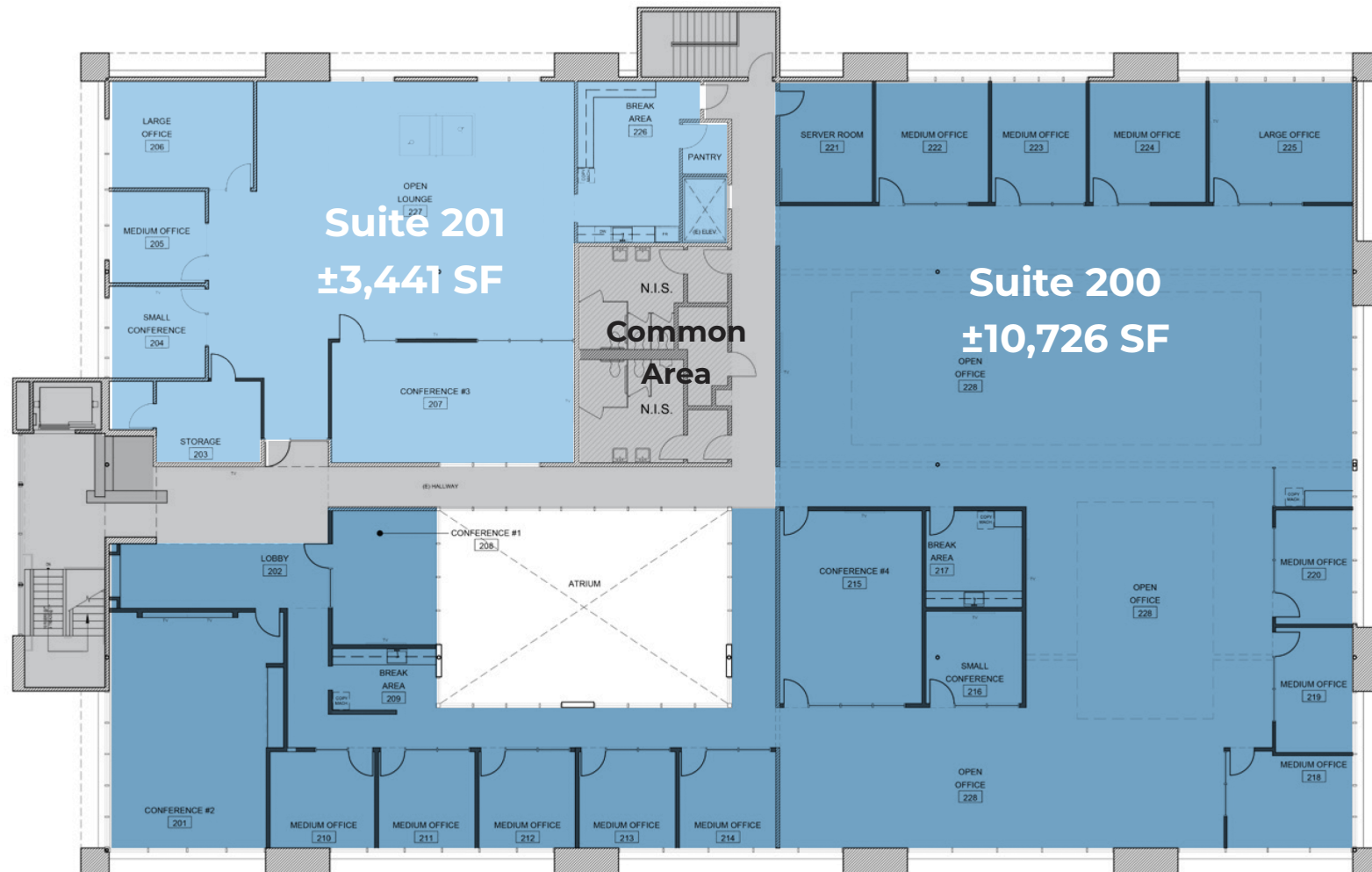


Site Plan

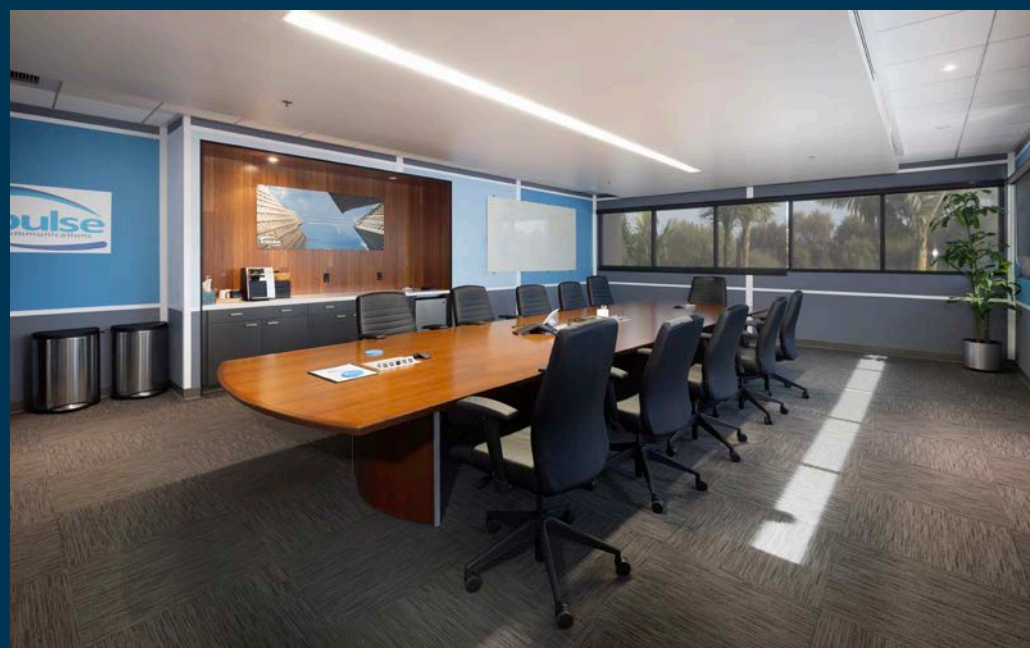
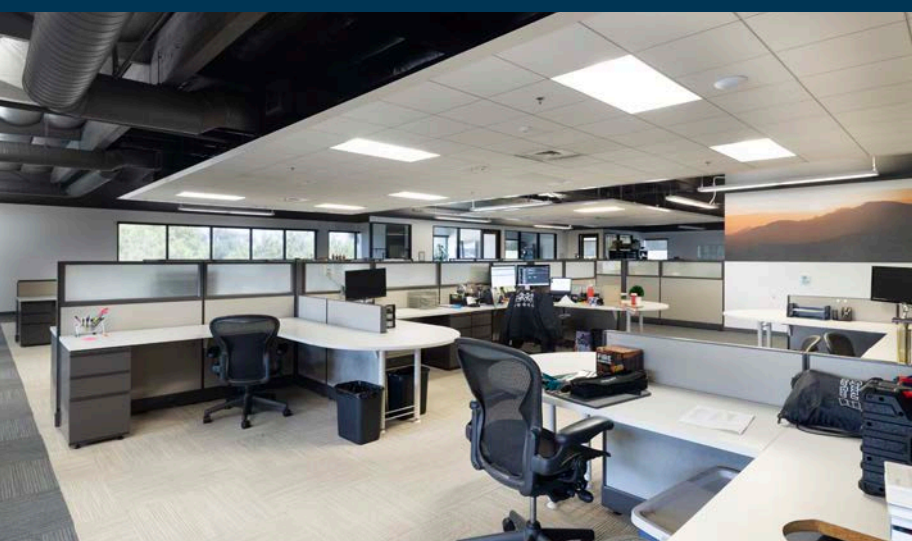
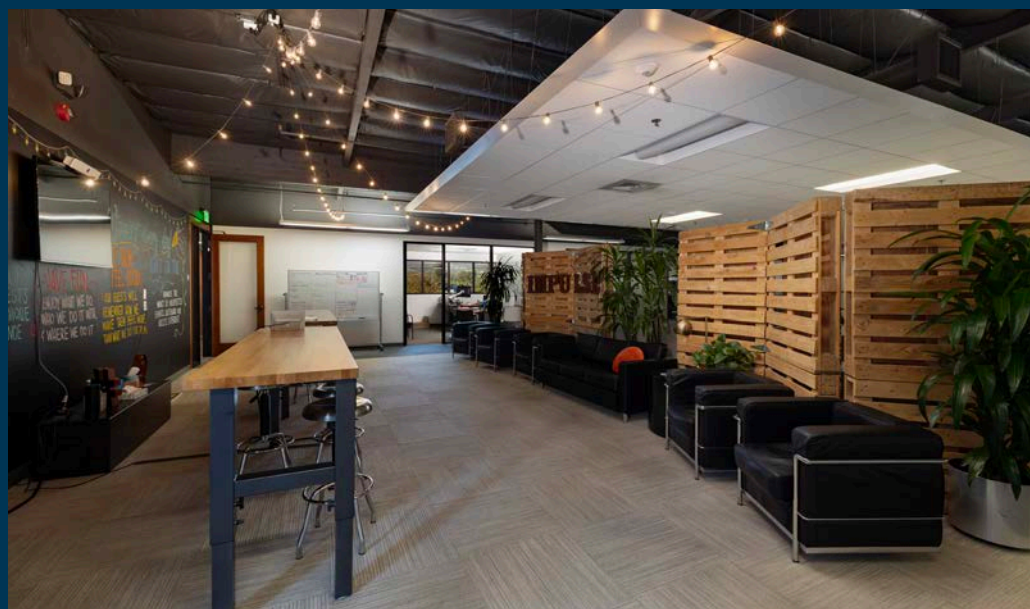
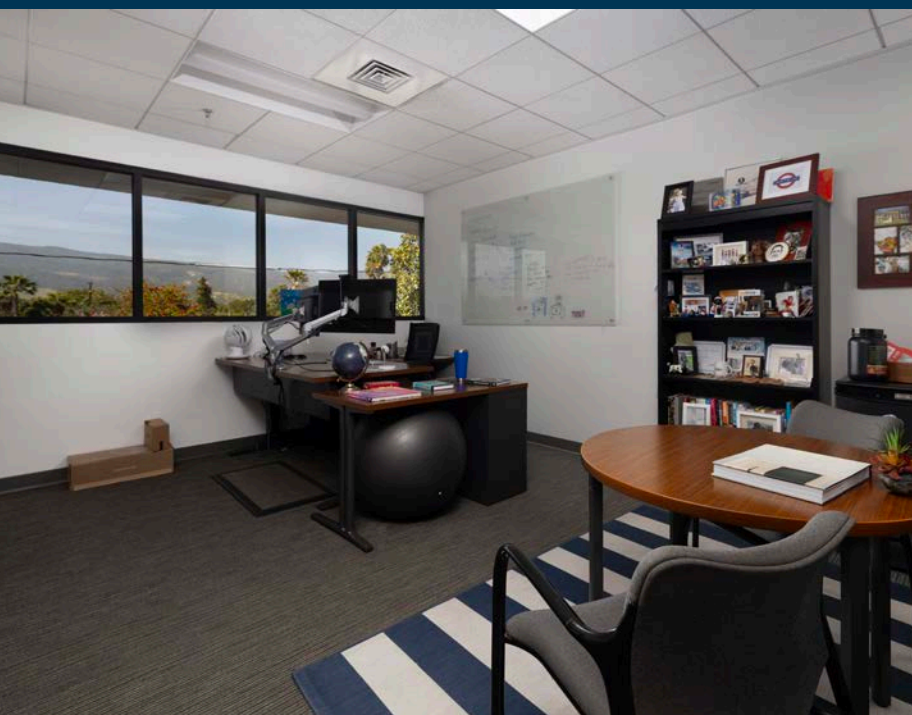


Floor Plan

Second Floor - Total Contiguous - $\pm 14,167$ SF







Location Map

Calle Real Shopping Center

TRADER JOE'S



Old Town Goleta

Twin Lakes Golf Course

**6144
Calle Real**

Fairview Shopping Center



101

Goleta Tech Corridor

UCSB CAMPUS

GOLETA BEACH PARK

Cabrillo Business Park
DECKERS
— BRANDS —

Storke Plaza
TELEDYNE TECHNOLOGIES
SONOS
LOCKHEED MARTIN

Marriott **seek**
thermal

Old Town Goleta
McDonald's **Habit Burger & Grill**
TECOLOTE RESEARCH **YARDI** **IntriPlex**
NORTHROP GRUMMAN **TREK BICYCLE STORE**

Patterson Center
Cottage
Goleta Valley Cottage Hospital
SOUTH COAST DELI

ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

HOLLISTER VILLAGE RESIDENTIAL DEVELOPMENT

GLEN ANNIE GOLF CLUB

Raytheon Vision Systems
Raytheon Technologies **OpenLight** **Toyon**

GOLETA'S TECH CORRIDOR

Tech Park Cremona
aptitude **APEEL SCIENCES™**

Santa Barbara Airport

S Fairview Ave

217

101

Hollister Ave

S Patterson Ave

6144 Calle Real

Magnolia Center
F45 TRAINING **SHALHOOB MEAT CO.**
Ralphs **LASSENS**
NATURAL FOODS & VITAMINS

InTouch Health
Smart & Final **Michaels** **ACE Hardware**

Camino Real Marketplace
BevMo! **COSTCO WHOLESALE** **FINNEY'S**
BEST BUY **Natural Cafe** **Albertsons**
Los Agaves RESTAURANT **F45 TRAINING** **THE HOME DEPOT**
STAPLES **Smart & Final**

SOUTH COAST TECH CORRIDOR
ACE Hardware **TRADER JOE'S**
SPROUTS FARMERS MARKET **Michaels**
CVS **Cottage Urgent Care** **Starbucks** **Albertsons**
Orangetheory FITNESS



Goleta

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 and Sunset Magazine.



The More Mesa Loop Trail

More Mesa offers more: defacto nature preserve, network of walkinghiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairspathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.



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