

64883 CALLE REAL

SUITES A, B & C - GOLETA CA 93117

FOR LEASE AT
\$1.75/SF NNN

■
±3,654SF Versatile
Lab/Office/Industrial Space
w/ 3 Roll-up Doors

■
Close to US 101 Fwy,
UCSB Campus &
Santa Barbara Airport

MIKE CHENOWETH
805.879.9608
mchenoweth@radiusgroup.com
CA LIC. 01213196



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Space has historically been used as a pathology lab and is well appointed for that use. Equipped with Diode water system and hood. Consists of 5 private offices and bullpen area. There is a private restroom and kitchenette area. In the rear portion of the space there are three roll-up doors and storage area. Close to Goleta's high-tech corridor with easy access to the US 101 Fwy, UCSB and shopping. Contact Listing Agent for details and to schedule a showing.

Offering Specifics

Lease Rate	\$1.75/SF NNN (\$0.57)
Size	Approx. 3,654 SF
Tenant Expenses	Utilities, Janitorial, Insurance
Deposit	Equal to one month's rent
Term	3-5 Years
Date Available	March 1, 2024
CPI	CPI, min. of 3%
Zoning	OI (Office & Institutional)
Parking	2.8/1,000
HVAC	Yes
Restrooms	Yes
Roll-up Door	Three (3)
Sprinklers	Yes
CSO	3%

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.

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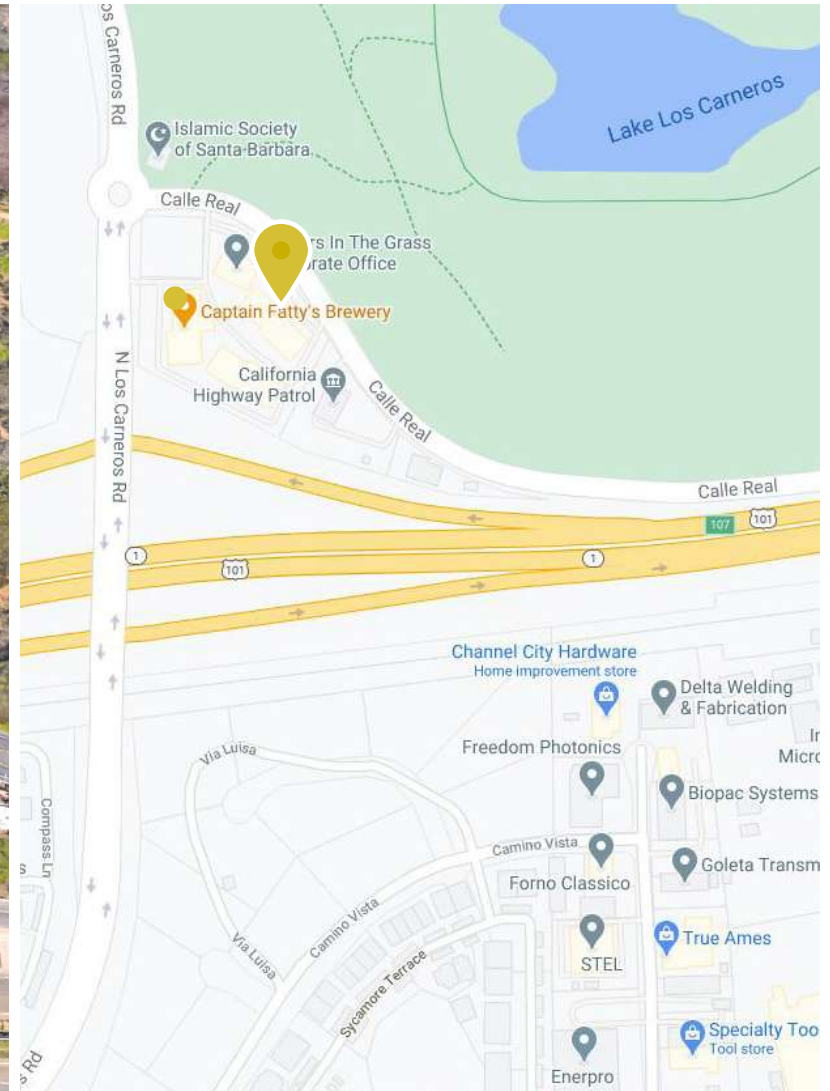


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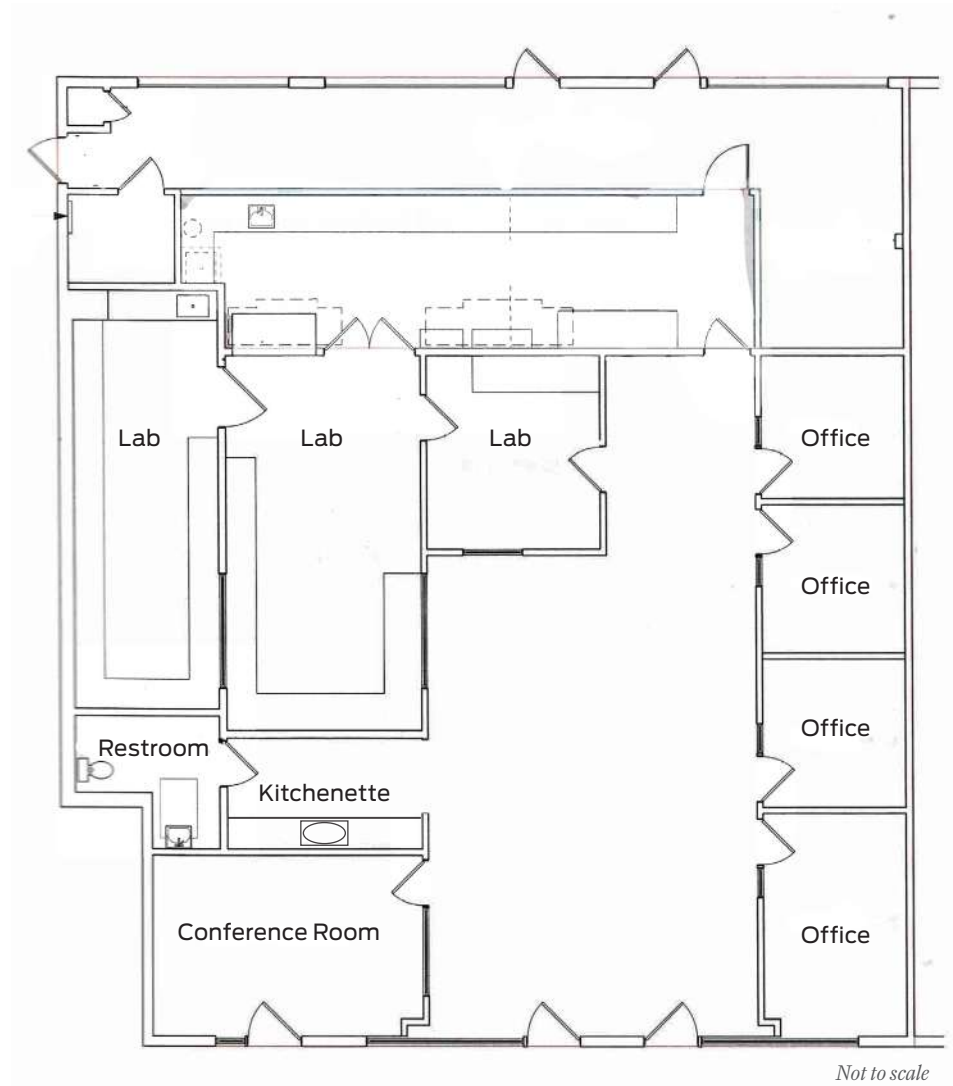
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FLOOR PLAN SUITES A, B & C



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Nearby Businesses, Amenities & Developments

- 1 University of California, Santa Barbara
- 2 Santa Barbara Municipal Airport
- 3 Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)
- 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway)
- 5 Kimpton Goodland Hotel, Best Western South Coast Inn
- 6 Hollister Village (Smart & Final, PetSmart, CVS, Pieology, More)
- 7 More Mesa Beach
- 8 Camino Real Marketplace & Storke Plaza (Costco, Best Buy, Home Depot, Target, Albertson's, Metropolitan Cinemas, More)
- 9 Cabrillo Business Park (Decker's Brands, HP, Ergomotion, Flir, Pacific Beverage)
- 10 Goleta Valley Cottage Hospital
- 11 South Coast Deli
- 12 Crushcakes and Cafe
- 13 Public Storage
- 14 Sansum Clinic
- 15 US Post Office
- 16 Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ)
- 17 Fairview Shopping Center (Sprouts, Ace Hardware, Bed, Bath & Beyond)
- 18 Future Project: The Village: 465 Housing Units
- 19 New Development: Heritage Ranch: 360 Housing Units



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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 walking-hiking, 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 stairs-pathway 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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