

6591

CORDOBA ROAD

ISLA VISTA, CA 93117

Coastal 5-Unit Multifamily Asset For Sale



AUTHORIZED
PARKING ONLY
NO VEHICLES
TO BE PARKED
HERE
6591 6591



Minutes Away from the Beach



PROPERTY OVERVIEW

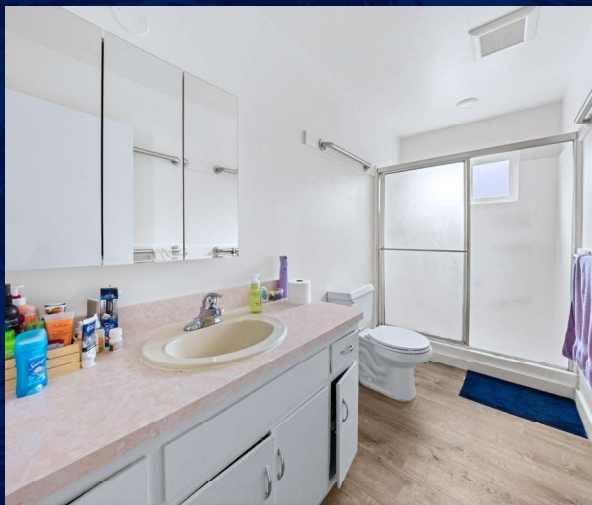
Welcome to 6591 Cordoba Rd, a well-positioned 5-unit multifamily property in the center of Isla Vista – just minutes the beach. On a 7,840 SF lot, this asset offers strong rental demand, consistent income, and long-term upside in one of Santa Barbara County’s most sought-after rental markets. Each unit is designed for comfort and efficiency, with features like private balconies and ample parking. With its strategic location and proven rental performance, the property is ideal for investors seeking stability and growth in a high-demand student housing corridor.

TOTAL # OF UNITS	5
BUILDING SIZE	±5,130 SF
TOTAL LOT SIZE	7,840 SF
PRICE	\$4,425,000
COST PER UNIT	\$885,000
COST PER SQ FT	\$863
CAP RATE	6.14%
APN	075-201-026

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CORDOBA ROAD

Property Photos

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Financial Analysis

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CORDOBA ROAD

GRM | CAP RATE

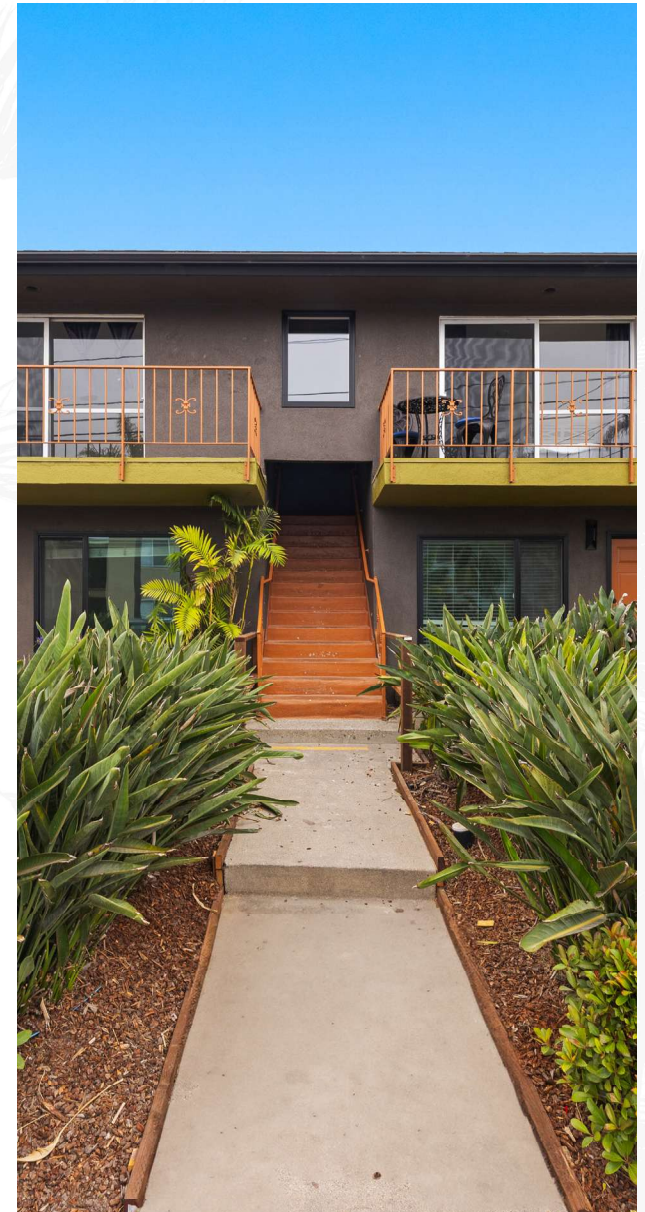
PURCHASE PRICE: \$4,425,000
School Year 26/27
GRM
11.33
CAP Rate
6.14%

Assumptions

Vacancy Rate	2.5%
Expenses Growth Rate	2.0%
Pricing	\$4,425,000
Tax Rate	1.048040%
Property Management	5.0%

Investment Highlights

APN	075-111-002	TOTAL NUMBER OF UNITS	5
ADDRESS	6591 Cordoba Rd	BUILDING SIZE (SQ. FT.)	5,130
CITY, STATE	Goleta, CA	TOTAL LOT SIZE (SQ. FT.)	7,840
PRICE	\$4,425,000	COST PER UNIT	\$885,000
YEAR BUILT	1966	COST PER SQFT	\$863



Financial Analysis

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CORDOBA ROAD

Rental Information + Other Income

Rental Income					
Unit	Bed	Bath	Est. 2026/2027	# of Tenants	\$\$ / Bed 2026/2027
6591 Cordoba Rd 1	3.00	2.00	\$6,400	5	\$1,280
6591 Cordoba Rd 2	3.00	2.00	\$6,500	5	\$1,300
6591 Cordoba Rd 3	3.00	2.00	\$6,400	5	\$1,280
6591 Cordoba Rd 4	2.00	2.00	\$6,400	5	\$1,280
6591 Cordoba Rd 5	3.00	2.50	\$6,400	5	\$1,280
Monthly			\$32,100		
Annual Income			\$385,200		

Other Income	
	2026/2027
Laundry	\$5,342
Parking	-
RUBS	-
Total Annual Other Income	\$5,342

Annual Property Operating Data

School Year 2026/2027		
		AS % GOI
Scheduled Gross Income	\$385,200	98.6%
Other Income	\$5,342	1.4%
Gross Operating Income	\$390,542	
Vacancy Reserve	\$9,630	2.5%
Effective Gross Income	\$380,912	
Expenses	\$109,409	28.0%
Net Operating Income	\$271,503	69.5%



Financial Analysis

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Expenses

School Year 2026/2027		
		AS % GOI
Taxes		
Standard	\$46,376	11.9%
Fixed Charges	\$3,389	0.9%
Utilities (Estimated)		
Trash	\$4,154	1.1%
Water	\$4,887	1.3%
Electricity	\$273	0.1%
Gas	\$1,350	0.3%
Insurance	\$13,500	3.5%
Property Management	\$19,046	4.9%
Landscaping (est.)	\$3,000	0.8%
Repairs/Maintenance/Turnover (est.)	\$8,500	2.2%
General & Administrative	\$1,000	0.3%
Reserves	\$1,250	0.3%
TOTAL EXPENSES	\$109,224	28.0%



Sales Comparables

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CORDOBA ROAD

Address	# of Units	Sales Price	CAP	PPU	Building SF	Land SF	Unit Mix	Close Date
Subject Property 6591 Cordoba Rd Isla Vista, CA	5	\$4,425,000	6.14%	\$885,000	5,130	7,840	(4) 3 bed / 2 bath (1) 2 bed / 2 bath	-
850 Camino Pescadero Isla Vista, CA	12	\$6,775,000	5.74%	\$564,583	8,000	13,503	(12) 2 bed / 1 bath	3/25/25
6570 Del Playa Isla Vista, CA	5	\$4,400,000	5.67%	\$880,000	6,258	7,840	(5) 2 bed/ 2.5 bath	3/10/26
6657 Sueno Rd Isla Vista, CA	3	\$2,700,000	5.70%	\$900,000	3,439	9,147	(1) 4 bed / 2 bath (1) 5 bed / 2 bath (1) 2 bed / 1 bath	4/29/24
6768 Trigo Rd Isla Vista, CA	4	\$2,655,000	4.46%	\$663,750	-	7,405	(4) 2 bed / 2 bath	3/21/25
6749 Sabado Tarde Isla Vista, CA	4	\$3,002,000	5.15%	\$750,500	-	10,018	(4) 2 bed / 1 bath	4/11/25
6523 Trigo Rd Isla Vista, CA	8	\$4,275,000	4.64%	\$534,375	6,563	8,712	(6) 2 bed / 2 bath (2) 1 bed / 1 bath	10/31/24

Area Amenities



HOLLISTER VILLAGE PLAZA

- CVS
- SHARKY'S
- verizon
- T Mobile
- PETSMART
- Smart & Final.

CAMINO REAL MARKETPLACE

- ROSS DRESS FOR LESS
- ULTA BEAUTY
- COSTCO WHOLESALE
- McDonald's
- THE FRONTIER
- BEST BUY
- Starbucks
- TILLYS
- Joey Mee's
- STAPLES
- HomeGoods
- DICK'S SPORTSHOES

FAIRVIEW CENTER

- usbank
- Michaels
- SPROUTS FARMERS MARKET
- WELLS FARGO
- ACE Hardware
- Starbucks

CALLE REAL CENTER

- DUNE COFFEE ROASTERS
- FedEx
- TRADER JOE'S
- Albertsons
- Carl's Jr.
- SALLY BEAUTY
- crumbl cookies
- verizon
- nikka ramen
- UPS
- CHASE
- SUBWAY
- NIKKA FISH MARKET AND GRILL
- FANTASTIC SAMS CUT & COLOR
- CVS
- COLD STONE CREAMERY
- KFC
- dfangetheory FITNESS

OLD TOWN GOLETA

- TACO BELL
- McDonald's
- Wendy's
- Habit BURGER & GRILL
- Old Town COFFEE & Roasters
- Jonesy's
- pat bakery

SANTA BARBARA AIRPORT

STORKE PLAZA

- DUNE COFFEE ROASTERS
- Chevron
- Target
- RUSTY PIZZ PARLOR
- SAUN WICKER GOLF & SPA
- CHIROPOE

THE PLAZA

- Albertsons
- RISEUP
- ups
- JACKSON MEDICAL GROUP INC
- MARINES

ISLA VISTA

EL COLEGIO RD

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CORDOBA ROAD

MAGNOLIA SHOPPING CENTER

- usbank
- SUBWAY
- Ralphs
- LASSENS NATURAL FOODS & VITAMINS

GOLETA VALLEY COTTAGE HOSPITAL

Nearby Amenities & Neighbors



ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

HOLLISTER VILLAGE RESIDENTIAL DEVELOPMENT

GLEN ANNIE GOLF CLUB

InTouch Health
Smart & Final. Michaels. ACE Hardware

Cabrillo Business Park
DECKERS BRANDS

Storke Plaza
 TELEDYNE TECHNOLOGIES INCORPORATED
SONOS
LOCKHEED MARTIN

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

Marriott **seek thermal**

Raytheon Vision Systems
 Raytheon Technologies OpenLight. Toyon

GOLETA'S TECH CORRIDOR

UCSB CAMPUS

Old Town Goleta
 McDonald's **Habit BURGER & GRILL**
 TECOLOTE RESEARCH **YARDI** **IntriPlex TECHNOLOGIES**
NORTHROP GRUMMAN **TREK**

Santa Barbara Airport

Tech Park Cremona
 aptitude **APEEL SCIENCES™**

GOLETA BEACH PARK

SOUTH COAST TECH CORRIDOR
 NOTHING BUT CAKES
ACE Hardware **TRADER JOE'S**
SPROUTS FARMERS MARKET **Michaels**
CVS **Starbucks** **Cottage Urgent Care**
Orangetheory FITNESS **Albertsons**

Patterson Center
Cottage Goleta Valley Cottage Hospital
SOUTH COAST DELI

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

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