

6750 Navigator Way  
G O L E T A , C A



**MAJOR PRICE  
REDUCTION**

**RECENTLY UPGRADED**

**GREAT OWNER-USER  
OPPORTUNITY**

Majority of building  
can be occupied by new owner

**For Sale** | Office/R&D Building in Cabrillo Business Park | **46,430 SF** on **3.19 Acres**

*Experience. Integrity. Trust.*  
*Since 1993*

**Steve Hayes**  
**805.898.4370**  
steve@hayescommercial.com  
lic. 00827640

**Francois DeJohn**  
**805.898.4365**  
fran@hayescommercial.com  
lic. 01144570





## PROPERTY SUMMARY

This two-story office/R&D building in the amenity-rich Cabrillo Business Park features great flexibility due to its multiple suites and potential configurations, as well as generous parking, seismic retrofit, and stellar location. Common lobby and restrooms recently updated with carpet and more; new outdoor seating area added. Centered in a well-established hub for tech, engineering, and defense at the doorstep of a university renowned for innovation, the property is a short drive from Santa Barbara Airport, UCSB, Hwy 101, and downtown Santa Barbara.

<b>Price</b>	\$10,750,000 (\$232 psf)
<b>Building Size</b>	46,430 SF
<b>Land Size</b>	3.19 Acres
<b>APN</b>	073-610-004
<b>Zoning</b>	BP / Cabrillo Business Park Specific Plan
<b>Year built</b>	Early 1960s; full remodel in 2000; additional remodels in 2015, 2016, 2017, 2018, 2019 and 2020
<b>Sprinklers</b>	Throughout
<b>Roof</b>	New (2018)
<b>HVAC</b>	Throughout (replaced in 2017)
<b>Construction</b>	Concrete and steel, seismic retrofit in 2000
<b>Floors</b>	Two
<b>Elevator</b>	Yes
<b>Parking</b>	194 spaces (4.18 /1,000 SF)
<b>Restrooms</b>	Two common sets plus one unisex restroom in suite 250
<b>Showings</b>	Call Listing Agents



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Common area



Common area



Suite 200



Suite 200

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Suite 250



Suite 250



Suite 250



Suite 250

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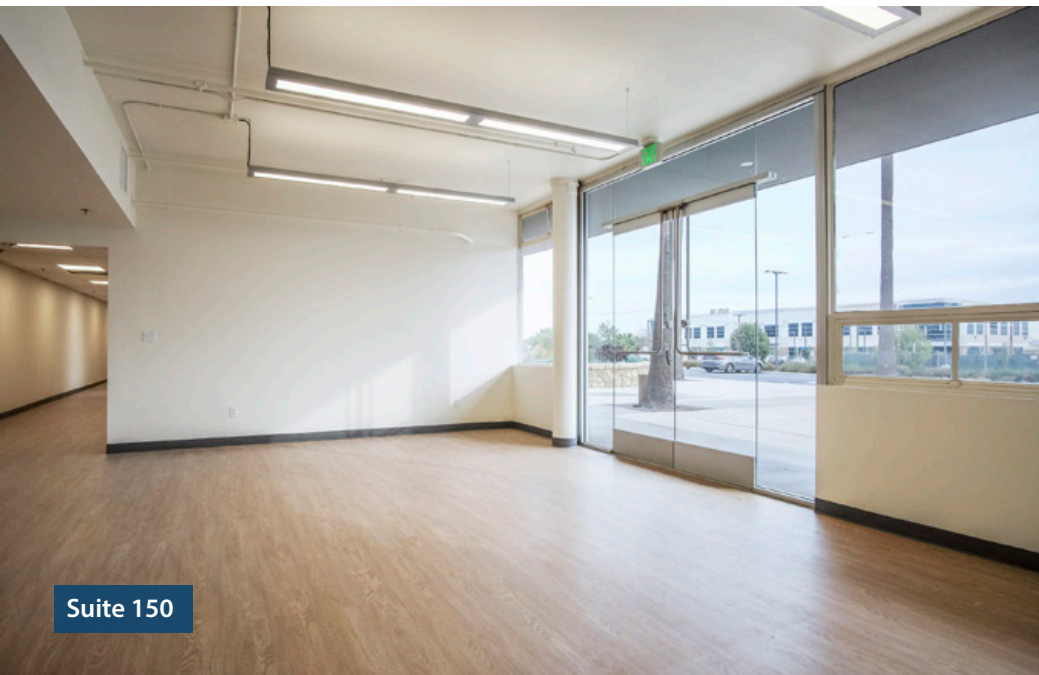




Suite 110



Suite 110



Suite 150



Suite 150

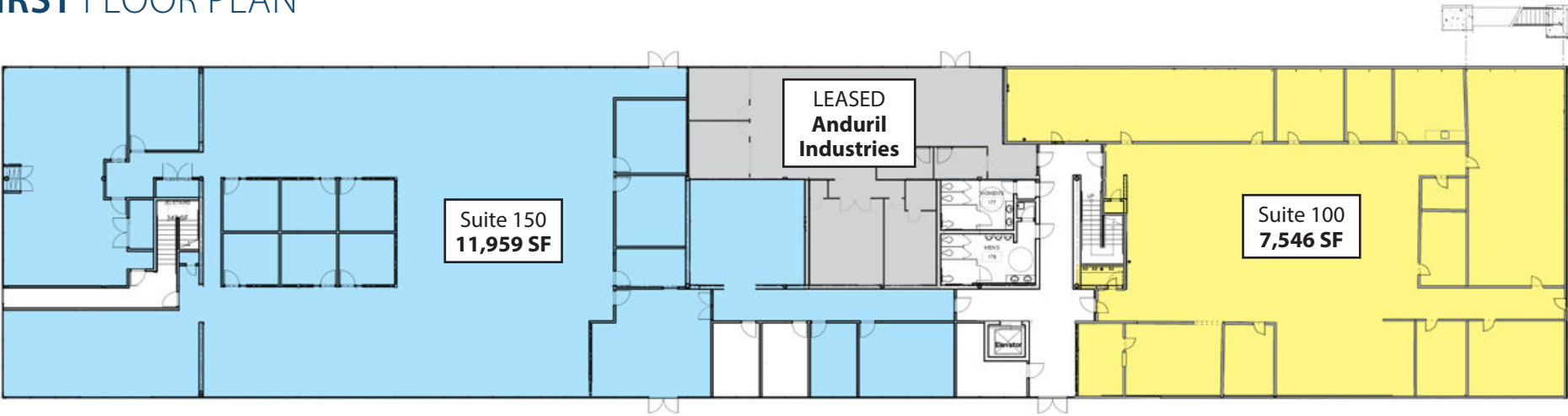
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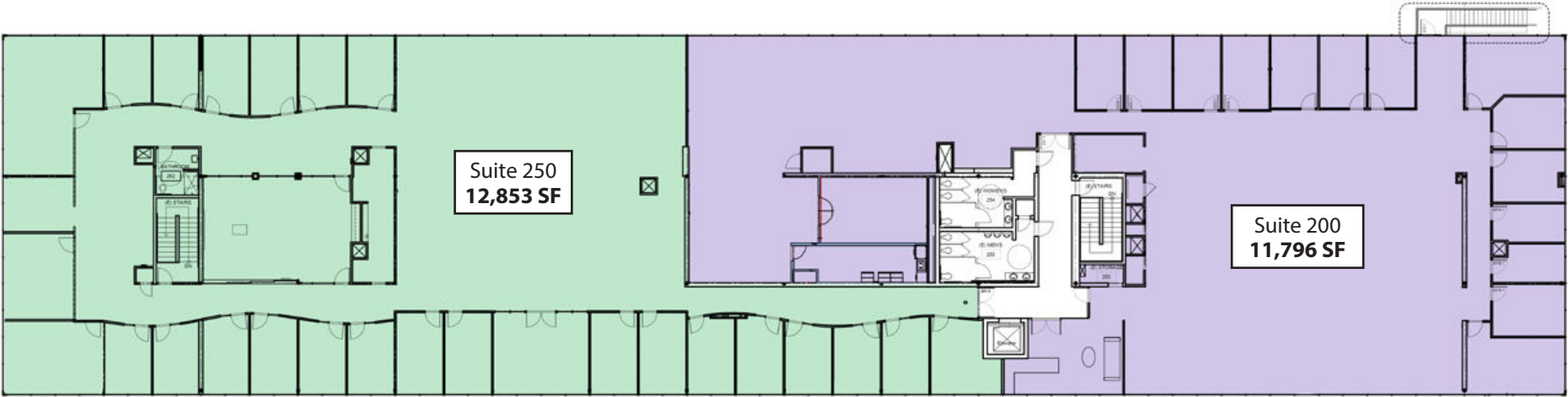
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# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



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## Cabrillo Park

20 acres of restored wetlands with open space and walking trails

## Discovery Storage

UCSB

DECKERS  
— BRANDS —

192,000 SF world headquarters

FLIR

169,000 SF office/R&D facility

SITE

Planned 98,000 SF distribution center, **in-vent** expansion  
Expected completion: Q3 2023

in-vent

78,900 SF industrial/R&D/Flex campus

inogen



Montecito  
Bank & Trust

UCSB

ergomotion<sup>®</sup>  
9,000 SF headquarters

CABRILLO  
BUSINESS PARK

*Cabrillo Business Park combines high quality, energy-efficient buildings with an unmatched outdoor campus environment. With ample open space, walking trails, sidewalks, mini parks, sports courts, and bike paths as well as restored wetlands and drought-tolerant landscape areas, 46% of the 92-acre project is made up of green space.*



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## NEARBY AMENITIES



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# Goleta

## *Tech giants make themselves at home on the South Coast*

Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Citrix, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

32,413  
current residents

\$117,708  
Avg. household income

Pleasantville  
dominant tapestry segment

The Pleasantville segment largely works in tech, finance, and education, and seeks out quality in their goods and services, willing to spend more on the timeless styles they crave.

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## TECH & ENGINEERING SECTOR

*The Santa Barbara area is a dynamic hub for high-tech research and development*

The establishment of the University of California campus in 1954 and the arrival of aerospace and defense companies such as Raytheon and Delco changed the Goleta Valley forever from a prosperous farming region to a technology research area and an urban bedroom community. Today the area is home to more than 100 defense and government contractor companies, including Raytheon, Tecolote Research, Orbital ATK, and Kidde Technologies.

The area's computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense's ARPAnet, the predecessor of the world wide web. Dubbed "Techtopia" by CNBC, Santa Barbara is dotted with internet companies and start-ups, many of which have spun out of UCSB research teams.

Google

APEEL SCIENCES™

YARDI

@ppfolio™

inogen

Microsoft

13

NORTHROP GRUMMAN

FLIR

Raytheon

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## NEARBY UNIVERSITY

### *On the leading edge of technology and innovation*

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 22,186, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, UCSB is integral to the Goleta community and its largest employer. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

UCSB encompasses five schools and colleges offering over 200 majors. Graduate programs at UCSB include the highly ranked College of Engineering. The Gevirtz Graduate School of Education and Donald Bren School of Environmental Science and Management are other notable graduate schools at UCSB. Undergraduates can apply for the College of Creative Studies, which emphasizes focused studies in one of eight disciplines: art, biology, chemistry and biochemistry, computer science, literature, mathematics, music composition or physics.



UCSB



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