

289 Coromar Dr  
GOLETA, CA



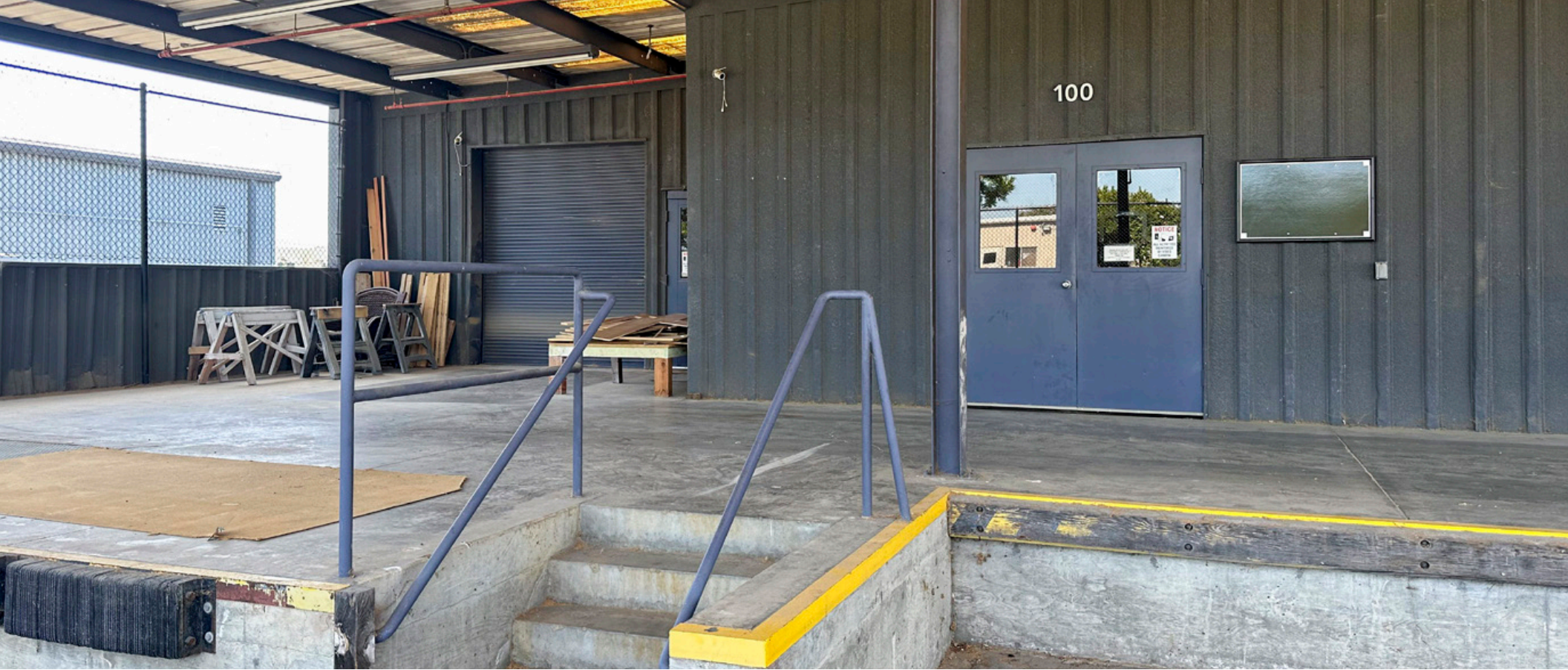
**For Lease** | Industrial/Workshop Space in Cabrillo Business Park | 2,140 SF

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Since 1993*

**Christos Celmayster**  
**805.898.4388**  
christos@hayescommercial.com  
lic. 01342996







## PROPERTY SUMMARY

Flexible industrial/workshop space with plentiful parking available in the heart of Goleta's tech corridor, in the Cabrillo Business Park. Conveniently located near the airport and numerous shopping centers.

**Suite:** 100  
**Size:** 2,140 SF  
**Rate:** \$1.95 MGR  
(covered exterior \$0.55 MGR)  
**Term:** 2-5 years  
**Available:** Now  
**Parking:** On-site

**Restrooms:** Private, plus common

**Zoning:** M-RP/B-P

**Amenities:** 20-acre Cabrillo Park with sports courts, walking trails, sidewalks, bike paths and restored wetlands

**Showings:** Call listing agent

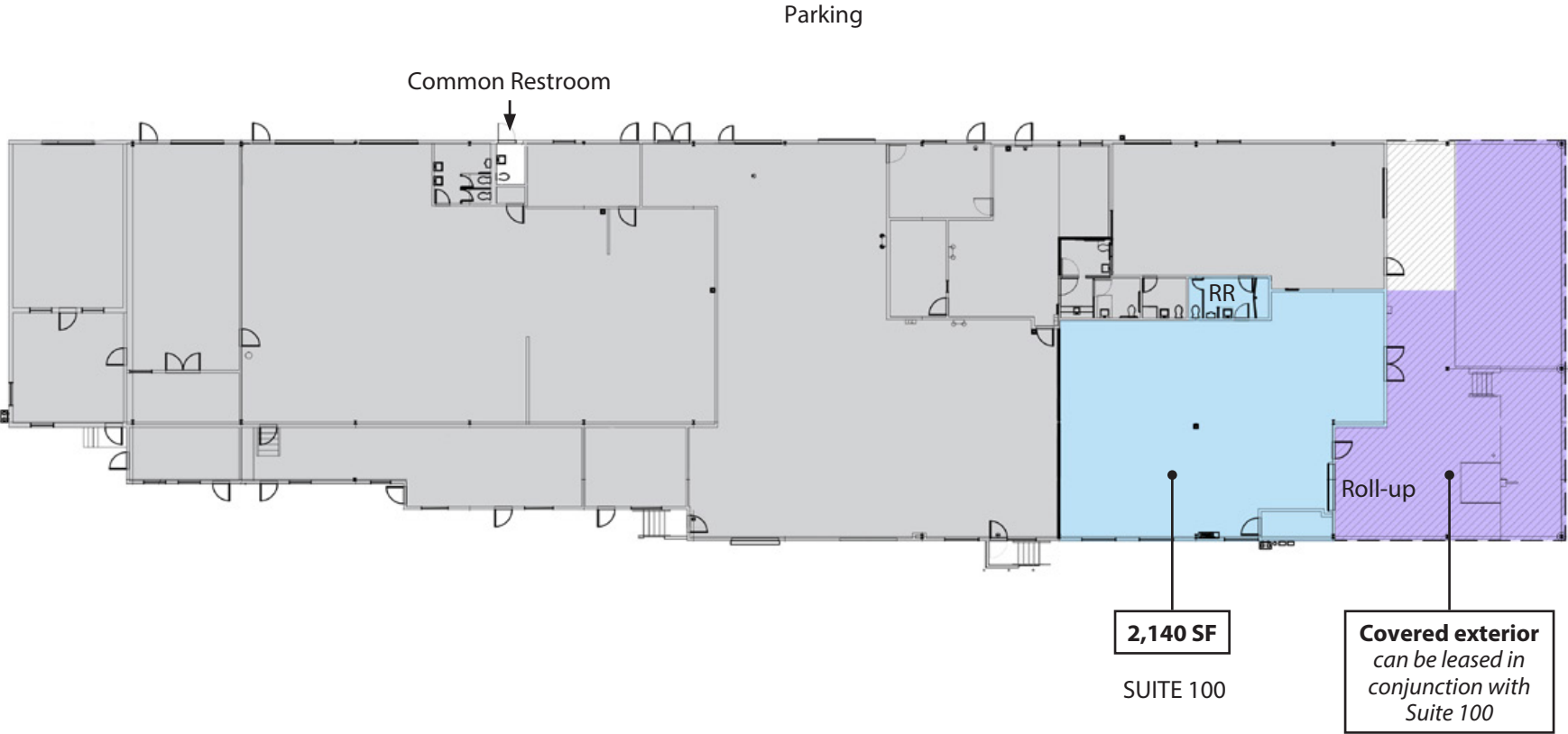
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# FLOOR PLAN



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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

**ergomotion**  
9,000 SF headquarters

**in-vent**  
78,900 SF industrial/R&D/Flex campus  
**inogen** **Montecito Bank & Trust** **UCSB**

**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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# 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

\$140,974  
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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