



80 Coromar Dr
GOLETA, CA

For Sublease | Warehouse/Storage Space with Dock-High Loading | **5,000± SF**

Experience. Integrity. Trust.
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Greg Bartholomew
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PROPERTY SUMMARY

Warehouse space available for sublease, offering 21' ceilings and roll-up door with dock-high loading. Central location right in the heart of Goleta's still-booming R&D/tech corridor, among companies like FLIR, Raytheon, Northrop Grumman, Google, and many others. Newly built common restrooms and break room will be available to a new tenant, as well as on-site parking. Sublessor to install fencing to separate space as well as create a common loading vestibule.

Size	5,000 SF (approx.)
Rate	\$1.40 NNN (.47)
Available	11/1/24 (possibly sooner)
Term	Master lease expires 11/30/27
Loading	One shared dock-high roll-up (16' W x 12' H)
Ceilings	21 feet
Parking	Five non-reserved spaces
Restrooms	Common
Break Room	Common
Showings	Call Listing Agent



Common break room

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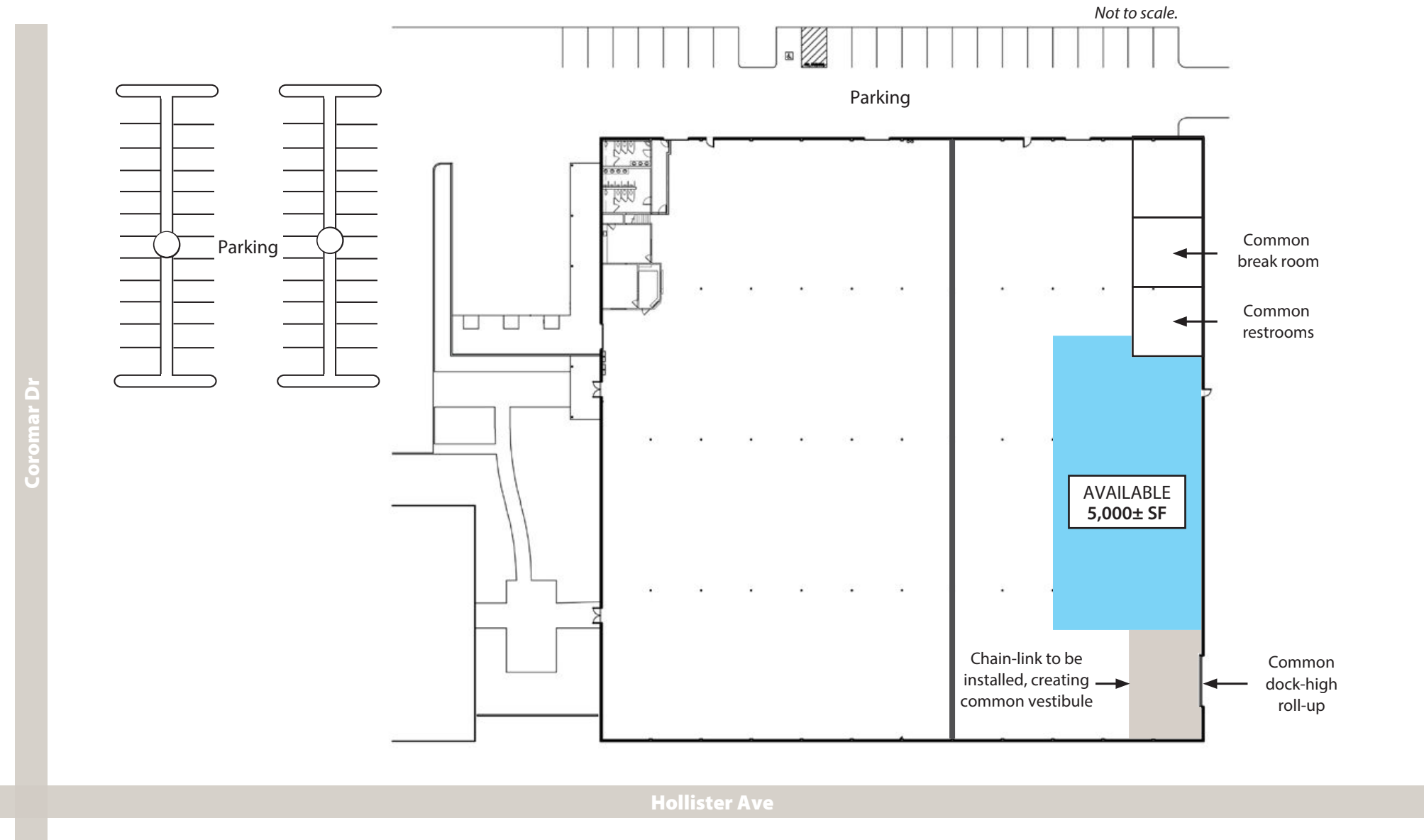


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SITE PLAN



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DRIVING DISTANCE TO...

101 Freeway Access	1.0 mi
Santa Barbara Airport	3.1 mi
UC Santa Barbara	2.3 mi
Goleta Commuter Amtrak	1.8 mi
Downtown Santa Barbara	10 mi
Los Angeles	105 mi

NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. Medtronic
4. Cottage Health
5. Deckers Outdoor
6. Moseley Associates, Inc.
7. TenCate Advanced
8. LGS Innovations
9. Transphorm
10. Calient Technologies
11. UCSB
Rock West Solutions
Mechanics Bank
12. Corning
13. Calient Technologies
14. Raytheon
15. Abaco Systems
Autovitals
16. Toyon Research
17. Raytheon Vision Systems
18. FLIR Thermal Imaging



NEARBY TENANTS

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NEARBY AMENITIES



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 **Hayes**
COMMERCIAL GROUP



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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