

R&D/LAB SPACE AVAILABLE

OFFICE/R&D SPACE IN ELITE TECH CAMPUS
FIRST FLOOR: 5,655 SF; 7,243 SF; OR 12,898 SF

COASTAL SANTA BARBARA AREA LOCATION
WITH HIGHLY EDUCATED EMPLOYEE BASE

ESTABLISHED TECH & ENGINEERING SECTOR
FUELED BY TOP-TIER STEM UNIVERSITY (UCSB)



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



LEASING BROCHURE

TECH PARK @ CREMONA

175 CREMONA DR | SUITES 100 & 120
GOLETA, CA

3/14/24

TAKE A 3D
VIRTUAL TOUR!



EXECUTIVE SUMMARY

175 Cremona Drive is one of three buildings in Tech Park @ Cremona, an 11.1-acre project recently transformed by Majestic Asset Management into one of the elite business campuses in the Santa Barbara area's booming tech and engineering market. This modern building provides a high-identity location, strong parking ratio, and campus gym at 125 Cremona Drive.

Suite 100 is a 5,655 SF office, and Suite 120 is 7,243 SF blend of office and R&D/warehouse. The spaces adjoin and can be leased together as one 12,898 SF space. **The landlord will cooperate with the tenant to create ideal space for office, R&D, lab, or combinations thereof.**

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



MAJESTIC ASSET MANAGEMENT, INC.

MANAGEMENT · INVESTMENTS · DEVELOPMENT

CLIENT SATISFACTION

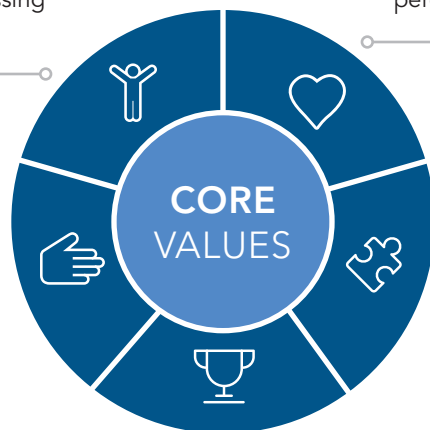
Majestic strives to achieve excellent Client satisfaction. Dedication to consistent communication, being great listeners and having empathy are integral components of our approach. Majestic's Client appreciation is manifested through pro-active attention towards all matters and addressing them in a timely manner.

INTEGRITY

Majestic's loyalty to maintaining high morals and ethical principles is of the utmost importance. We uphold credibility by always striving to do the right thing. Each of us are accountable of our actions, self-aware of how we are perceived by others, and take great pride on being dependable.

TRUST

Majestic builds long-lasting relationships by knowing Trust is earned, not given. We value transparency, respect and humility in order for our Clients to have confidence in us.



TEAMWORK

Majestic collaborates as a Team, enthusiastically empowering each Team Member to successfully work unified. As the legendary coach Phil Jackson said "The strength of the team is each individual member. The strength of each member is the team."

PERFORMANCE

Majestic can be relied upon to achieve exceptional results. This is in large part due to our strong work ethic. We are always up for the challenge with a positive attitude, maintaining flexibility while visualizing a positive outcome. Majestic never stops learning, and in turn, is continuously improving.

CENTRALLY LOCATED WITH ABUNDANT AMENITIES



GOLETA
BEACH

UCSB

sba
Santa Barbara
AIRPORT

175
CREMONA DRIVE

FREEWAY ACCESS

Los Carneros Rd

Hollister Ave

Los Carneros Rd

US
101

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Best-in-class project, consisting of 3 office/R&D buildings over 11 acres in the Goleta tech corridor.
- Easy access to freeway, UCSB, and Santa Barbara Airport.
- Attractive for Creative Office, Traditional Office, Research and Development, or Lab.
- Core location in Goleta's hub for tech, engineering, defense contractors, and medical device companies.

175 CREMONA DRIVE

OVERVIEW

Two-story office/R&D building on the corner of Los Carneros Road and Cremona Drive in the heart of the Goleta tech corridor provides great access to Highway 101, UCSB, and the Santa Barbara Airport. The campus includes spacious outdoor seating areas, gym, and convenient proximity to restaurants, shopping, parks, and hotels. Current tenant occupies both suites as one space and can be leased as 12,898 SF, or landlord will demise the space for new tenants if desired.



AVAILABLE SPACE

5,655 SF; 7,243 SF
OR 12,898 SF



RATE NEGOTIABLE



AVAILABLE DATE

8/1/2023



PARKING

3.0/1,000



CEILING HEIGHT

9' - 12'



FLOOR FIRST



UTILITIES \$0.21 PER SF



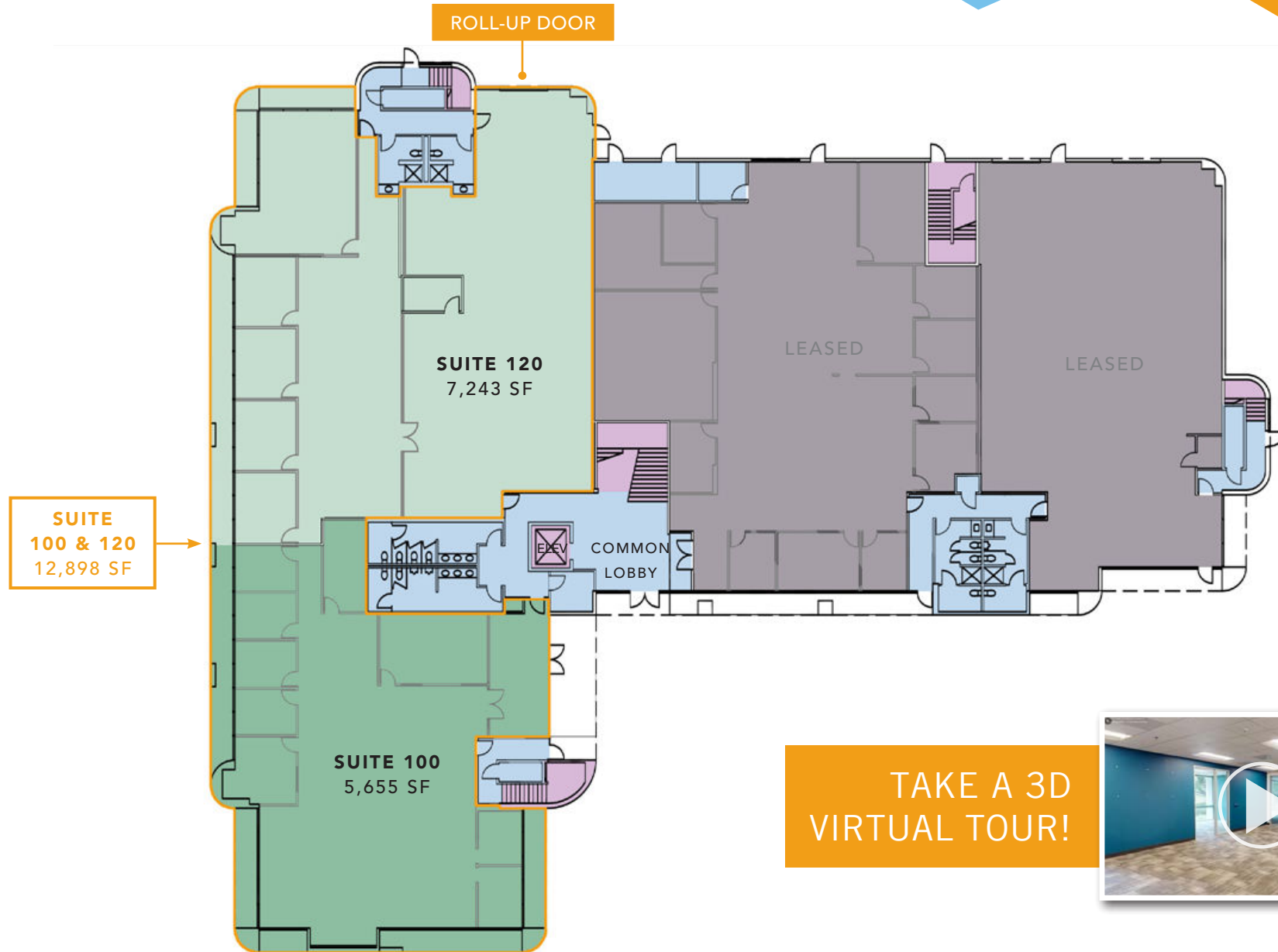
LOADING ONE ROLL-UP DOOR IN SUITE 120



RESTROOMS THREE COMMON SETS ON FIRST FLOOR, TWO WITH SHOWERS



AMENITIES OUTDOOR SEATING, CAMPUS GYM, FOOD & BEVERAGE AMENITIES NEARBY



TAKE A 3D
VIRTUAL TOUR!



This plan is not to scale. Square footages are approximate.

175 CREMONA DRIVE PHOTOS



STE 100 FLOOR LOBBY



STE 100 OPEN OFFICE



STE 120 LAB/SHIPPING AREA



STE 100 KITCHENETTE



STE 100 CONFERENCE ROOM



STE 100 OPEN OFFICE



STE 100 OPEN OFFICE



STE 120 LAB



COMMON GYM (125 CREMONA)

AREA OVERVIEW





GOLETA

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 (UCSB), Goleta is one of California's premier locations for businesses.

Hollister Avenue serves as a central corridor for Goleta, hosting a variety of blooming businesses in research, engineering, medical, and tech such as Google, Microsoft, Raytheon, Yardi Systems, Northrop Grumman, Inogen, and AppFolio. The Santa Barbara Airport, convenient for use by the surrounding companies, runs adjacent to Hollister Avenue.

SANTA BARBARA

Santa Barbara combines the art and culture of a big city with the heart and hospitality of a small coastal town. The city is 90 miles north-west of Los Angeles and 330 miles south of San Francisco and is served by the Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year. Santa Barbara's beaches, parks and mountains provide a playground for a wide array of activities enjoyed by residents and visitors alike.

Renowned internationally for its fine restaurants, shopping, hotels and architecture, the tourism industry is the region's main economic driver. In addition, the city economy includes a large service sector, education, technology, health care, finance, agriculture, manufacturing and local government. Education in particular is well-represented with several world-class higher learning institutions including the University of California, Santa Barbara (23,350 students), Santa Barbara City College (12,000 students), Westmont College (1,200 students), and Antioch University.

A SOLID FOUNDATION

Goleta is well established as a fabulous, amenity-rich place to live, with countless beaches, parks, restaurants, community events, and more. But perhaps the best indication of Goleta’s appeal as a place to do business is the array of companies that are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation built its international headquarters at Cabrillo Business Park. Raytheon, FLIR, Yardi Systems and Karl Storz Imaging are other successful companies that own facilities in Goleta.

Boasting six nobel laureates on faculty and ranked seventh in the world for its impact on the sciences, 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.

2023 AREA DEMOGRAPHICS

	GOLETA CITY	GOLETA VALLEY	SOUTH COUNTY
Population	32,243	84,344	207,898
Population 25+ with College Degree and Higher	61.7%	61.9%	62.7%
Average Household Income	\$145,264	\$136,050	\$152,502
Average Home Value	\$987,987	\$1,105,587	\$1,345,540
Owner Occupied Housing Units	50.7%	47.9%	45.6%
Average Disposable Household Income	\$102,617	\$94,735	\$103,571

Source: U.S. Census Bureau, ESRI forecasts for 2023

AMENITIES

RETAIL

The largest shopping center in the Goleta and Santa Barbara area — Camino Real Marketplace — is across the street from the subject property. From large retailers like Costco and Home Depot, to smaller shops like Vans, the spectrum of retail is well covered. And so is dining, with a wide variety of local restaurants including Los Agaves, Jane, Hollister Brewing Company, and Natural Café, joining national names like McDonalds and Starbucks.

Adjacent to the subject property is Storke Plaza, anchored by a new Target. Hollister Village is within walking distance, with excellent lunch and beverage offerings. Also nearby is Fairview Shopping Center, populated with Sprouts, Michaels, a movie theater and more; and Calle Real Shopping Center, comprised of Trader Joe's, Albertsons, CVS, and plenty of fast-casual food options.



Camino Real Marketplace



Ritz-Carlton Bacara

HOTELS

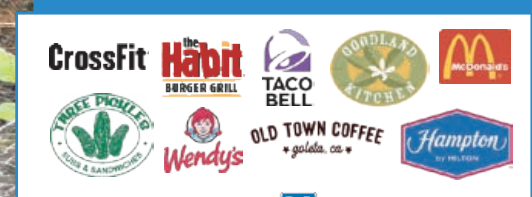
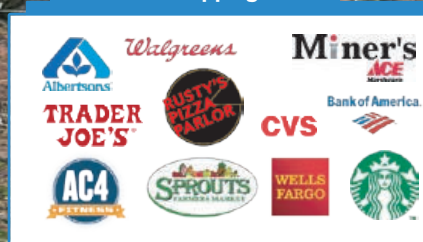
The Ritz-Carlton Bacara provides five-star amenities, scenic ocean views and easy access to the region's vineyards, restaurants, shops and attractions. This luxury hotel on the west end of Goleta offers guests views of the Pacific from their balconies, as well as wellness therapy at the spa and sailing expeditions. 358 guest rooms, suites and residences, Angel Oak steakhouse, 12,000-bottle wine collection, more than 70,000 SF of event space, and a 42,000 SF spa and wellness center make the Ritz-Carlton the crown jewel of hospitality in Goleta.

Other hotels in the area include the Hilton Garden Inn, Courtyard by Marriott, and the Residence Inn by Marriott, all of which are within 2 miles of the subject property.

AMENITIES MAP

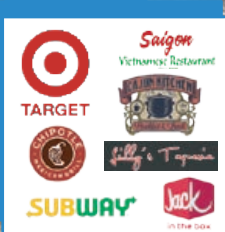
SANTA BARBARA

Calle Real Shopping Center



GOLETA VALLEY COTTAGE HOSPITAL

Storke Plaza

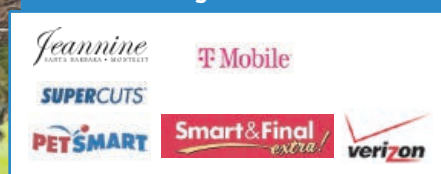


GOLETA

sb̄a Santa Barbara AIRPORT

GOLETA BEACH

Hollister Village Plaza



TECH PARK @ CREMONA

UCSB

ISLA VISTA



SANDPIPER GOLF COURSE



Camino Real Marketplace



RECREATION & TRAVEL

Billed as a “game development center” and just down the road from the subject property, Twin Lakes Golf Course offers an 8,000 SF putting green and both mat and grass driving ranges. On the other end of Goleta, adjacent to the Ritz-Carlton Bacara Hotel, lies Sandpiper Golf Club, billed as “an inspiring combination of challenge and beauty.” Opened in 1972, *Golf Digest* rated this course in the top 25 public courses in California and in the top 100 in the country. Prestigious events like the PGA Tour Tournament Players Series have been hosted on the 7,000 yards of championship-rated fairways, greens, and traps.

Cycling, hiking, kayaking, fishing, surfing, and bird watching also contribute to Goleta’s reputation as an outdoor playground.

As for travel, the 400-acre Santa Barbara airport is adjacent to Goleta, offering 4 major airlines flying to 10 non-stop destinations. As the busiest airport between San Jose and Los Angeles, SBA serves more than 750,000 passengers annually and provides easy access to both locals and visitors. On the local scale, Highways 101 and 217 (both near the subject property) allow efficient movement through the city and along the coast.

EDUCATION

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 23,091, its setting is suburban, and the campus size is 989 acres. UCSB is ranked 7th among public universities and 21th overall by US News and World Report (2022-2023).

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.

MEDICAL CARE

GOLETA VALLEY COTTAGE HOSPITAL

Located at the corner of Hollister and Patterson avenues, Goleta Valley Cottage Hospital has recently undergone a complete, \$126 million rebuild and expansion. A new 50,000 SF medical office building was also constructed next to the Hospital.



Twin Lakes Golf Course



University Of California, Santa Barbara



Santa Barbara Airport



Goleta Valley Cottage Hospital

PLEASE CONTACT US FOR A PERSONAL TOUR OF THIS EXCEPTIONAL OPPORTUNITY. WE LOOK FORWARD TO MEETING YOU SOON.

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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