

71 S Los Carneros Rd  
GOLETA, CA

**Plug & Play** | Available Fully Furnished



**For Sublease** | Creative Office and Lab Space in Tech Corridor | **Up to 18,811 SF**

*Co-listed with*

**Carlo Brignardello**  
805.338.6032

Carlo.brignardello@cushwake.com  
lic. 01001017



**Francois DeJohn**

805.898.4365

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**Steve Hayes**

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## PROPERTY SUMMARY

High-identity building in the heart of Goleta's tech corridor has Class A office and lab/production areas available for sublease. Office portion features high ceilings, high-end finishes, and modern furnishings included at no extra cost, with a layout that promotes company culture and collaboration. Lab and production areas offer state-of-the-art laboratory space with lockers, bike racks, and nearby quiet rooms for employee well-being. Abundant on-site parking, on-site walking trails through lush landscaping and proximity to Highway 101, UCSB, and the Santa Barbara Airport.

<b>Size:</b>	Office	10,799 SF
	Production	3,207 SF
	Lab	2,950 SF
	<u>Optional Lab</u>	<u>1,855 SF</u>
	<b>Total</b>	<b>18,811 SF</b>

*(Note: Lab/Production Areas only available with Office portion.)*

<b>Rental Rate:</b>	\$1.65 NNN
<b>NNNs:</b>	\$0.60 psf
<b>Utilities:</b>	\$0.20 psf
<b>Available:</b>	Immediately
<b>Term:</b>	2 - 5 years
<b>Zoning:</b>	MR-P/BP
<b>Parking:</b>	Free ample surface
<b>Restrooms:</b>	Two common sets
<b>HVAC:</b>	Yes, throughout
<b>Furniture:</b>	Included at no charge
<b>Showings:</b>	Call listing agent



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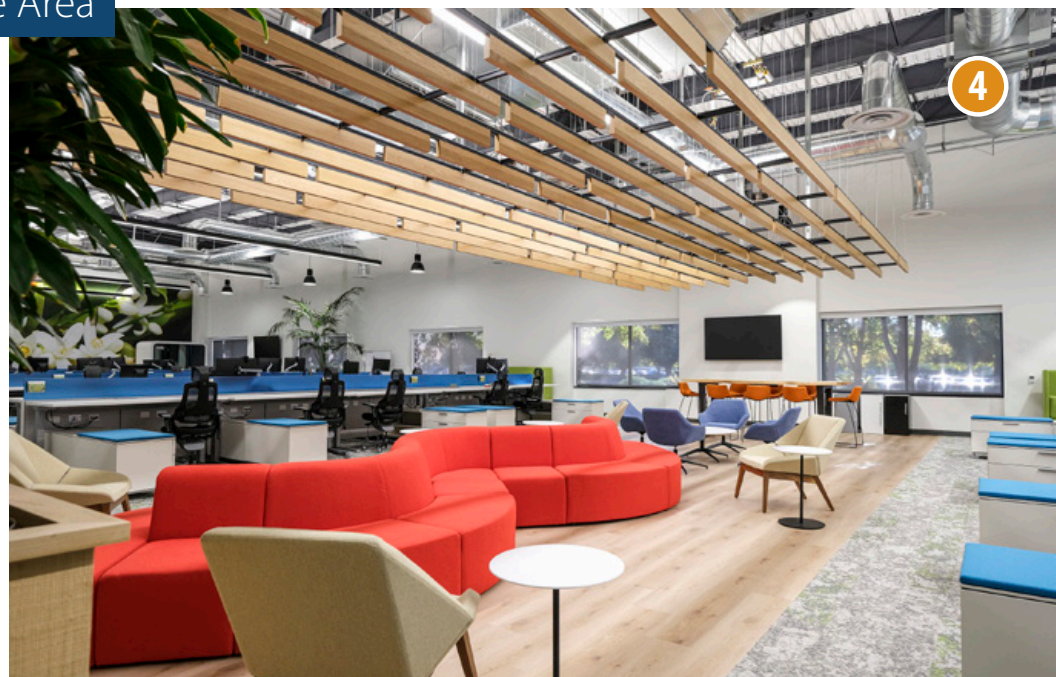
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Office Area



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Lab/Production Area



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## Common Areas



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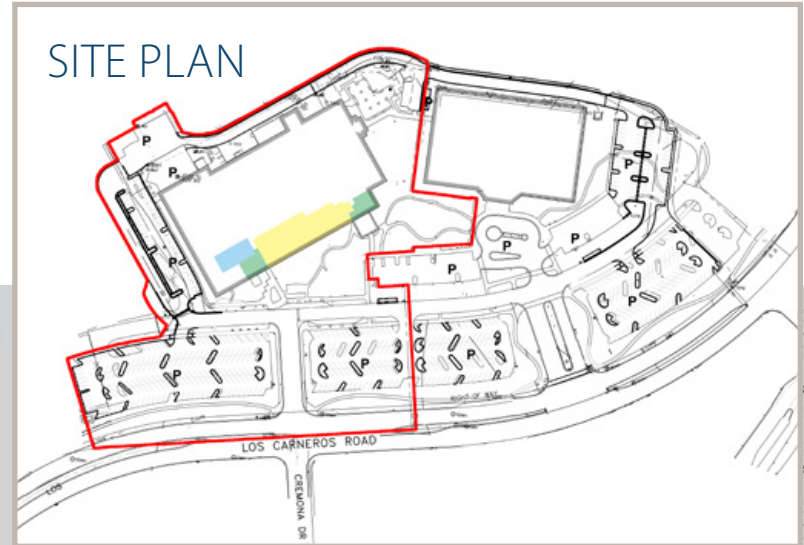








# FLOOR PLAN



Location and view direction of corresponding photos on previous pages.

## SITE PLAN



 Production 3,207 SF	 Optional Lab 1,855 SF	 Lab 2,950 SF	 Office 10,799 SF	 Common Shared with Apeel Sciences	 Unavailable Not a part
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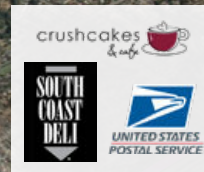
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## NEARBY AMENITIES



**GOLETA VALLEY  
COTTAGE HOSPITAL**



**GOLETA**

**sba** Santa Barbara  
AIRPORT

**GOLETA BEACH**

**UCSB**

**ISLA VISTA**

**SITE**



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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.



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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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