

122 S PATTERSON

FOR SALE | Three Medical/Dental Buildings on Two Parcels | 30,895 SF

First Time on the Market | Surplus Land | Low Vacancy | 5/1,000 SF Parking

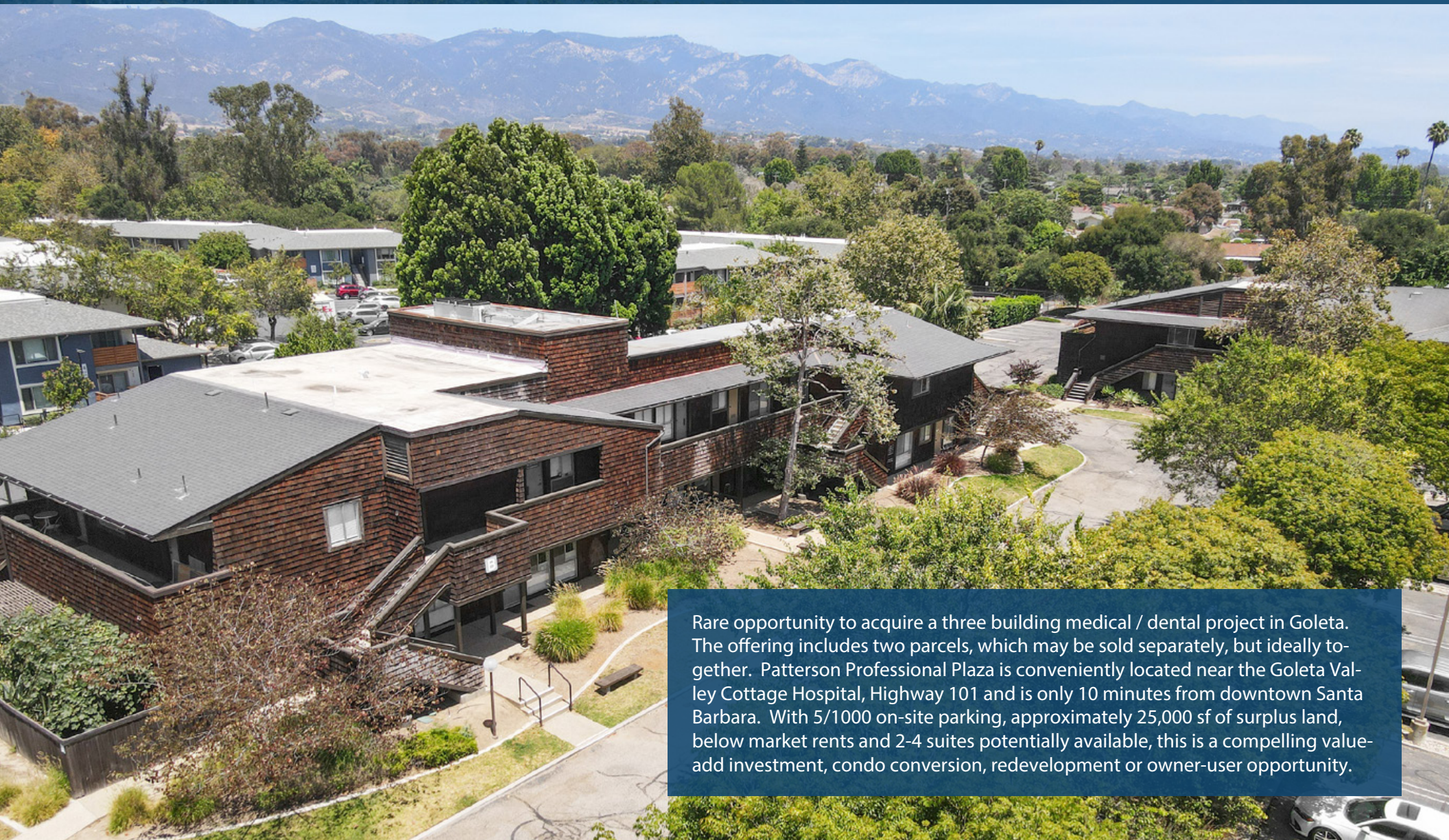


Hayes
COMMERCIAL GROUP

Francois DeJohn
805.898.4365
fran@hayescommercial.com
DRE 01144570

**Parcels can be sold
separately or together**

PROPERTY SUMMARY



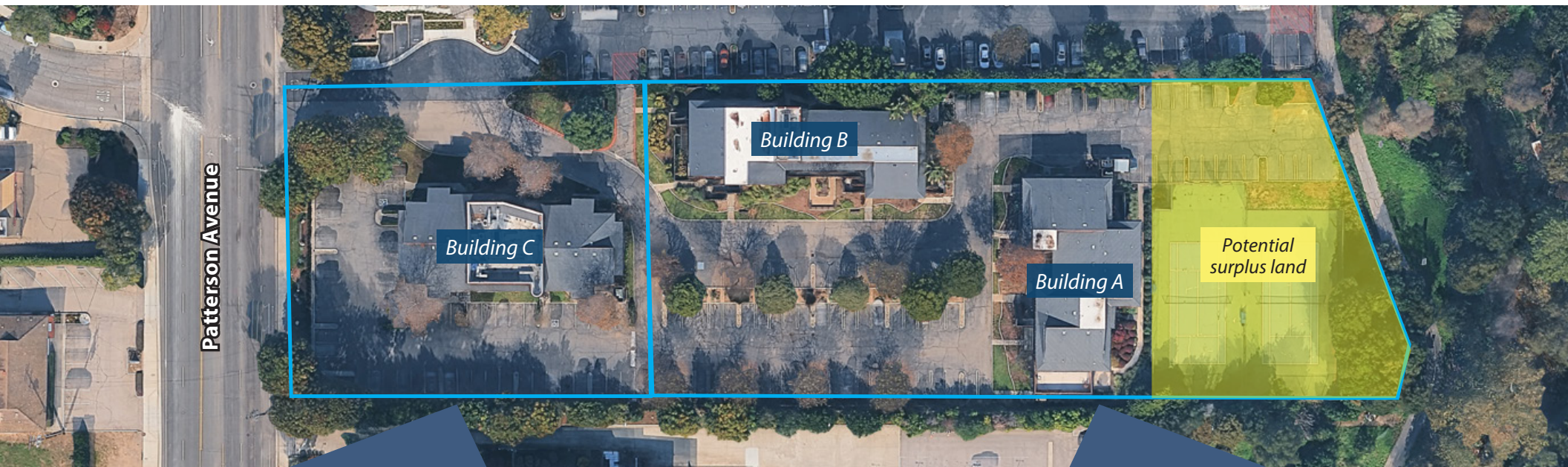
Rare opportunity to acquire a three building medical / dental project in Goleta. The offering includes two parcels, which may be sold separately, but ideally together. Patterson Professional Plaza is conveniently located near the Goleta Valley Cottage Hospital, Highway 101 and is only 10 minutes from downtown Santa Barbara. With 5/1000 on-site parking, approximately 25,000 sf of surplus land, below market rents and 2-4 suites potentially available, this is a compelling value-add investment, condo conversion, redevelopment or owner-user opportunity.

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PROPERTY OVERVIEW



PARCEL 034 — BUILDING C

APN	065-050-034
Building Size	11,468 sf
Buildings	1 two-story building
Land Size	46,174 sf (1.06 acres)
Coverage Ratio	25%
Zoning	OI (office and institutional)
Parking	59 spaces (5.1/1000)
Year	1984

Power	800 amps
Roofs	Replaced in 2009
Surplus Land	Possibly, if full redevelopment
# of Suites	4 (all occupied, but 2 can be available)
# of Tenants	3
Asking Price	\$4,500,000
Price PSF	\$392

PARCEL 033 — BUILDINGS A & B

APN	065-050-033
Building Size	19,427 sf
Buildings	2 two-story buildings
Land Size	98,881 sf (2.27 acres)
Coverage Ratio	20%
Zoning	OI (office and institutional)
Parking	100 spaces (5.1/1000)
Year	1975

Power	100 amps (bldg A); 800 amps (bldg B)
Roofs	Replaced in 2009
Surplus Land	Common tennis court not being used, approximately 25k sf
# of Suites	14 (2 vacant)
# of Tenants	12
Asking Price	\$8,500,000
Price PSF	\$438 (includes surplus land)

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BUILDING A | Suite A-111 | Exam room



BUILDING A | Suite A-210 | Exam room



BUILDING A | Suite A-111 | Reception



BUILDING A | Suite A-210 | Reception

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BUILDING A | Suite A-212 | Exam room



BUILDING B | Suite B-109 | Exam room



BUILDING A | Suite A-212 | Reception



BUILDING B | Suite B-109 | Reception

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BUILDING B | Suite B-204 | Exam room



BUILDING C | Suite C-131 | Nurse's Station



BUILDING B | Suite B-204 | Reception



BUILDING C | Suite C-131 | Reception

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BUILDING C | Suite C-208 | Exam room



BUILDING C | Suite C-234 | Exam rooms



BUILDING C | Suite C-208 | Reception



BUILDING C | Suite C-234 | Reception

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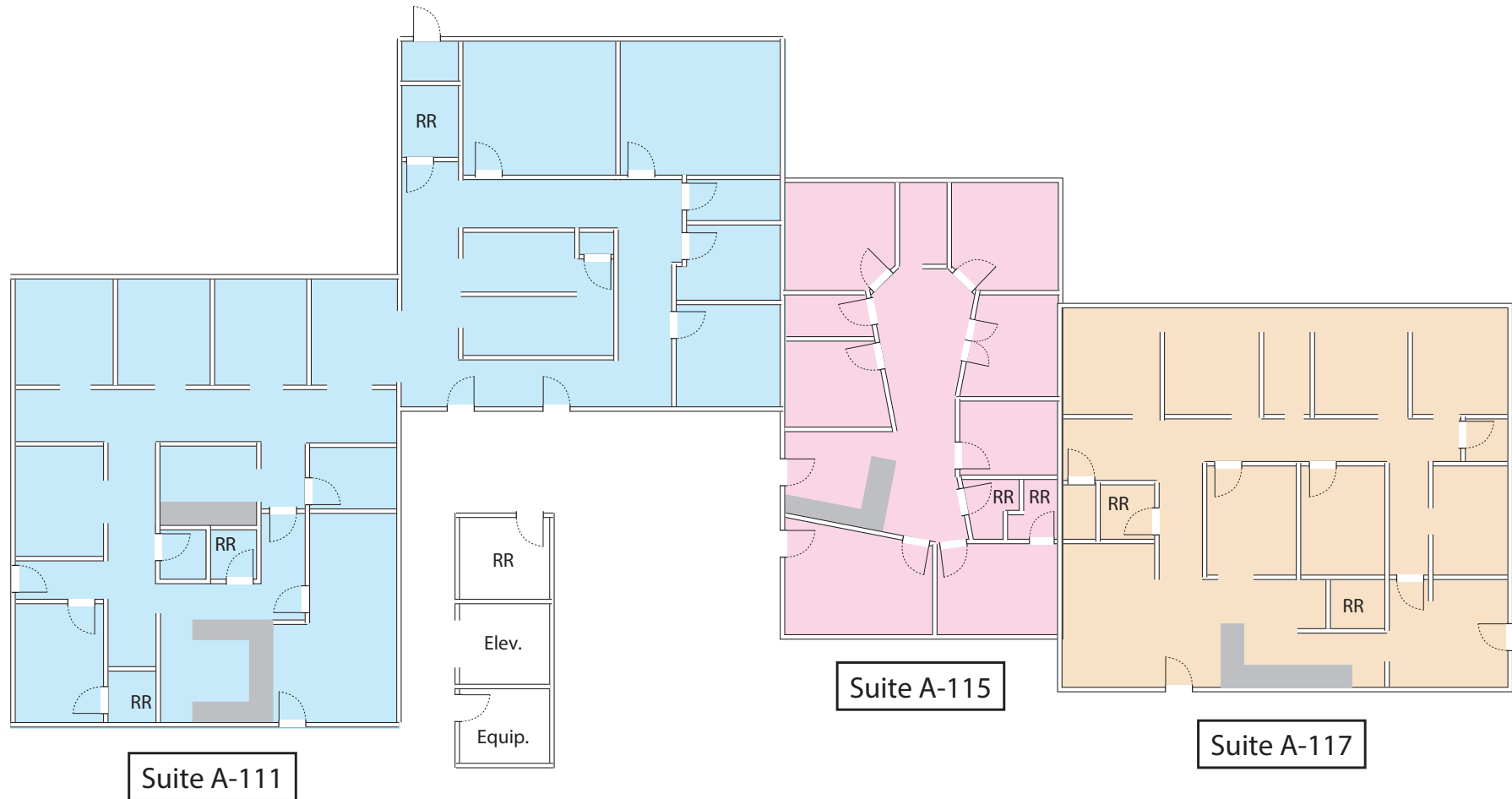
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FIRST FLOOR

Note: Floor plans are approximate



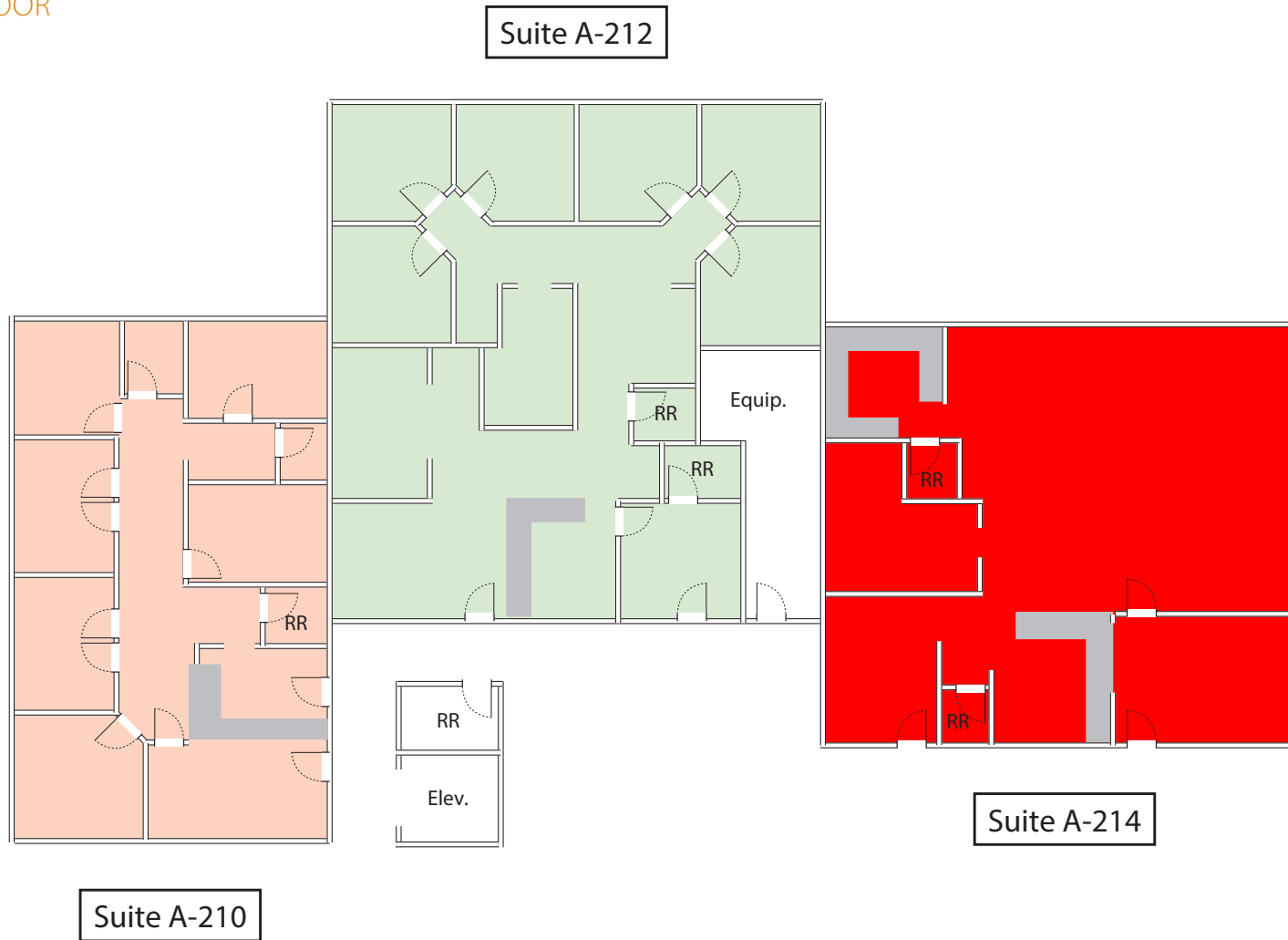
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SECOND FLOOR

Note: Floor plans are approximate



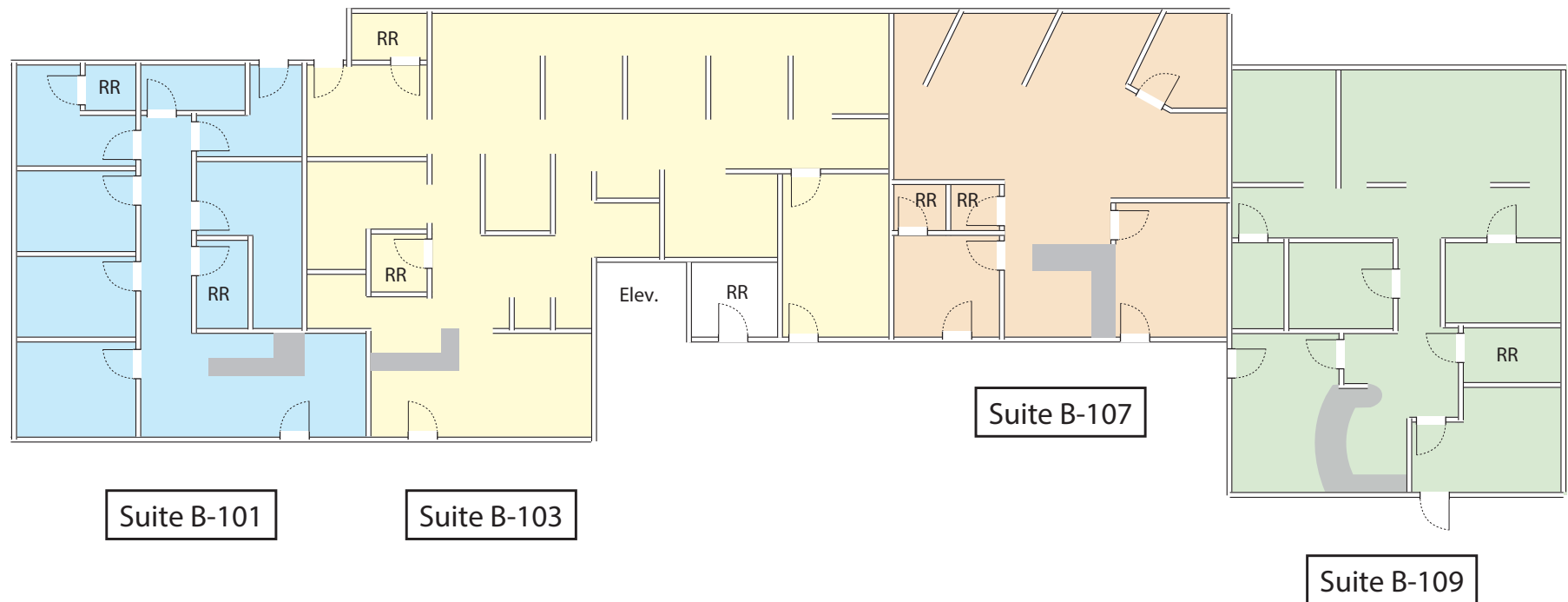
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FIRST FLOOR

Note: Floor plans are approximate



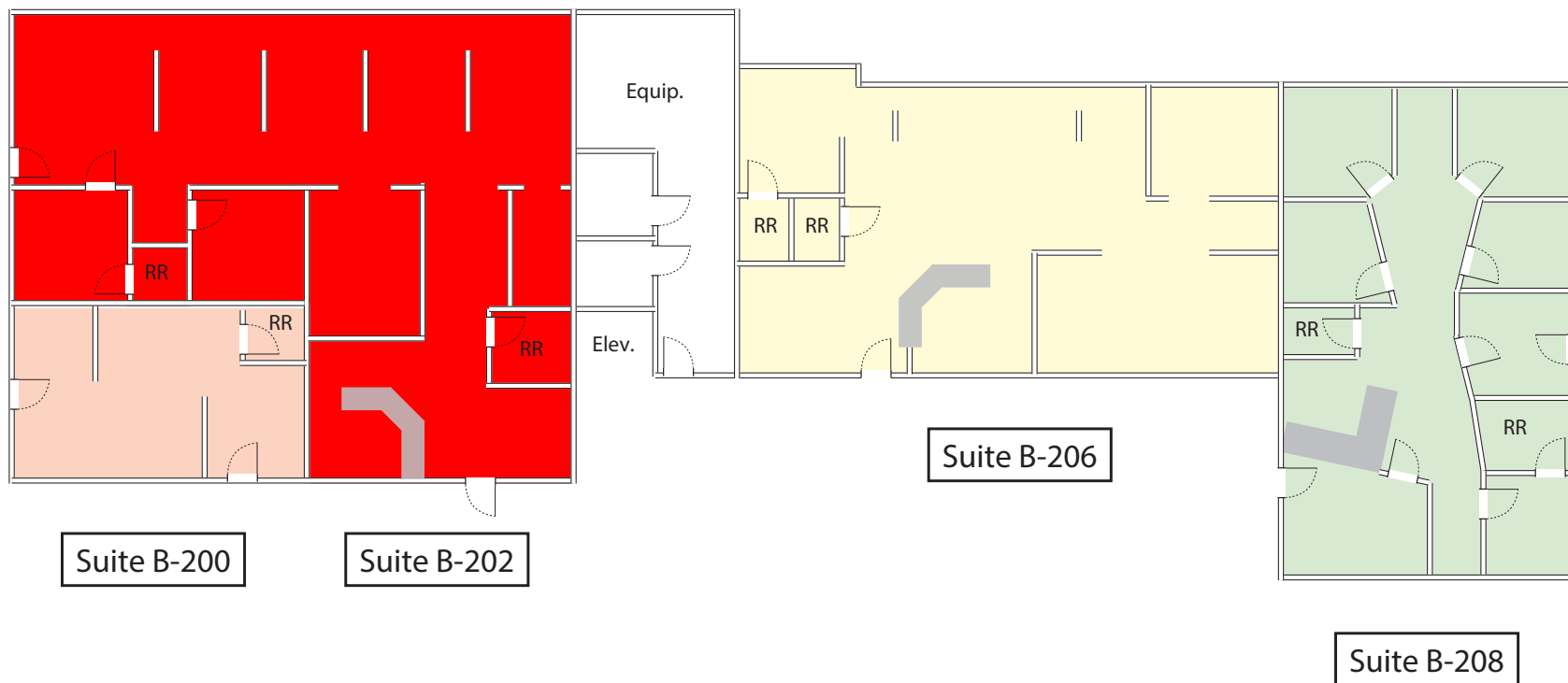
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SECOND FLOOR

Note: Floor plans are approximate



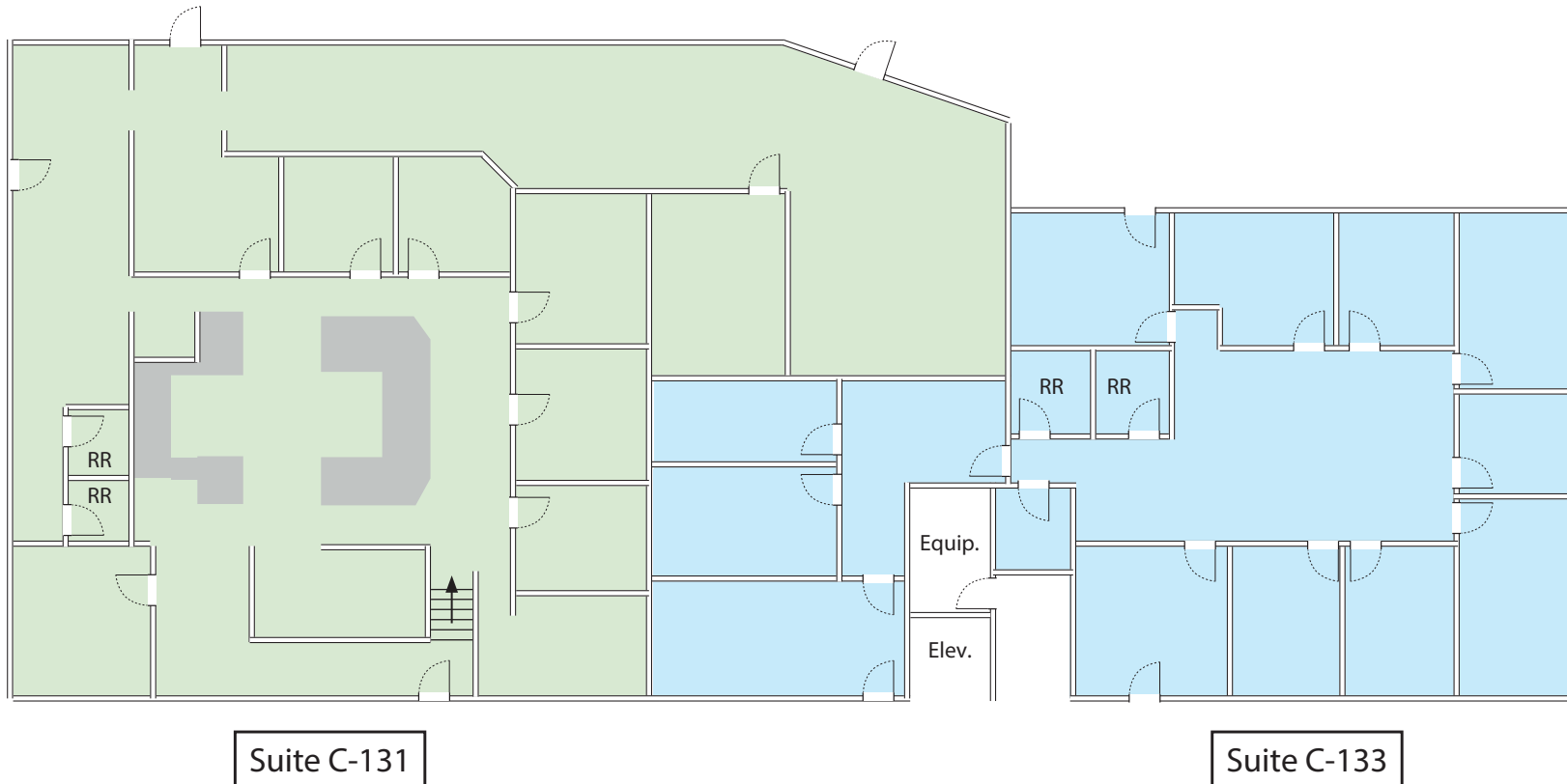
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FIRST FLOOR

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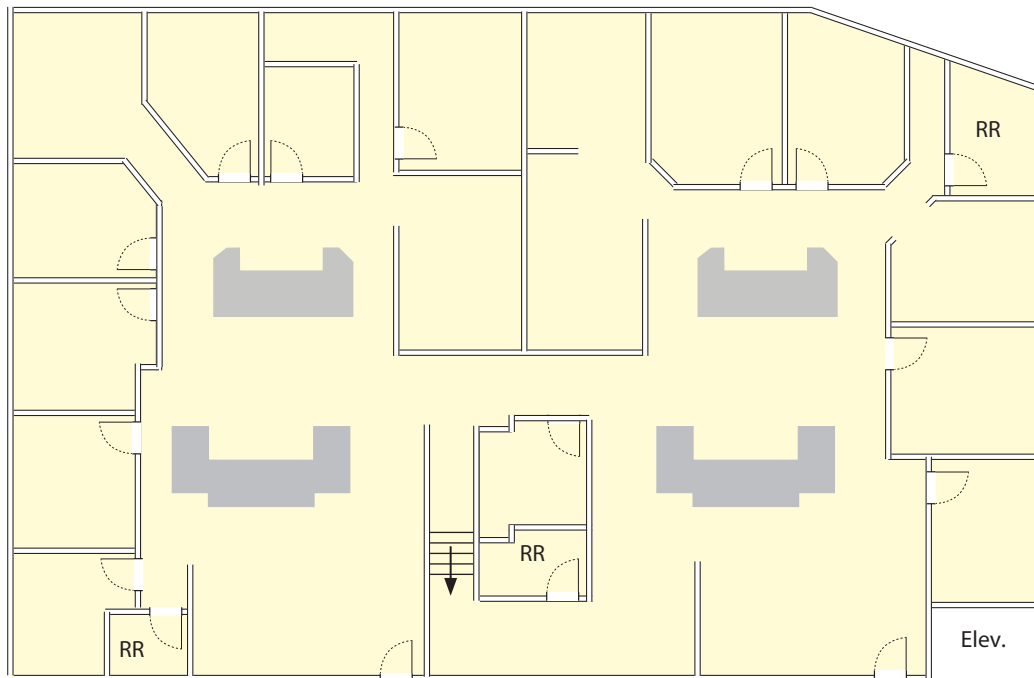
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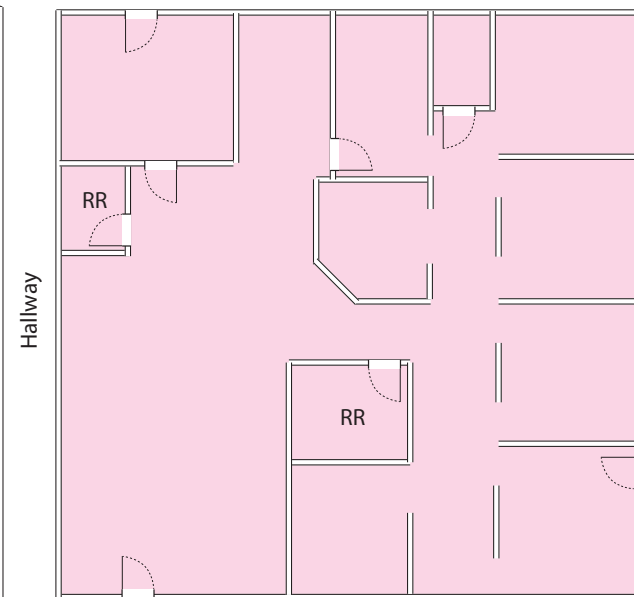


SECOND FLOOR

Note: Floor plans are approximate



Suite C-230/C-232



Suite C-234

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LOCATION MAP



AREA OVERVIEW

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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, Goleta is among California's premier locations for businesses.



Source: esri, 2023 demographics

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HayesCommercial.com | Santa Barbara, CA

CONFIDENTIALITY AGREEMENT

122 S PATTERSON AVE | GOLETA, CA

The Seller, through Hayes Commercial Group ("Sales Agent"), has available for study certain information ("Evaluation Materials") regarding 122 S Patterson Ave in Goleta, CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to Francois DeJohn at Hayes Commercial Group;
5. You acknowledge that neither the Seller, nor Hayes Commercial Group, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or

use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Hayes Commercial Group concerning the investment in the Property; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the to our attention.

ACCEPTED AND AGREED effective as of _____, 2026

PRINCIPAL

By: _____

Name: _____

Company: _____

Tel: _____

Email: _____

BROKER

By: _____

Name: _____

Company: _____

Tel: _____

Email: _____

Mailing address: Hayes Commercial Group, 222 E Carrillo St, Suite 101, Santa Barbara, CA 93101. Fax: 805-456-0805

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