

289 Coromar Dr
GOLETA, CA



For Lease | Industrial/Warehouse with Ground-Level and Raised Loading | 3,526 SF

Experience. Integrity. Trust.
Since 1993

Christos Celmayster
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PROPERTY SUMMARY

Flexible industrial/warehouse 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. This suite offers loading via one ground-level roll-up door and a rear raised loading area, 11' clearance and ample power.

Suite:	130	Parking:	Plentiful on-site
Size:	3,526 SF	Restrooms:	Common
Rate:	\$2.10 MGR	Zoning:	M-RP/B-P
Utilities:	\$0.20 psf	Amenities:	20-acre Cabrillo Park with sports courts, walking trails, sidewalks, bike paths and restored wetlands
Term:	2-5 years		
Available:	Now		
Loading:	One ground-level roll-up and one raised sliding door	Showings:	Call listing agent

Steps from 289 Coromar is Cabrillo Park, offering sports courts and walking trails with views of restored wetlands

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Lobby area



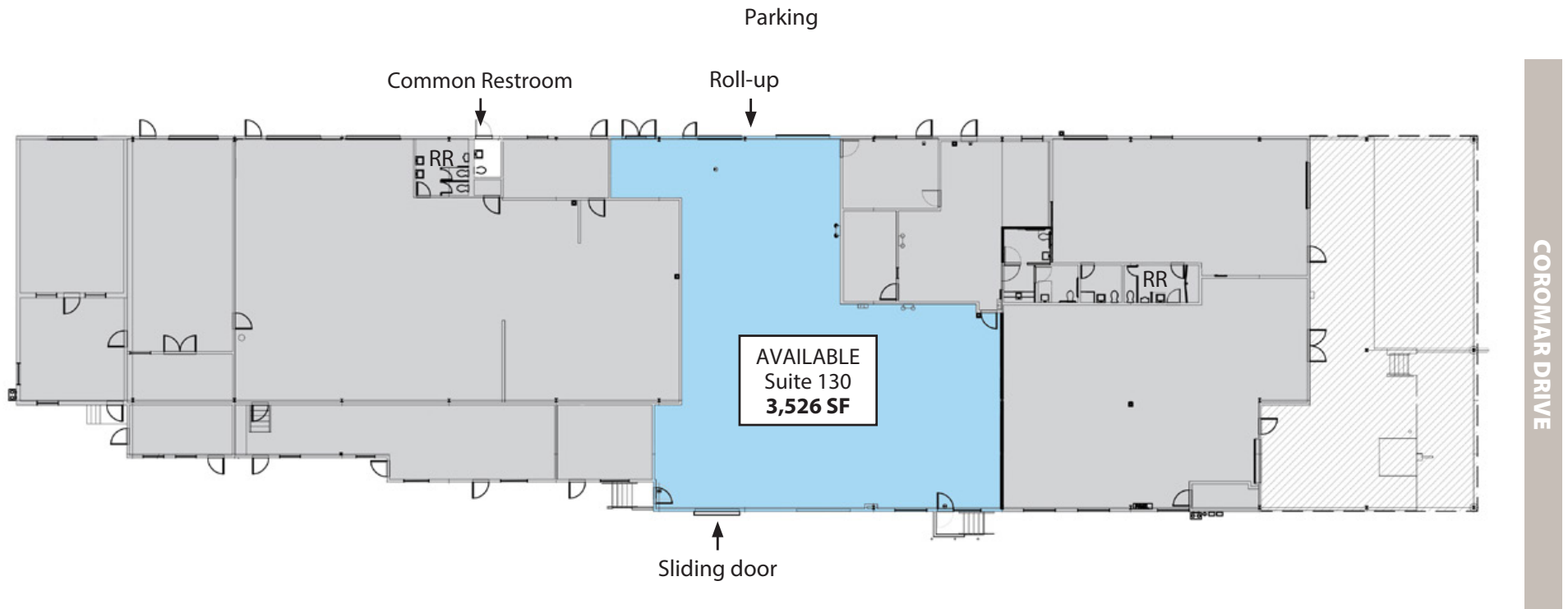
Sliding door

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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

ergomotion
9,000 SF headquarters

in-vent
78,900 SF industrial/R&D/Flex campus
SONOS **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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Hayes
COMMERCIAL GROUP



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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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