



PERTURE

CAMPUS @ CARP

**BUILD-TO-SUIT
OPPORTUNITY**
To be delivered Q4 2023



FOR LEASE

Newly-Constructed Class A **Office**
in Beautiful Coastal **Carpinteria**

82,751 SF
on 8.63 acres

*Established hub for tech,
engineering, R&D*

*Microsoft/LinkedIn, Procore
& Agilent nearby*

*Abundant parking
(4.3/1,000 SF)*

*Highly educated
employee base*

*30-minute drivetime
population: 444,818*

Developed and managed by



Presented by





APERTURE CAMPUS @ CARP
 6380 VIA REAL, CARPINTERIA
Newly Constructed Creative Campus

Developed and managed by



Highlights



Construction to begin Q2 of 2022

Your business will thrive in the Aperture Campus @ Carp (ACC), a new creative office campus featuring high-end finishes, airy ceiling heights, flexible and divisible buildings, and abundant natural light in a lush setting with ocean and island views. Courtyard-facing patios and expansive decks on the building perimeter, collaborative outdoor space, an on-site deli/cafe, and a state-of-the-art on-site gym comprise tenant amenities unlike any other office park along the South Coast. The ACC represents the first new office construction on the South Coast in over 12 years.

Size Range: 6,319 to 82,751 SF*

Rate: Call listing agent

Delivery Date: Q4 2023

Parking: 342 spaces (4.13/1,000 SF)
Including 8 ADA

Zoning: M-RP (Business Park)

Amenities: Central courtyard, on-site cafe/deli, state-of-the-art on-site gym with showers, walking path, garden area, views

** Smaller suites available*





APERTURE CAMPUS @ CARP
 6380 VIA REAL, CARPINTERIA
Newly Constructed Creative Campus

Developed and managed by



Campus Features

Designed to maximize the stunning natural surroundings, the campus creates an inspiring environment, including serene outdoor areas to explore and a mountain-view walking path along a natural creek.





Unique to the South Coast market, the central courtyard is a natural amenity for California creative-office culture, enabling outdoor meeting, work and collaboration.

Exposed wood and steel structure creates elegant high ceilings and spacious open-span areas to promote natural lighting, while granting tenants maximum flexibility to customize their suites.

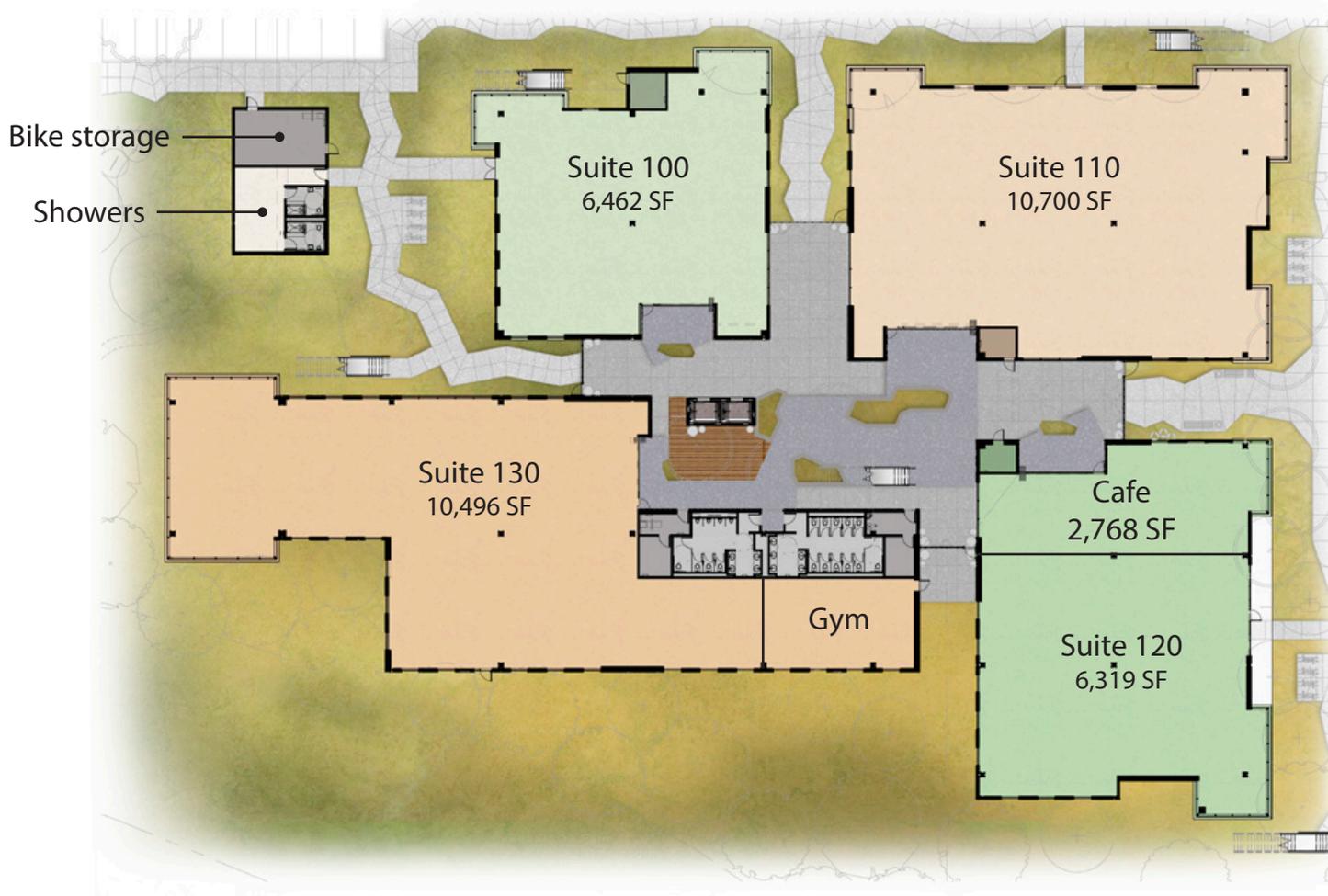


The second floor flows onto flying balconies that double as secondary entrances and lounge/collaboration spaces.





FIRST FLOOR



Space	Size
Suite 100	6,462 SF
Suite 110	10,700 SF
Cafe space	2,768 SF
Suite 120	6,319 SF
Suite 130	10,496 SF
First Floor	36,745 SF

*Note: All suites can be divided.
 Call listing agents for more details.*

Note: All suites can be divided. See example division space plan.



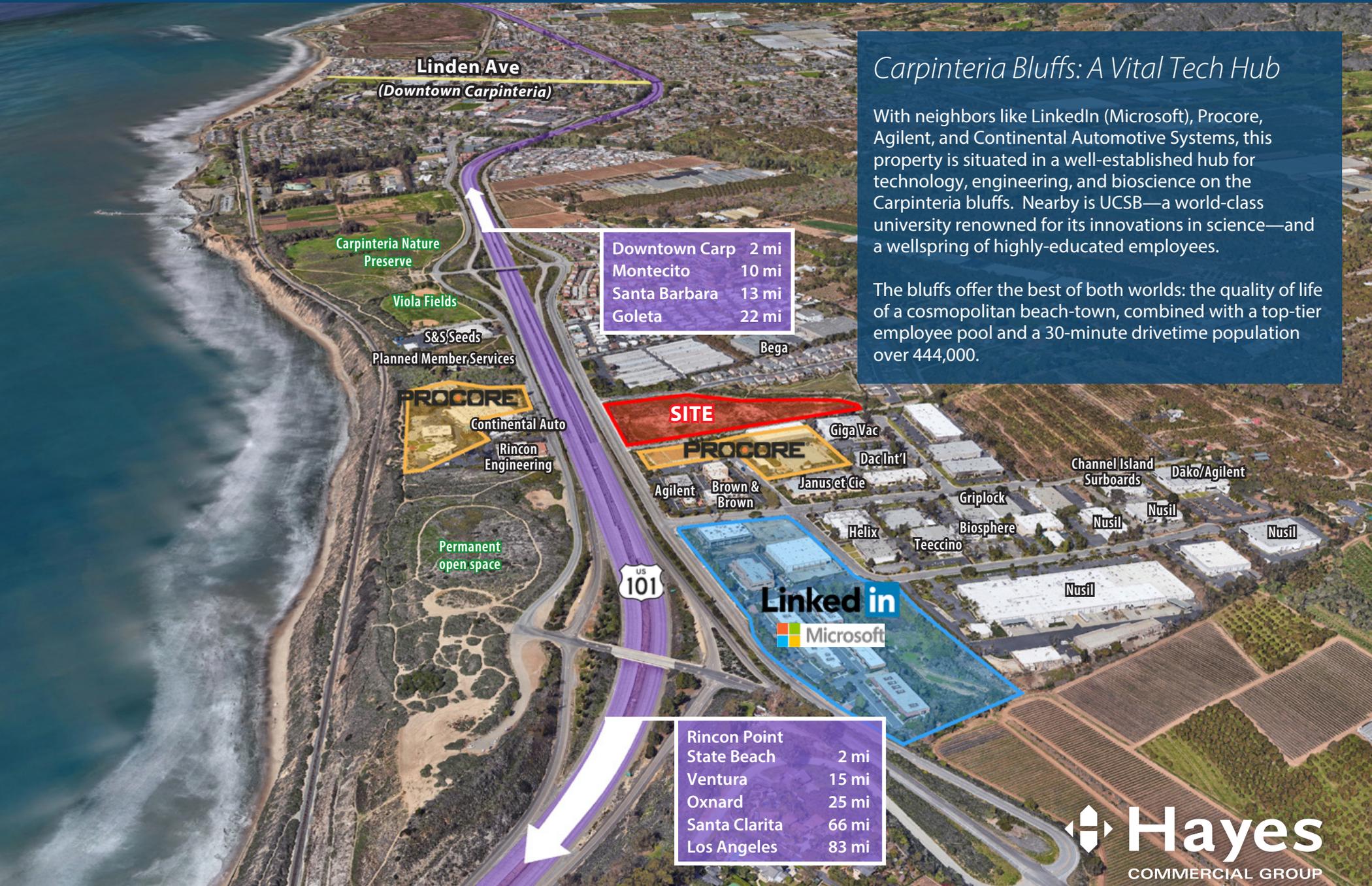


SECOND FLOOR



Space	Size
Suite 200	9,711 SF
Suite 210	12,329 SF
Suite 220	10,452 SF
Suite 230	13,514 SF
Second Floor	46,006 SF

*Note: All suites can be divided.
 Call listing agents for more details.*



Carpinteria Bluffs: A Vital Tech Hub

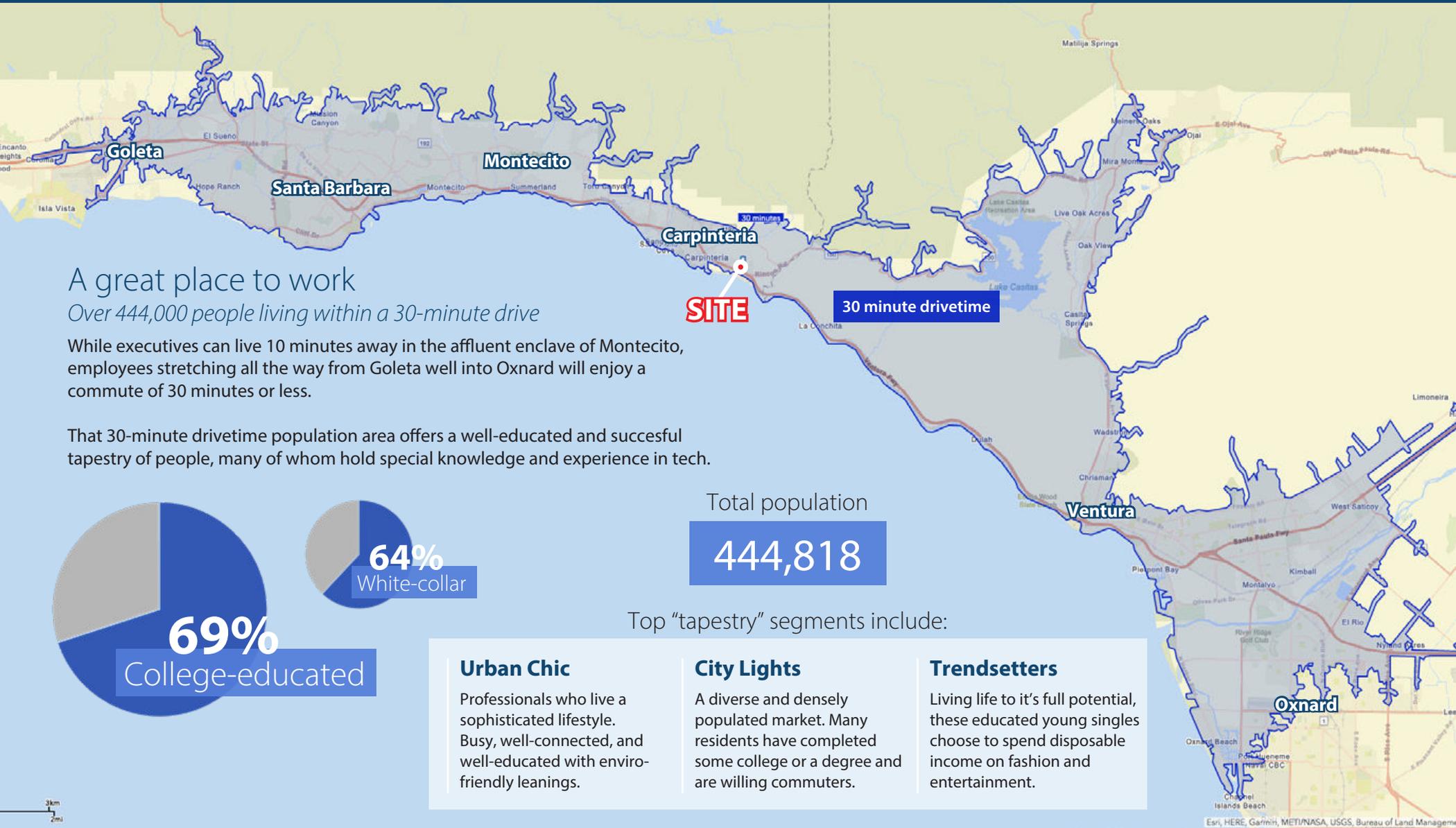
With neighbors like LinkedIn (Microsoft), Procore, Agilent, and Continental Automotive Systems, this property is situated in a well-established hub for technology, engineering, and bioscience on the Carpinteria bluffs. Nearby is UCSB—a world-class university renowned for its innovations in science—and a wellspring of highly-educated employees.

The bluffs offer the best of both worlds: the quality of life of a cosmopolitan beach-town, combined with a top-tier employee pool and a 30-minute drivetime population over 444,000.

Downtown Carp	2 mi
Montecito	10 mi
Santa Barbara	13 mi
Goleta	22 mi

Rincon Point	
State Beach	2 mi
Ventura	15 mi
Oxnard	25 mi
Santa Clarita	66 mi
Los Angeles	83 mi



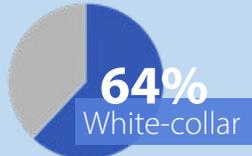
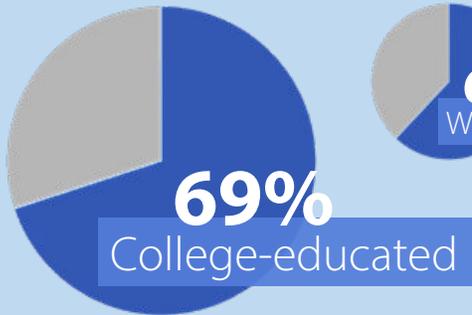


A great place to work

Over 444,000 people living within a 30-minute drive

While executives can live 10 minutes away in the affluent enclave of Montecito, employees stretching all the way from Goleta well into Oxnard will enjoy a commute of 30 minutes or less.

That 30-minute drivetime population area offers a well-educated and successful tapestry of people, many of whom hold special knowledge and experience in tech.



Total population

444,818

Top "tapestry" segments include:

Urban Chic

Professionals who live a sophisticated lifestyle. Busy, well-connected, and well-educated with environmentally friendly leanings.

City Lights

A diverse and densely populated market. Many residents have completed some college or a degree and are willing commuters.

Trendsetters

Living life to it's full potential, these educated young singles choose to spend disposable income on fashion and entertainment.

Esri, HERE, Garmin, MET/NASA, USGS, Bureau of Land Management





Dubbed “Techtopia” by CNBC, the “South Coast” of Santa Barbara County is loaded with internet and tech companies—ranging from Fortune 100 corporations to start-ups—many of which have spun out of UCSB research teams. Google, Amazon, Sonos, LinkedIn, and Procore have all established large “creative” offices and/or research labs in the area. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco. This surge of tech employees adds dynamism and economic vitality an area already blessed with a warm climate and natural beauty.

EDUCATED, TECH-INCLINED EMPLOYEE POOL

Boasting 6 nobel laureates on faculty and ranked eighth in the world for its impact on the sciences,* UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.

* Ranked #8 of 750 universities worldwide in 2014 by the Centre for Science and Technology Studies of Leiden University.



THE QUANTUM BUMP

In 2019, UCSB was awarded a National Science Foundation grant to create the nation’s first “quantum foundry” to research quantum technology. Soon after, Google’s research lab near the university reached the elusive “quantum supremacy,” the ability of a quantum processor to perform a complex computation much, much faster than any existing supercomputer. This breakthrough has further solidified Santa Barbara as a vital hub of research and technology.

Google
 amazon SONOS
 200+
 TECH COMPANIES IN THE SANTA BARBARA AREA
 Microsoft PayPal
 LinkedIn
 Hayes
 COMMERCIAL GROUP



Carpinteria is a small, oceanside city conveniently located a few miles down the 101 from the city of Santa Barbara. The city is known for its beautiful beaches, agriculture, and the charming Linden Avenue corridor.

Cycling. MapMyRide.com lists over 1,200 bike trails in the Carpinteria area, including the well-traveled and well-loved Rincon Bike Trail, a 3.6-mile stretch along the scenic South Coast.

Eat and Drink. From venerated classics like The Spot and The Palms, to newer haunts like Rincon Brewery and Zookers, Carpinteria offers great options for lunch and happy hour alike.

Surfing. From family-friendly surf at Santa Claus Lane, to the globally recognized Rincon Break (aka “the queen of the coast”), the Carpinteria area offers plenty to watersport enthusiasts.



City Facts

Incorporated: September 28, 1965
Size: Appx. 9 square miles
Population: 13,849
Households: 5,038
Avg Household Income: \$100,336





Aperture Campus @ Carp
6380 Via Real, Carpinteria, California

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570

Steve Hayes
805.898.4370
steve@hayescommercial.com
lic. 00827640

 **Hayes**
COMMERCIAL GROUP