

6384 Via Real

CARPINTERIA, CA

New exterior remodel underway



Click to view the
VIRTUAL TOUR

For Sublease | High-Bay Warehouse with Roll-Ups | **24,030± SF**

Co-listed with
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PROPERTY SUMMARY

Rare high-bay warehouse with dedicated parking, heavy power, one grade-level loading door, one truck well loading door, high ceilings, and potential to construct office area. Located near the bluffs of Carpinteria, 14 miles from Santa Barbara and minutes away from the beach with easy US 101 access. Join a neighborhood of top-tier tenants including Procore, BEGA, and LinkedIn.



- Size:** Office* approx. 8,370 SF
Warehouse approx. 15,660 SF
Total approx. 24,030 SF
- Rate:** \$2.23 NNN (.55)
- TI Allowance:** \$30 PSF
- Term:** Master lease expires 3/31/2027
- Available:** Now, exterior remodel complete approx. 3/1/22
- Zoning:** M-RP
- Parking:** 63 spaces after exterior remodel
- Restrooms:** Existing plumbing is in place
- HVAC:** Eleven 3-10 ton units, 100% HVAC 8 new units, 3 existing
- Roll-Up Doors:** Two (one interior truck well door, one ground-level door)
- Ceiling Height:** Warehouse – 19’3” to ceiling
Office – 14’2” to ceiling and 9’11” to drop ceiling (if installed)
- Power:** 800A, 277/480V, 3-phase
- Comments:** Owner is completing a significant exterior remodel of the building, including new facade, paint, parking area, landscaping, skylights, and more.

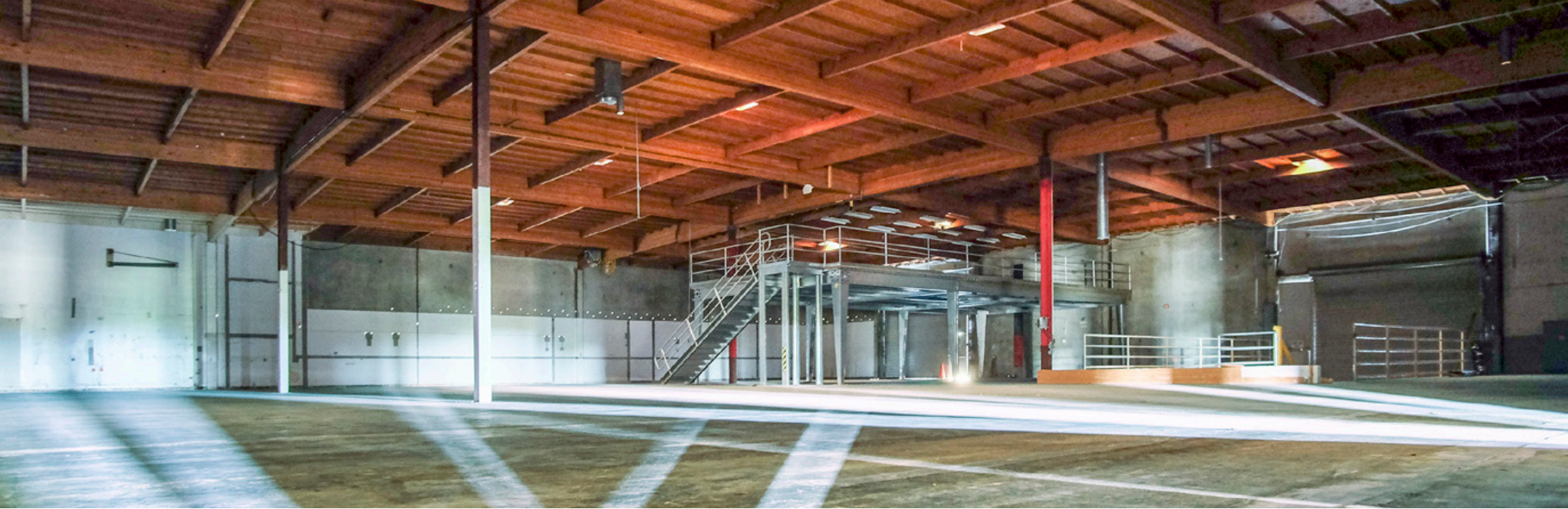
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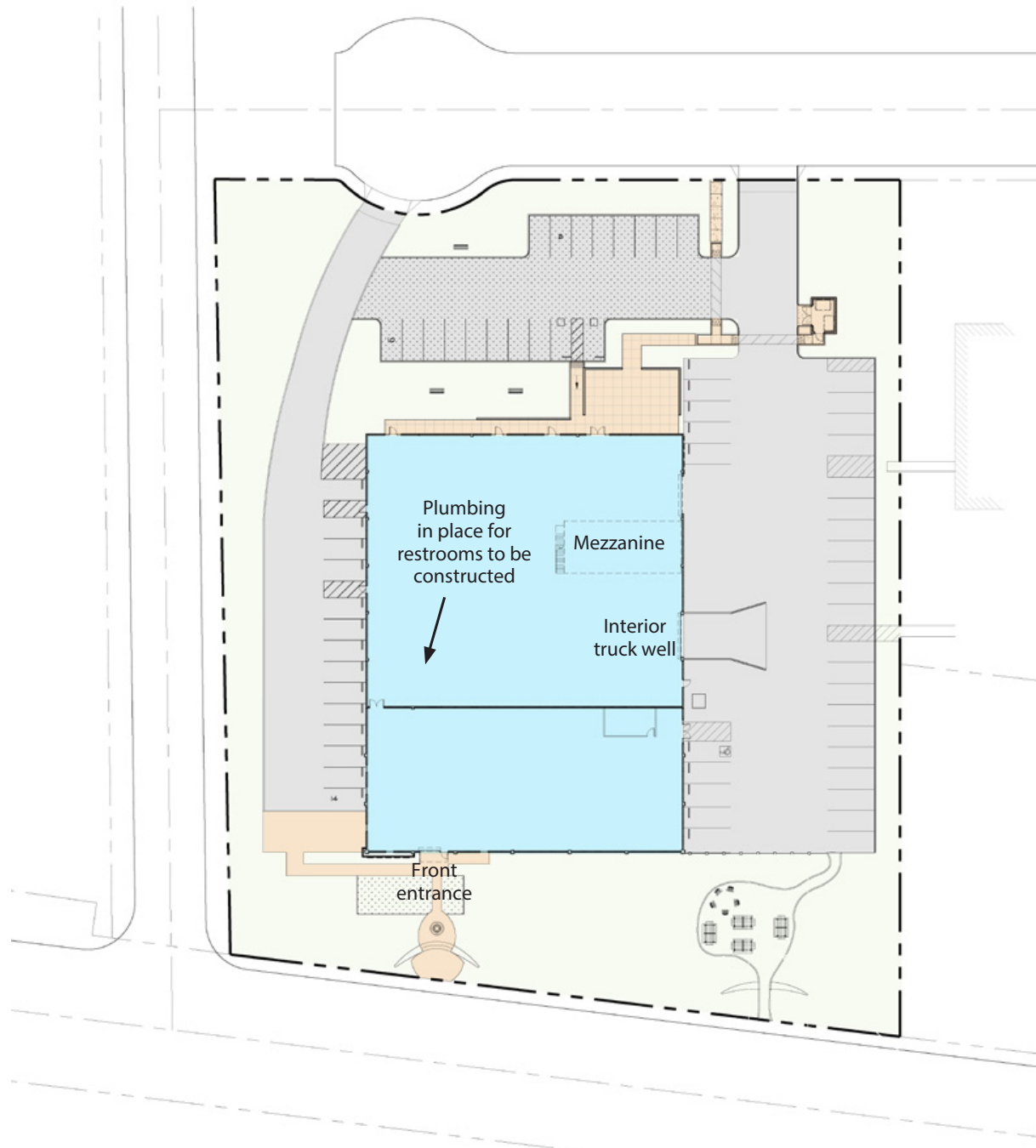
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SITE PLAN



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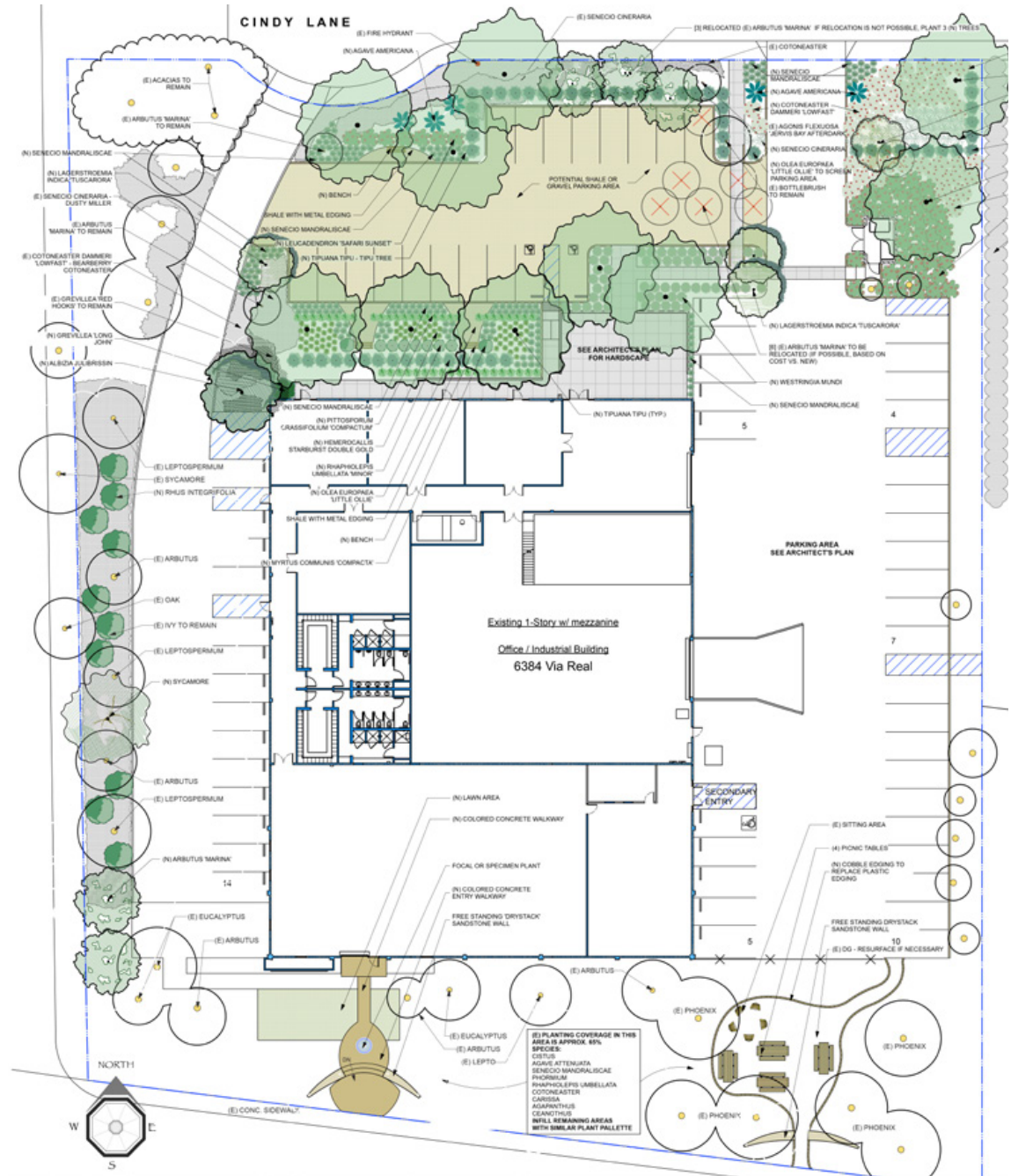


REMODEL UNDERWAY




The property owner is undertaking a complete exterior remodel of the property for completion in March 2022, including:

- New parking area on the north side of the building and re-paving the existing parking.
- New building exterior and skylights.
- New walkways, lighting, and outdoor eating/lounge area.
- New landscaping.



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AREA OVERVIEW

The Bluffs

About five minutes from downtown Carpinteria and a stone's throw from the shore lies The Bluffs, a collection of office/R&D/industrial buildings occupied by strong tenants like Procore and LinkedIn.

With easy US 101 access, temperate climate, and proximity to the beach and downtown, this coastal enclave is in high demand.

The subject property is situated near The Bluffs and a new tenant will inherit the many amenities of the area.




Linden Ave
(Downtown Carpinteria)

Montecito	10 mi
Santa Barbara	13 mi
Goleta	22 mi

Rincon Surf	7 mi
Ventura	15 mi
Oxnard	25 mi
Santa Clarita	66 mi
Los Angeles	83 mi

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