



80 Coromar Dr
GOLETA, CA

NEW LOWER RATE
NOW \$1.05 PSF MGR

For Sublease | Warehouse/Storage Space with Dock-High Loading | **24,000 SF**

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
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PROPERTY SUMMARY

Warehouse space available for sublease, offering 21' ceilings and two roll-up doors with dock-high and ground-level loading. Central location in the heart of Goleta's still-booming R&D/tech corridor, among companies like FLIR, Raytheon, Northrop Grumman, Google, and many others. Newly built restrooms and break room, heavy power, and on-site parking.

Size	24,000 SF
Rate	\$1.05 PSF MGR
Available	Now
Term	Master lease expires 11/30/27
Loading	Two roll-up doors (both 16' W x 12' H, one ground-level, one dock-high)
Ceilings	21 feet
Power	800A, 480V, three-phase
Parking	Up to 24 non-reserved spaces
Restrooms	Yes, private
Break Room	Common
Showings	Call Listing Agent



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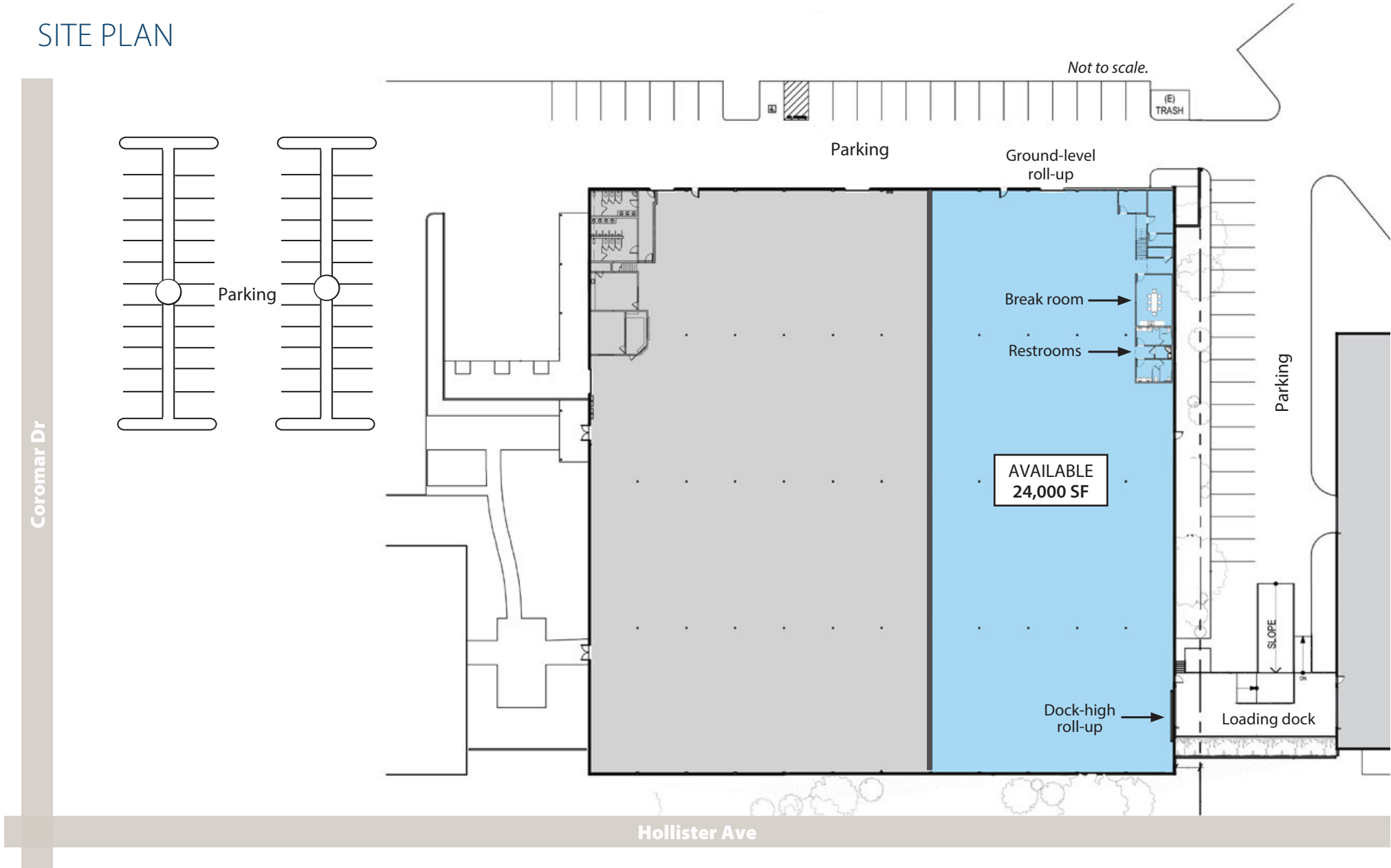


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SITE PLAN



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SANTA
BARBARA

GOLETA

TECH, ENGINEERING,
BIOSCIENCE & MORE

GOLETA
BEACH

sba Santa Barbara
AIRPORT

UCSB

ISLA VISTA

SITE

US
101

US
101

Los Carneros Rd

Storke Rd

1 Apeel™

3 DECKERS
— BRANDS —

5 Google

7 inogen

9 LOCKHEED MARTIN

11 NORTHROP
GRUMMAN

13 YARDI

2 oppfolio
PROPERTY MANAGER

4 TELEDYNE
FLIR

6 IBM

8 STORZ
KARL STORZ — ENDOSCOPE

10 Microsoft

12 Raytheon
Technologies

14 SONOS

15 REDWIRE

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 **Hayes**
COMMERCIAL GROUP

AMENITIES MAP



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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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