

80 Coromar Dr  
GOLETA, CA

**NEW LOWER RATE**  
**NOW \$0.90 PSF MGR**

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

*Experience. Integrity. Trust.*  
*Since 1993*

**Greg Bartholomew**  
805.898.4395  
[greg@hayescommercial.com](mailto:greg@hayescommercial.com)  
lic. 01131126





## 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.

<b>Size</b>	24,000 SF
<b>Rate</b>	\$0.90 PSF MGR
<b>Available</b>	Now
<b>Term</b>	Master lease expires 11/30/27
<b>Loading</b>	Two roll-up doors (both 16' W x 12' H, one ground-level, one dock-high)
<b>Ceilings</b>	21 feet
<b>Power</b>	800A, 480V, three-phase
<b>Parking</b>	Up to 24 non-reserved spaces
<b>Restrooms</b>	Yes, private
<b>Break Room</b>	Common
<b>Showings</b>	Call Listing Agent



Break room

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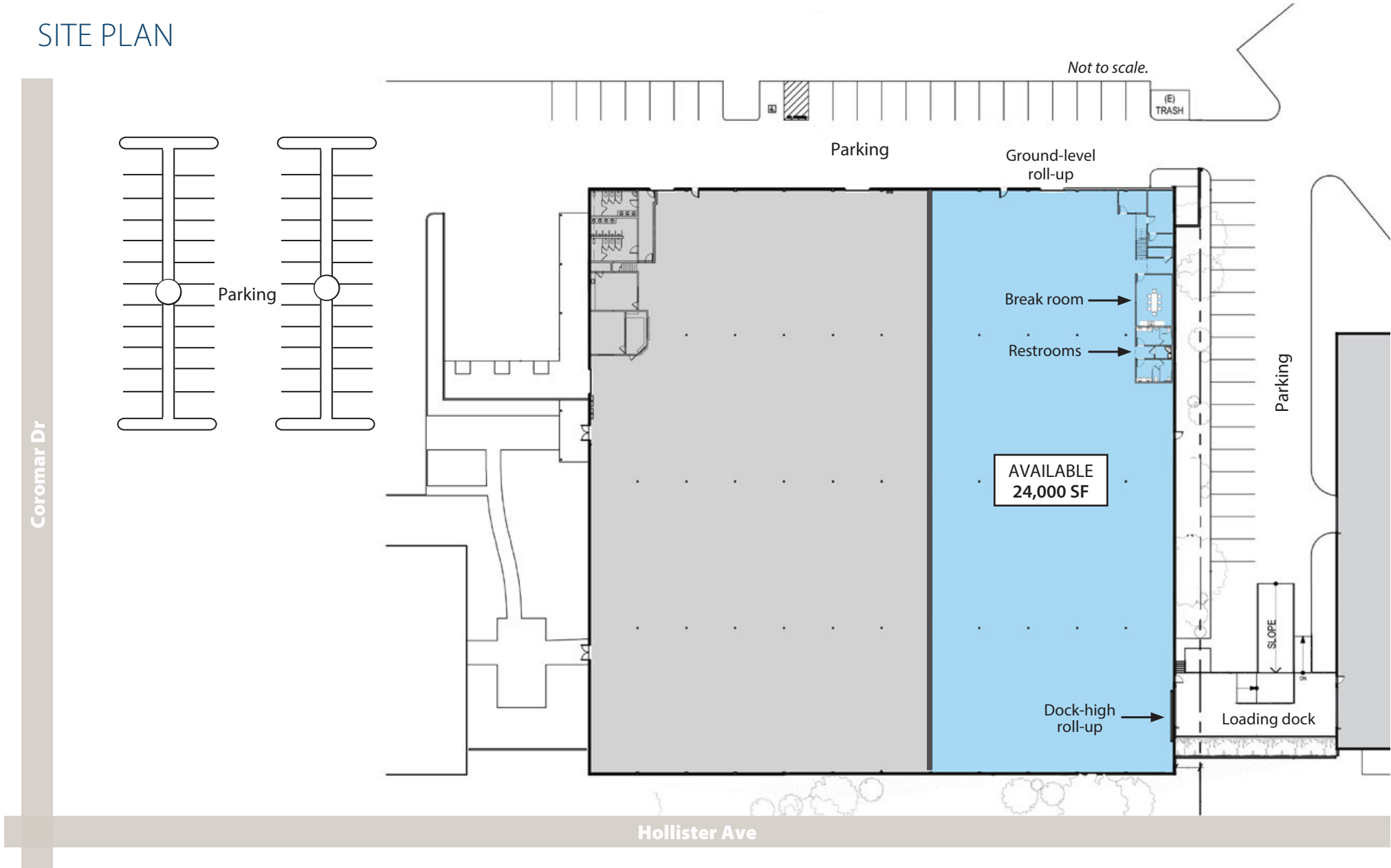
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# SITE PLAN



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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**  
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# 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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