



ROB HAMBLETON

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CA LIC. 01858350

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# 75 ROBIN HILL ROAD

GOLETA CA 93117

FOR SUBLEASE

±8,940 SF INDUSTRIAL/OFFICE WITH MULTIPLE CLEAN ROOMS

**SUBLEASE RATE:  
\$1.65/SF MODIFIED GROSS**

Strategically located in Goleta's dynamic high-tech corridor with easy access to US 101 Fwy, Santa Barbara Airport, abundant new housing & core amenities

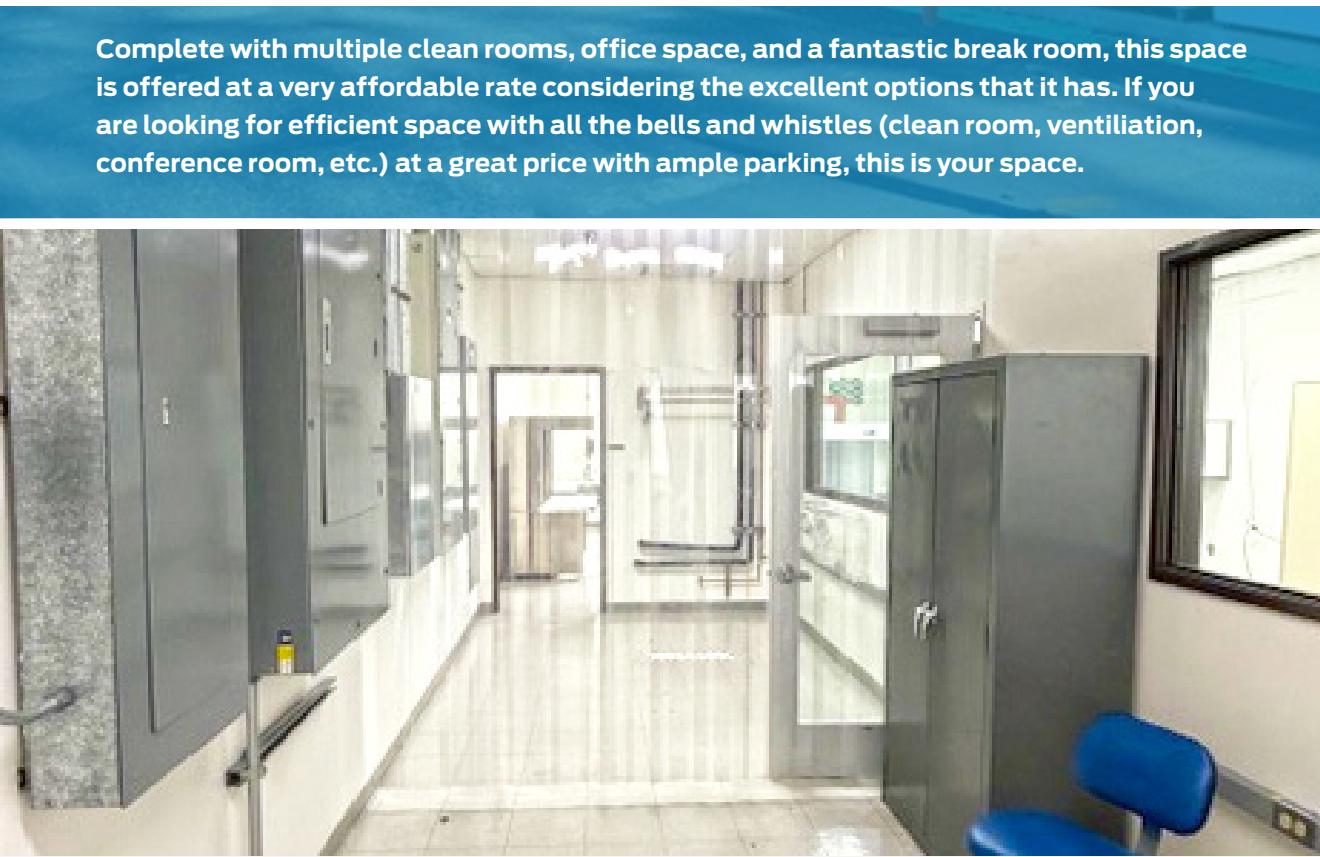


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Commercial Real Estate

[RADIUSGROUP.COM](http://RADIUSGROUP.COM)



Complete with multiple clean rooms, office space, and a fantastic break room, this space is offered at a very affordable rate considering the excellent options that it has. If you are looking for efficient space with all the bells and whistles (clean room, ventilation, conference room, etc.) at a great price with ample parking, this is your space.



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**Space Size**

±8,940 SF

**Sublease Rate**

\$1.65/SF Modified Gross

**Available**

Immediately

**Parking**

3/1,000

**Floors**

Single

**Sprinklers**

Yes

**Restrooms**

Common

**HVAC**

Yes

**Zoning**

Light Manufacturing

**CSO**

2.5%

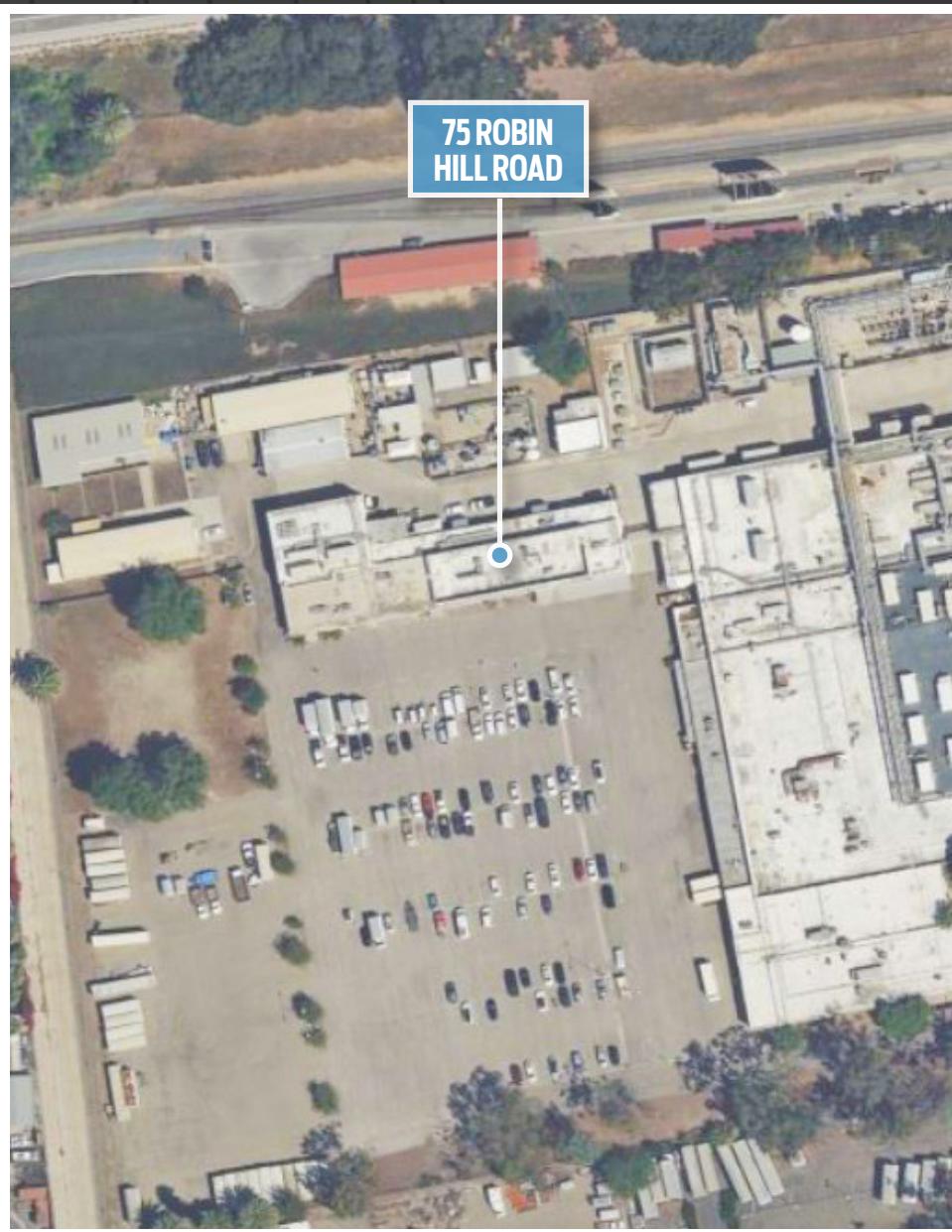
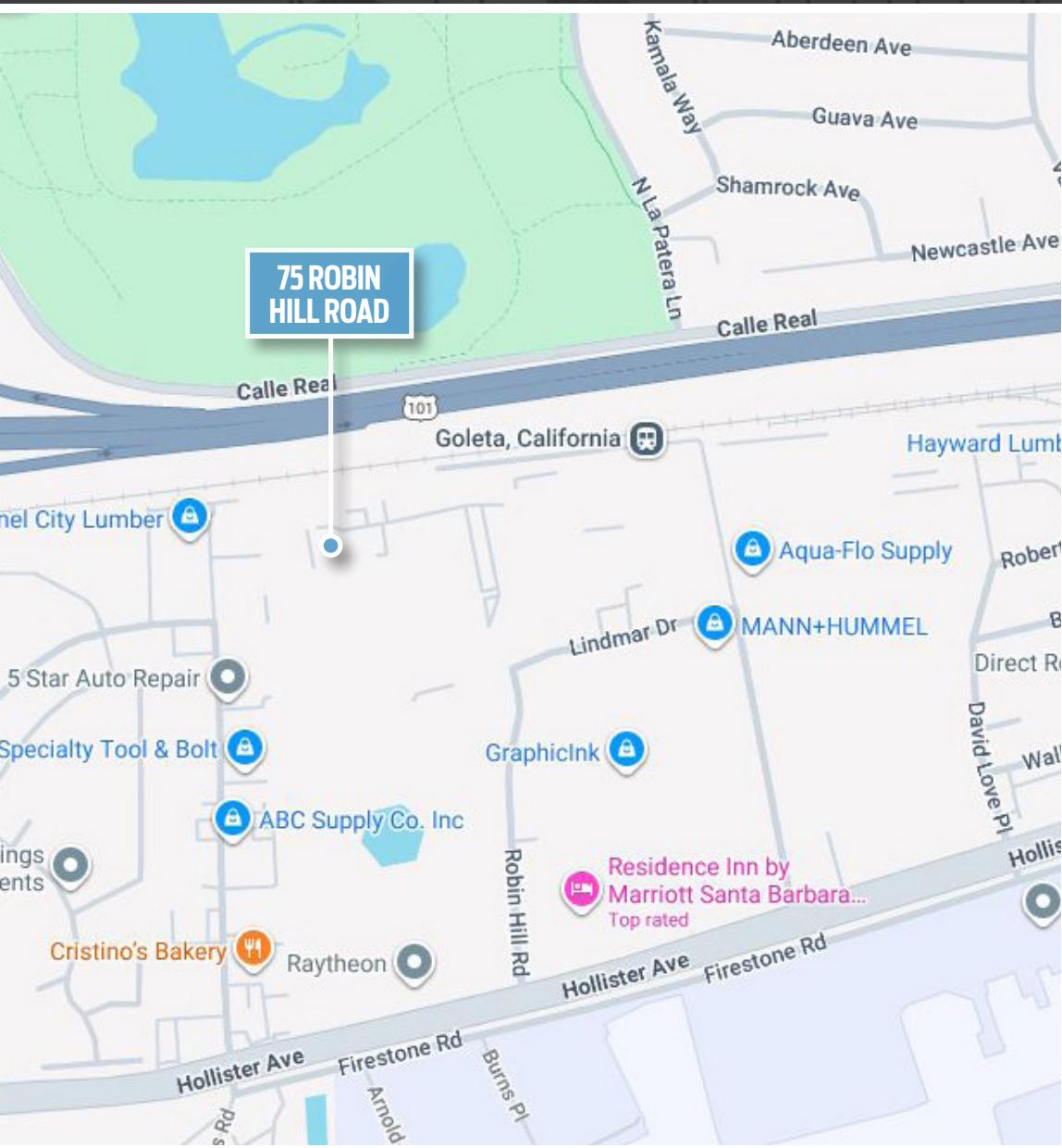


R A D I U S G R O U P . C O M

# 75 ROBIN HIL RD GOLETA CALIFORNIA 93117

FOR SUBLEASE

±8,940 SF Industrial/Office space with multiple  
clean rooms in Goleta's booming tech corridor



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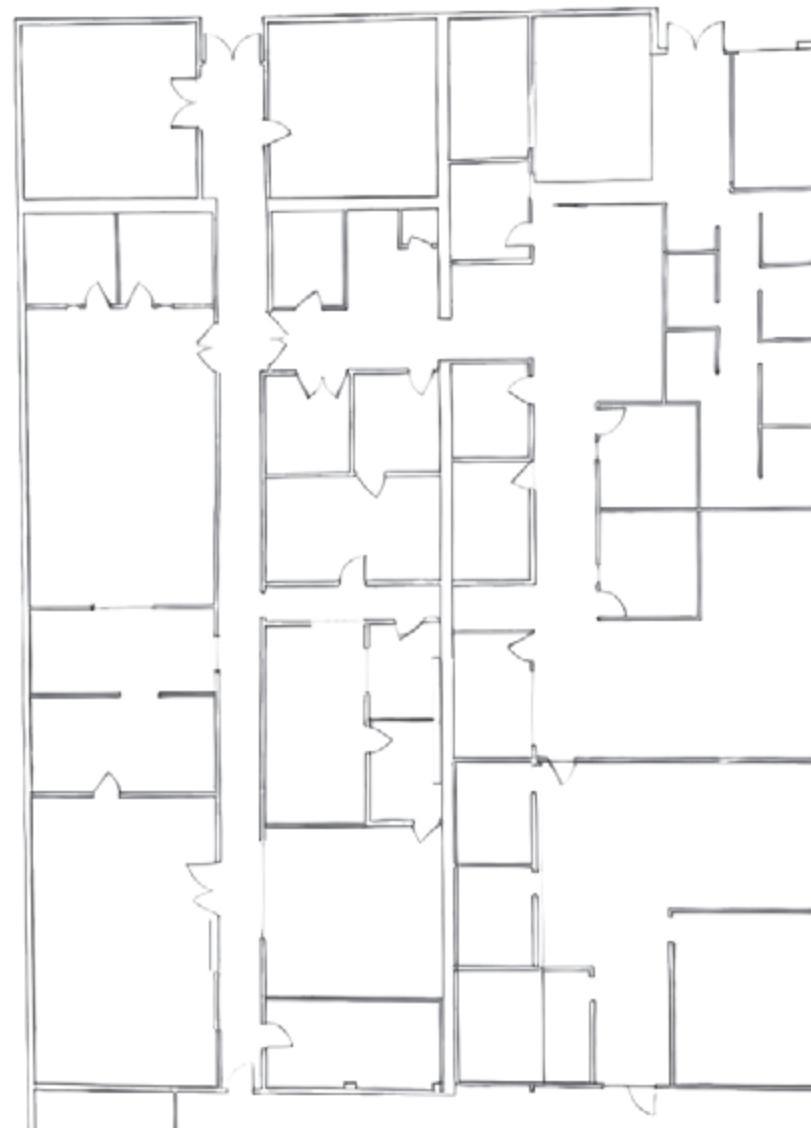
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FLOOR PLAN



*Not to scale*

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## Select Nearby Amenities & Businesses

### CAMINO REAL MARKETPLACE



### HOLLISTER VILLAGE PLAZA



### GLEN ANNIE GOLF CLUB

### HOLLISTER VILLAGE RESIDENTIAL DEV.

### SUBJECT PROPERTY

### GOLETA HI-TECH CORRIDOR



### UCSB CAMPUS

### GOLETA BEACH PARK



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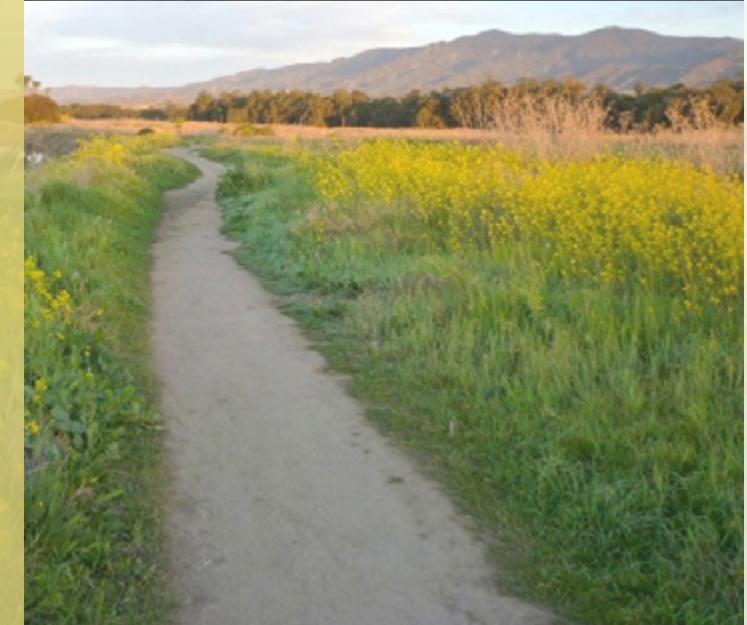
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# “THE GOOD LAND”

The city of Goleta rests a few minutes north of Santa Barbara in the South Coast region of Santa Barbara County, roughly 330 miles south of San Francisco and 90 miles north of Los Angeles. Goleta and the Gaviota Coast to the north make up 12 picturesque miles of the Santa Barbara coastline. In fact the area is known as The Good Land for its sprawling ranches, fertile farms, lemon orchards and sustainable gardens that supply local restaurants and farmers markets year round. From the Goleta pier to Point Arguello, the area is a recreational paradise. Whether fishing off the pier, hiking the bluffs, surfing Campus Point or getting up close and personal with wildlife while kayaking in the Goleta Slough, there is something for everyone.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Goleta and Santa Barbara are regularly selected among the best places to live and work by numerous sources including [livability.com](http://livability.com), [Money Magazine](http://MoneyMagazine.com) and [Sunset Magazine](http://sunsetmag.com).

## THE MARKET



### **Ellwood Mesa Sperling Preserve & Santa Barbara Shores Park**

This 230-acre preserve is the largest publicly-owned coastal open space on Santa Barbara County's South Coast. Popular with runners, surfers, bikers and equestrians, the Ellwood Mesa Coastal Trail meanders through natural habitats and provides beach access via the Ellwood Mesa bluffs. The Monarch Butterfly Grove lies just north and spans 78 acres of eucalyptus groves giving safe shelter to the butterflies who bear its name from late autumn through winter.