

PRICE REDUCED

**±19,896SF Industrial/Warehouse
w/3 ground level loading doors
in Carpinteria's Engineering
& Tech Corridor**

**NOW OFFERED AT
\$4,950,000**

1025 CINDY LANE

CARPINTERIA
CALIFORNIA
93013

PRESENTED BY

GENE DEERING
805.879.9623
gdeering@radiusgroup.com
CA LIC. 01450943

PAUL GAMBERDELLA
805.879.9622
pgamberdella@radiusgroup.com
CA LIC. 01267748

JUSTIN DIEM
805.879.9634
jdiem@radiusgroup.com
CA LIC. 02058176



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1025 CINDY LANE CARPINTERIA CALIFORNIA 93013



Well-located industrial/warehouse building situated within the Carpinteria Industrial Park, just moments from the US 101 Freeway, providing convenient access to the Santa Barbara and Ventura markets. The property features concrete tilt-up construction and offers two recently refinished warehouse spaces, each with high ceilings and ground-level roll-up doors—ideal for manufacturing, distribution, storage, or flex industrial uses. Buyer to verify allowed uses and CUP for car storage.

The building also includes efficient, well-configured office space, supporting a range of operational needs and allowing for a seamless integration of administrative and industrial functions. Ample on-site parking and efficient access further enhance functionality.



PRICE REDUCED

New Price

\$4,950,000 (\$248/SF)

Building Size

±19,896 SF (Approx. 20,000 SF Per Leases)

Lot Size

±50,094 SF

APN

001-190-056

Ceiling Height

±20 ft. (Warehouse)

Parking

Plans show 40 spaces currently striped as 43 spaces

Year Built

Approx. 1977

Floors

Two

Roll-Up Doors

4 Ground Level*

(*One used for shared access)

HVAC

In Office Only

Fire Sprinklers

Throughout

Restrooms

In Each Suite

Zoning

M-RP (CUP for car storage in one space)

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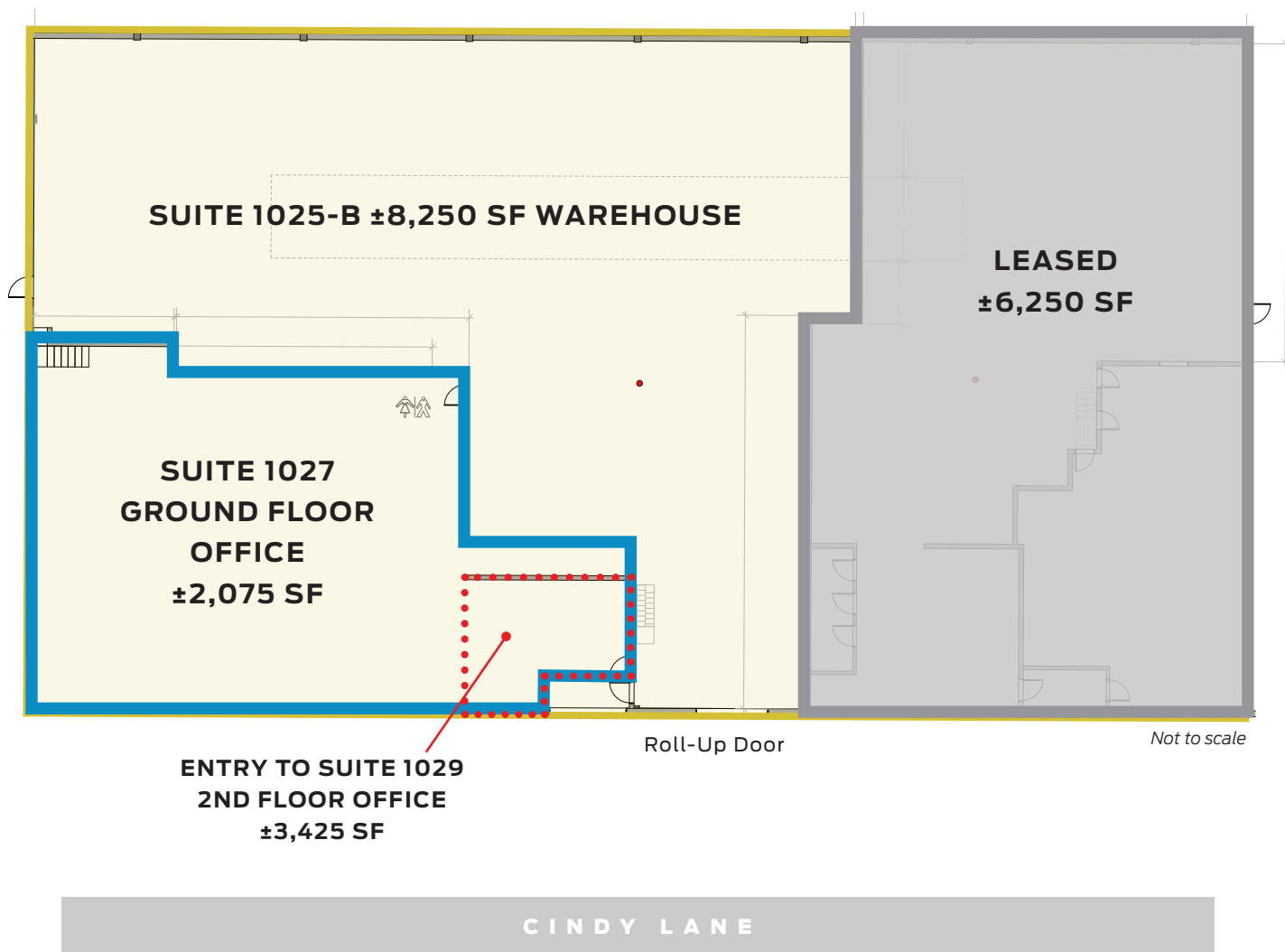
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Ground Floor



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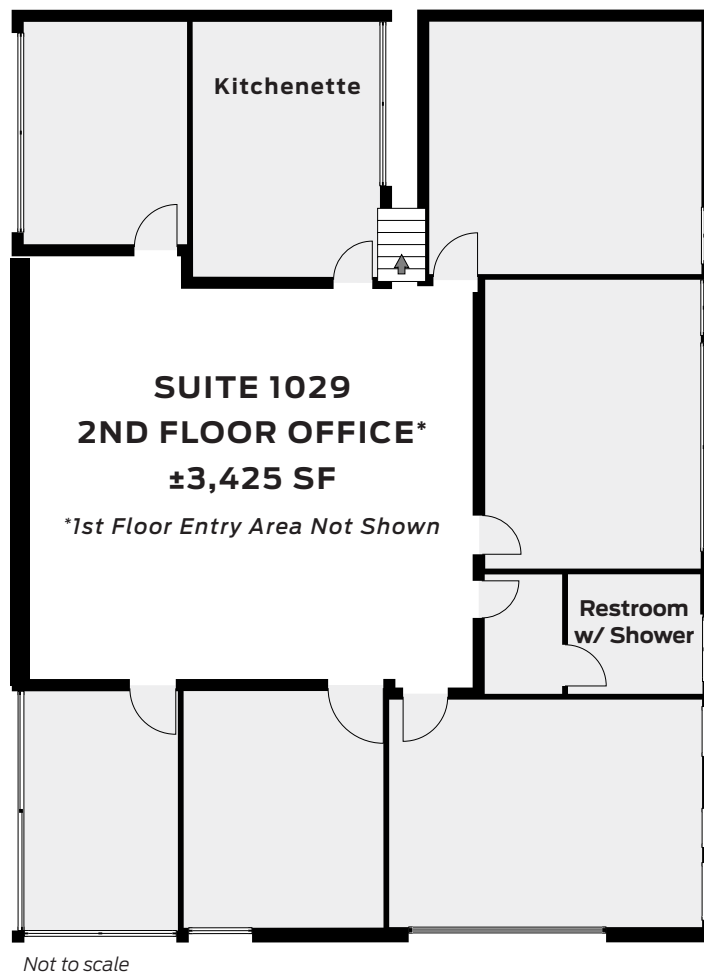
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2nd Floor



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INCOME ANALYSIS - 1025 Cindy Ln, Carpinteria CA 93013

Current/ProForma Income

Tenant	Approx. Size	Lease Type	NNN Rent/SF	NNN Rent	NNN's	Gross Rent	Lease Exp	Options
Diez Concepts	6,250	NNN	\$1.11	\$6,966	\$2,726	\$9,692	1/31/2027	1 - 3 Year
Vacant Proforma (Warehouse)	8,250	NNN	\$1.30	\$10,725	\$3,598	\$14,323		
Vacant Proforma (Office)	2,075	NNN	\$1.25	\$2,594	\$905	\$3,499		
Vacant Proforma (Office)	3,425	NNN	\$1.25	\$4,281	\$1,494	\$5,775		
Total Building SF:	20,000 SF	Monthly Base Rent:				\$24,566		
		Tenant Reimbursable (NNN's):				\$8,723		
		Gross Monthly Rent (Base Rent + NNN's):				\$33,289		
		Annual Scheduled Income:				\$399,472		
		Vacancy Factor:				3%		
		Annual Gross Income:				\$387,488		
		NNN Expenses						
		New Taxes		(Estimate)		\$55,000		
		Repairs and Maintenance		2024 Actuals		\$7,417		
		Insurance		2024 Actuals		\$8,321		
		Water/Sewer		2024 Actuals		\$7,856		
		Landscape Maintenance		2024 Actuals		\$3,781		
		Rubish Removal		2024 Actuals		\$4,205		
		Professional Fees		2024 Actuals		\$2,100		
		Management Fees		4% of Gross		\$16,000		
		Annual Commercial Expenses:		Current \$0.44/SF		\$104,680		
		(Monthly Expenses/Total Bldg. SF)						
		Net Operating Income				\$282,808		

Price Analysis

Estimated Lease Up Costs

Lease Up Time/Free Rent (6 Months Gross Rent)	\$141,584
Tenant Improvements (\$20/SF on Office)	\$110,000
Leasing Brokerage (6% on 3 Year Deals)	\$38,016
Total Lease Up Costs	\$289,600

Sale Price	Sale Price (\$/SF)	Lease Up Costs	Fully Stabilized Value	Cap Rate on Fully Stabilized Value
\$4,950,000	\$248	\$289,600	\$5,239,600	5.40%

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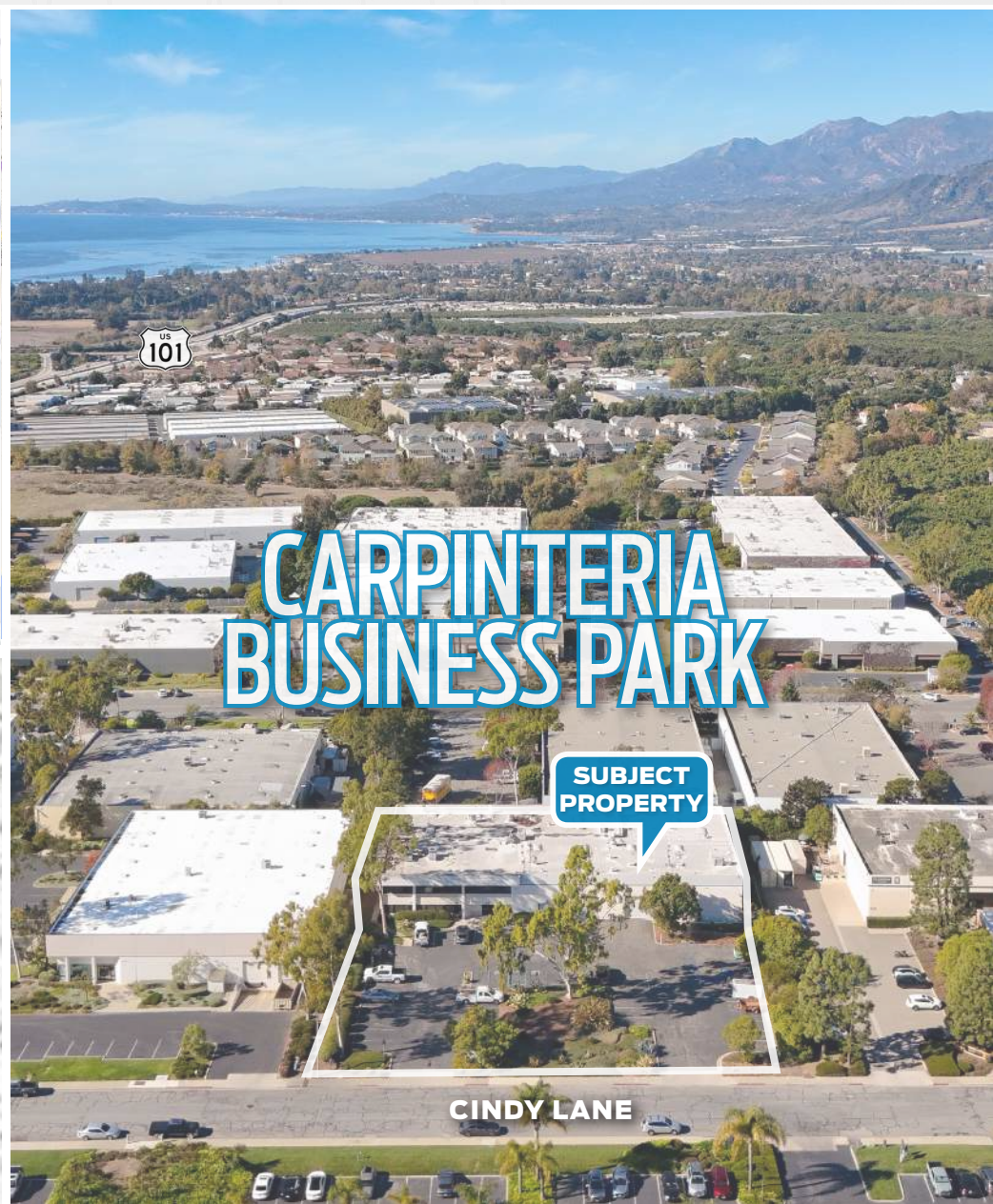
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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



FREUDENBERG
MEDICAL

PROCORE

Linked in



DACInternational



Dako

GIGAVAC



1025
CINDY LANE

VENTURA / LOS ANGELES

Central Location, Sunshine & Good Company

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIPOIT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

High atop lush bluffs overlooking the sparkling Pacific Ocean and the majestic Santa Ynez Mountains, **1025 Cindy Lane** sits adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Dako Corporation, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the South and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.

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Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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