

6780 CORTONA DRIVE

GOLETA
CALIFORNIA
93117

FOR SALE

±11,792 SF stand-alone Industrial/R&D
building on ±1.24 acre corner parcel
with 3/1,000 parking

OFFERED AT \$4,250,000
(\$360/SF)



PRESENTED BY

BRAD FROHLING

805.879.9613

bfrobling@radiusgroup.com

CA LIC. 01323736



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DRIVE

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High quality Office/Industrial/R&D building on a large corner parcel in the heart of Goleta's technology corridor. This building has been well maintained (newer roof and HVAC) and features a mix of private offices, large conference room, large break room, R&D lab, open warehouse with a roll up door, HVAC throughout, 3 phase power, windows throughout, patio space, fully networked, fire sprinklers, outdoor equipment pads/storage, 3/1000 parking all on 1.24 acres. Rare opportunity for an investor or owner/occupant to purchase a flexible, high identity building. Currently the property is leased to two technology based tenants with leases expiring this summer. Please do not disturb the existing tenants and contact the listing agent for access.

Current Lease Summary

Tech Company – \$10,000/Month Gross • Expires June 22, 2026

Tech Company – \$6,728/Month Gross • Expires June 30, 2026

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OFFERING SPECIFICS

Offered at	\$4,250,000 (\$360/SF)
Building Size	±11,792 SF
Lot Size	±1.24 Acre (current site coverage only 22%)
Cap Rate	Projected 5.46% cap at \$1.70 psf NNN with \$150,000 lease up costs.
Floors	Single Story
Parking	34 Spaces (3/1,000)
Zoning	MR-P
APN	073-150-027
Year Built	1967
Ceiling Height	12'5" Bottom of Truss
Equipment Pads	Yes
Power	1200 Amps, 3-Phase, 4-Wire
Roll-Up Door	Ground Level (10 ft. x 10 ft.)
HVAC	100%
Sprinklers	Throughout
CSO	2.5%



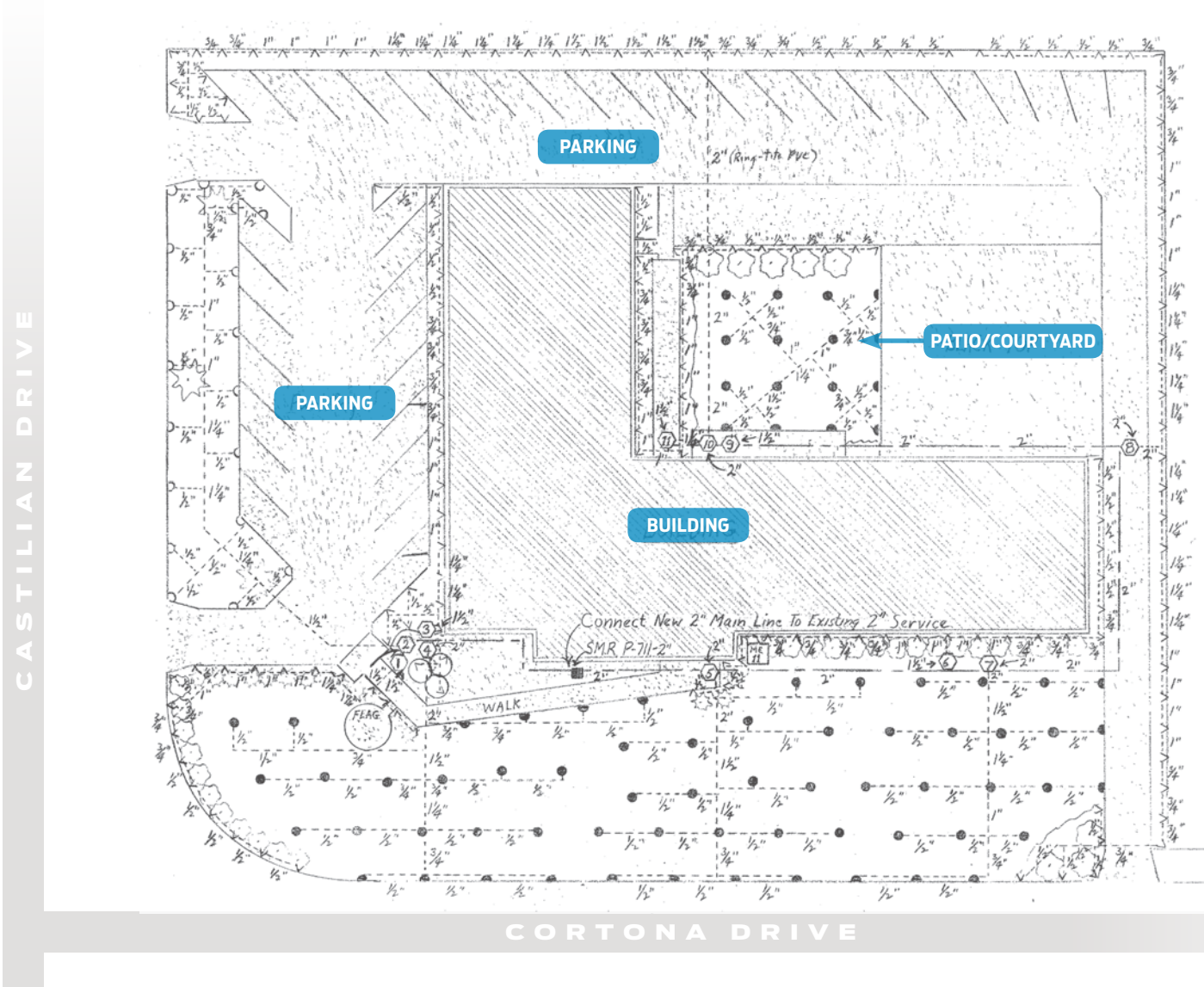
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SITE PLAN



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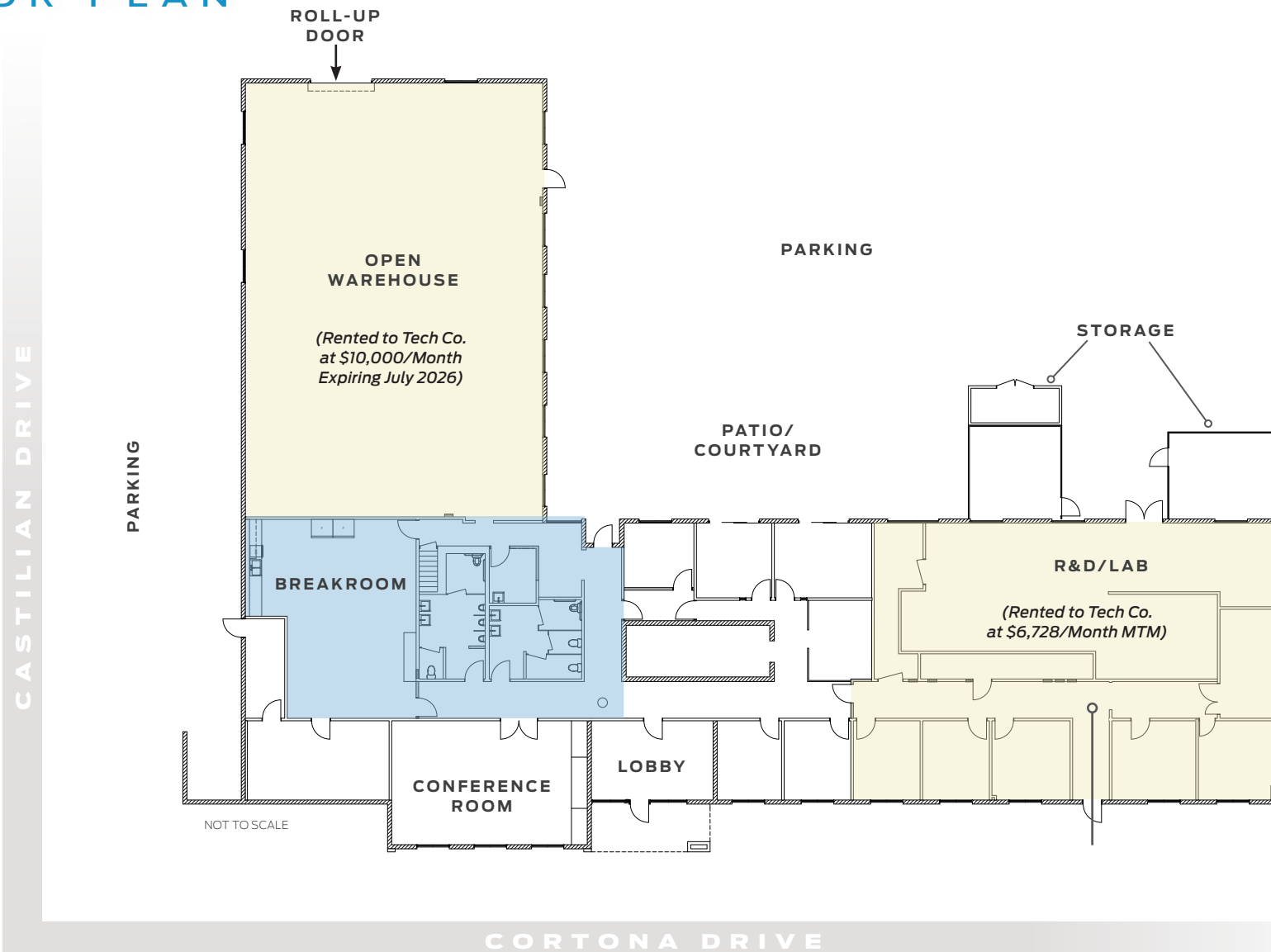
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FLOOR PLAN



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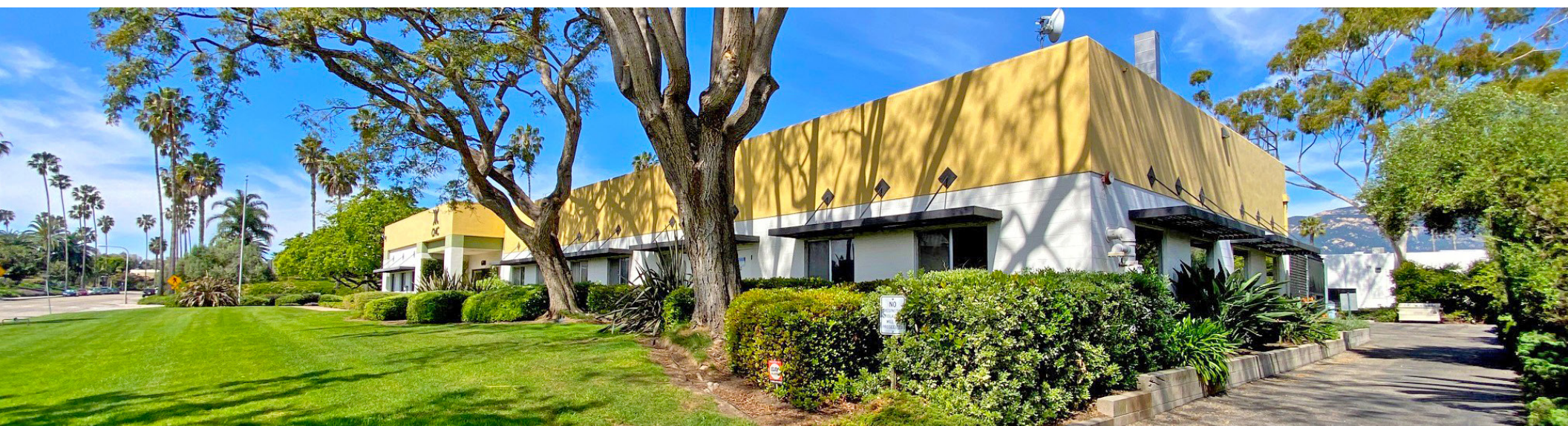
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SELECT NEARBY AMENITIES & BUSINESSES

ELLWOOD MESA OPEN SPACE
& SPERLING PRESERVE

CAMINO REAL MARKETPLACE



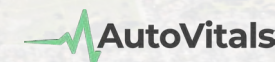
HOLLISTER VILLAGE PLAZA



GLEN ANNIE
GOLF CLUB

HOLLISTER
VILLAGE
RESIDENTIAL
DEVELOPMENT

SOUTH COAST TECH CORRIDOR



CABRILLO BUSINESS PARK



UCSB CAMPUS

GOLETA
BEACH PARK



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GOLETA #2 CALIFORNIA STARTUP CITY OUTSIDE BAY AREA

A recent study by MIT scientists ranked Goleta #2 for cities outside the Bay Area and significantly higher in entrepreneurial quality, well above the 95th percentile—on par with cities like Cupertino and Santa Clara, and far higher than all the cities in the LA Basin.

Goleta has a long history of business with a high-tech focus, growing its reputation over the past decade as one of the best places for entrepreneurs and small businesses. Burgeoning start-ups and more established companies have called Goleta home and honed in on the area due in particular to its high quality of living and world-class educational institutions, including the acclaimed University of California, Santa Barbara with its world-renowned engineering program.

The City's fast growing technology base is populated by firms in the high-tech, defense, and medical product industries. Major tech companies who have established a strong presence in the area include **Google, Microsoft, Raytheon, Sonos, Yardi, AppFolio, Lockheed Martin, Northrop Grumman, Flir, Ergomotion,** and many more.

With the presence of UC Santa Barbara and proliferation of top tech companies, the South Coast region of Goleta, Santa Barbara and Carpinteria continues to attract talented professionals and industry leaders to the region.

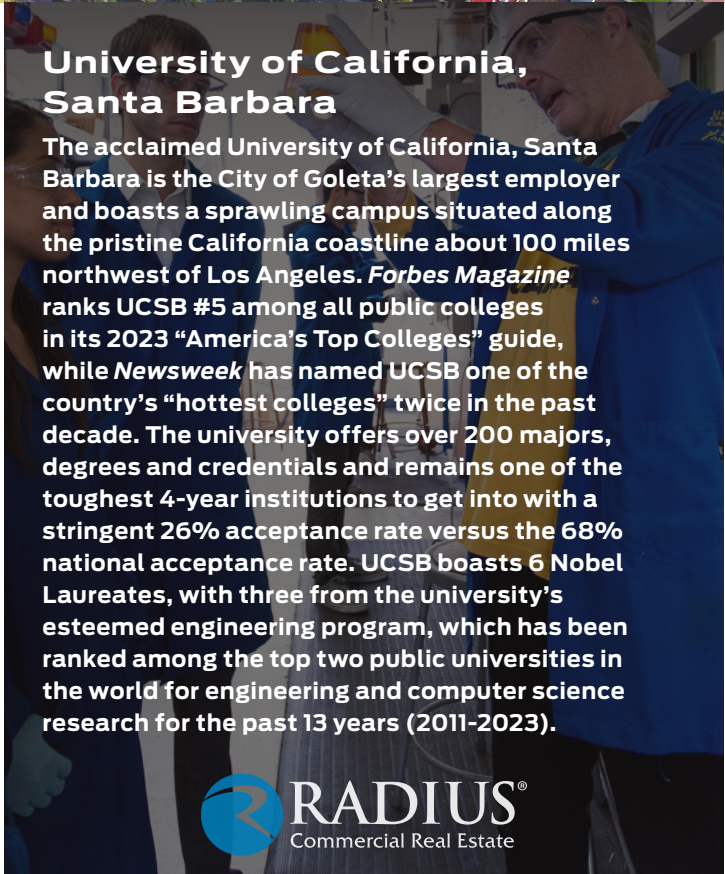
THE MARKET

#5 Forbes

UCSB ranked #5 among
all public colleges by
Forbes Magazine (2023)



UCSB



University of California, Santa Barbara

The acclaimed University of California, Santa Barbara is the City of Goleta's largest employer and boasts a sprawling campus situated along the pristine California coastline about 100 miles northwest of Los Angeles. *Forbes Magazine* ranks UCSB #5 among all public colleges in its 2023 "America's Top Colleges" guide, while *Newsweek* has named UCSB one of the country's "hottest colleges" twice in the past decade. The university offers over 200 majors, degrees and credentials and remains one of the toughest 4-year institutions to get into with a stringent 26% acceptance rate versus the 68% national acceptance rate. UCSB boasts 6 Nobel Laureates, with three from the university's esteemed engineering program, which has been ranked among the top two public universities in the world for engineering and computer science research for the past 13 years (2011-2023).

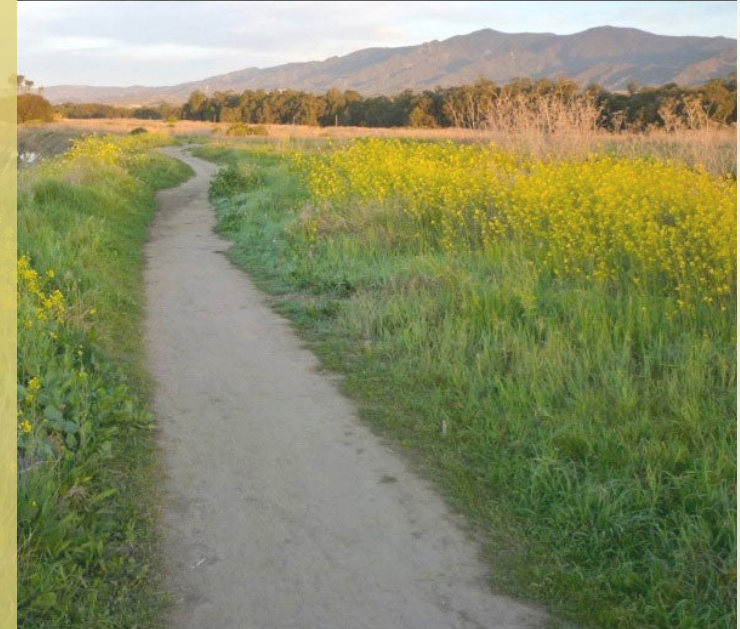


“THE GOOD LAND”

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](#), Money Magazine and Sunset Magazine.

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.

