

Envision

A once-in-a-generation opportunity to reimagine a piece of California's coastal heritage.

EST. 1924

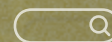
PACIFICA ESTATE

A DISTINGUISHED LEGACY

Presented by



VILLAGE
PROPERTIES



PROPERTY WEBSITE



PROPERTY VIDEO



DRONE TOUR

Presented by

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A window to the past.

A portal to the possibilities.

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LOCATION MAP

**Immense value as both a residential proposition
and a commercial venture.**

**Potential for various working pursuits
requiring multiple structures.**

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Reimagine as a private
luxury compound with
expansive grounds.

A Distinguished Legacy

Nestled in the lush coastal highlands of Carpinteria, California, just south of Santa Barbara, 249 Lambert Road is a rare estate of cultural, academic and architectural significance. Originally built in 1924 for philanthropist and industrial magnate Max Fleischmann, heir to the Fleischmann Yeast fortune, the residence was designed by the esteemed firm Johnson, Kaufmann, and Coate, reflecting their timeless commitment to excellence. A century later, under the profound stewardship of Pacifica Graduate Institute, the estate has transformed into a dynamic campus of higher learning with five administrative buildings, organic producing orchards, lush gardens, water features, paths and tranquil vignettes throughout the property. Steeped in a rich, storied legacy, this 13-acre estate spans gracious land—and generations—and now sits poised for a future of endless possibilities. With unlimited potential as both a residential and commercial opportunity, this landmark property is well-positioned as a unique, exceptional asset situated at the heart of one of California's most desirable coastal enclaves.



PACIFICA ESTATE

ORCHARD

MAIN HOUSE

GUEST QUARTERS

STUDIO

LIBRARY

TOWNHOUSE

SOUTH HALL

Offered at

\$17,900,000

Property Specifics

ADDRESS

249 Lambert Rd
Carpinteria, CA 93013

BUILDING SIZE

±15,317 SF

LOT SIZE

±12.22 AC

BUILDINGS

5

PARKING

67 Spaces (4.37/1,000)

RESTROOMS

11

HVAC

Yes

ZONING

A-I-20

COASTAL ZONE

Yes (Non-Appealable Jurisdiction)

HIGH FIRE RISK AREA

Yes

CONDITIONAL USE PERMIT

265 operational days per year with max.
135 people at one time (excluding 300
people twice per year for graduation).
Pacifica Graduate Institute has been
operating onsite since 1988.

APN

005-210-054



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Amenities & Infrastructure

Commercial Kitchen

Generac Standby
Generator

Landscaper's Garage
& Workshop

Parking Lots

Mediterranean
Gardens

2 Acres of Organic
Orchards & Herb Gardens
with Biodynamically
Cultivated Soil

Art & Sculptures

Tenancy



PACIFICA GRADUATE INSTITUTE

Pacifica Graduate Institute is an accredited graduate school offering masters and doctoral degree programs framed in the traditions of in depth psychology. The Institute has established an educational environment that nourishes respect for cultural diversity and individual differences, and an academic community that fosters a spirit of free and open inquiry. Students have access to an impressive array of education resources on Pacifica's two campuses, both of which are located between the coastal foothills and the Pacific Ocean, just a few miles south of Santa Barbara, California.

Existing Lease

LEASE TYPE
Single Tenant NNN

TENANT
Santa Barbara Graduate School,
dba Pacifica Graduate Institute

MONTHLY BASE RENT
Contact Listing Agents

LEASE EXPIRATION
4/30/2027

RENT ADJUSTMENTS
CPI on 9/1/2026

The Grounds



The Five Buildings



MAIN HOUSE & ADJACENT SAGE WING TOWNHOUSE



SOUTH HALL



STUDIO



LIBRARY



GUEST HOUSE

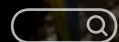
Cohesion & Versatility, By Design

Together, five buildings form a rare ensemble offering both cohesion and versatility. For the discerning buyer, they provide an extraordinary opportunity to craft a commercial venture or legacy estate—balancing the grandeur of a private retreat with the functional capacity for productivity, hosting, and multigenerational living.

The Main & THE House SAGE WING TOWNHOUSE



A lush courtyard is a tranquil entry to the Main House, currently serving as the heart of the Pacifica campus. Having preserved the exquisite architectural character, the Main House is home to adaptable rooms and offices, a commercial kitchen, dining, terraces, fireplaces, and a basement ideal for an impressive wine cellar. In what was Fleischmann's Trophy Room, original wood detailing, beamed ceilings, fireplace, and generous interior volume beckons large-scale entertaining opening to an expansive terrace, vast lawns and garden views.



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THE MAIN HOUSE



THE MAIN HOUSE

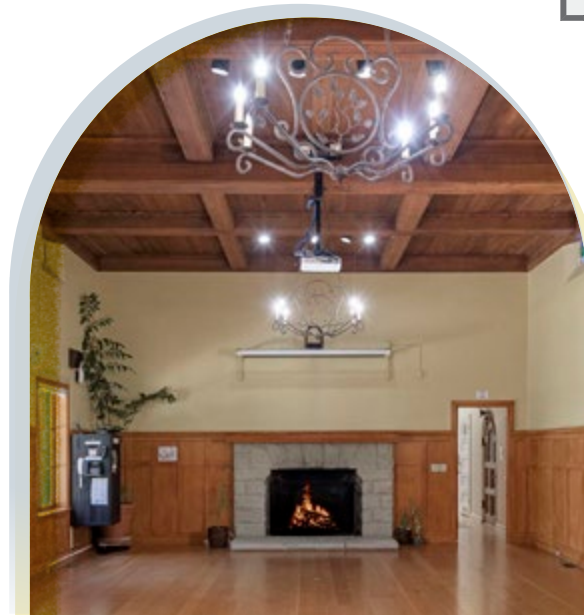
Interiors



THE MAIN HOUSE



TOTAL GLA: 5,451 SF | TOTAL 5,730 SF
Floor 1: 5,451 SF (Excluded areas 279 SF)



THE MAIN HOUSE

Exteriors



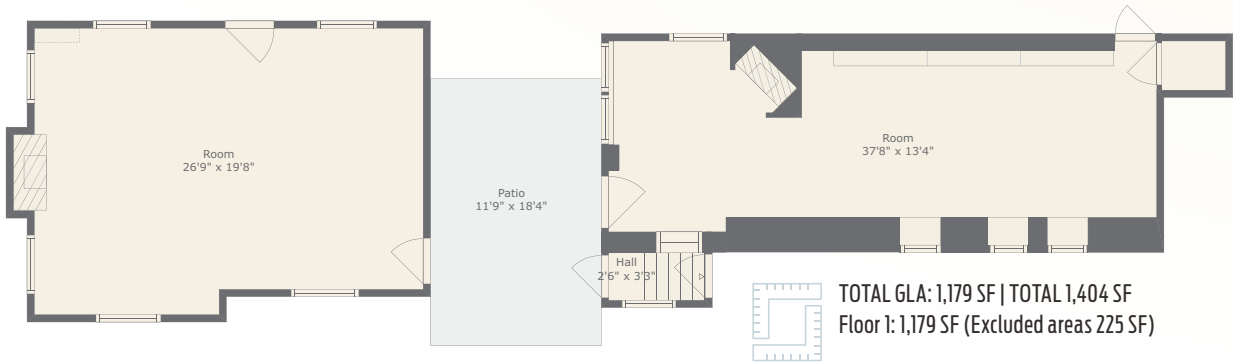
THE SAGE WING TOWNHOUSE

(Adjacent to Main House)

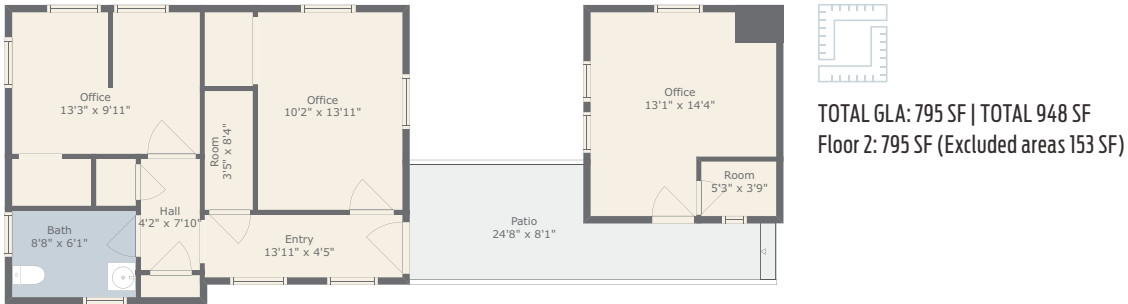
Functioning today as administrative offices and a classroom, the Sage Wing Townhouse wing was added onto the main residence and features multiple rooms well-suited for quiet study, lectures and collaborative gatherings. For future residential use, it offers ideal flexibility and the ability to transform into an ideal attached guest wing, offices, and multi-generational living.



Ground Floor



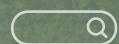
Second Floor



The Library



Once the cherished Fleischmann conservatory with the world's largest pipe organ at the time, Pacifica transformed the building into The Joseph Campbell and Marija Gimbutas Archives and Library, preserving and showcasing scholarly collections in two distinct libraries. Again, multitudes of opportunity to be reimagined, expanded, and utilized with modern vision.



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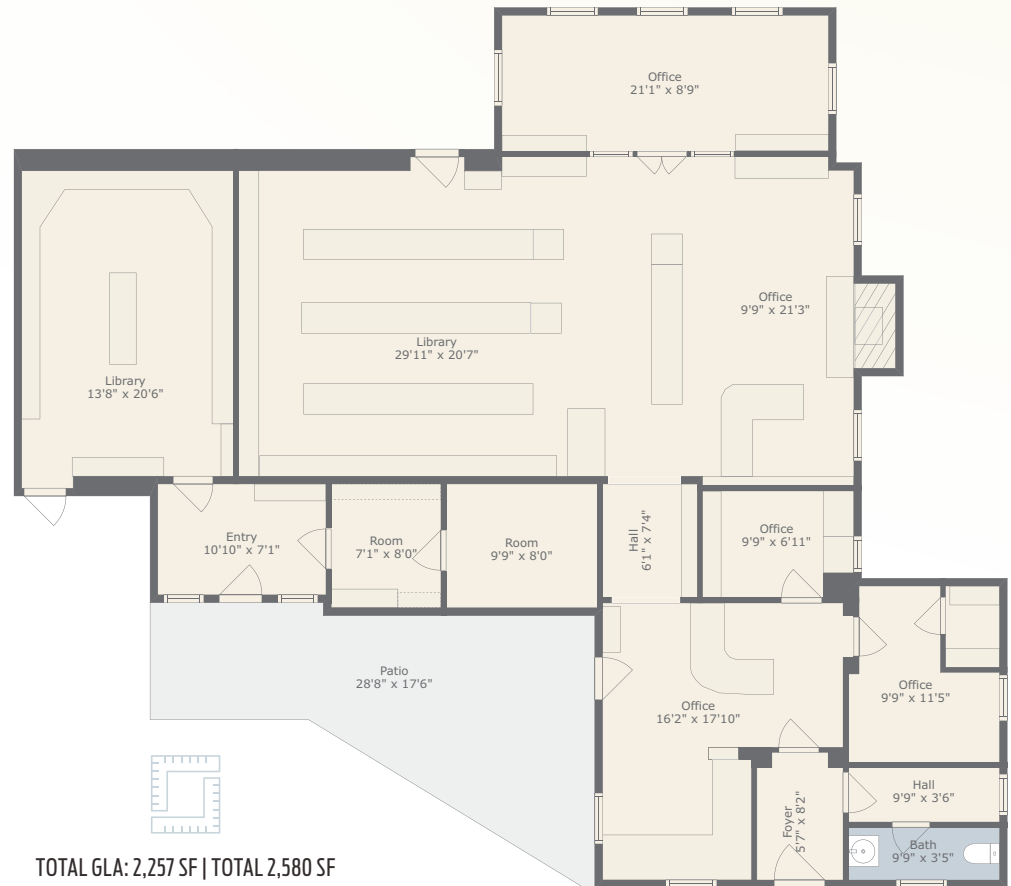


PROPERTY VIDEO



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THE LIBRARY



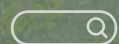
TOTAL GLA: 2,257 SF | TOTAL 2,580 SF
Floor 1: 2,257 SF (Excluded areas 323 SF)



The South Hall



Currently housing a grand hall, offices, and seminar rooms, South Hall is the largest of the academic-use buildings. Its scale and flexible floor plan make it an exceptional candidate for conversion into a fabulous multipurpose entertaining space for receptions and large-scale events, with office space to manage it all from the wings.



PROPERTY WEBSITE



PROPERTY VIDEO



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THE SOUTH HALL



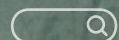
The Guest Quarters



TOTAL GLA: 2,342 SF
TOTAL 2,385 SF
Floor 1: 2,342 SF
(Excluded areas 43 SF)



It's believed these were the stables for the original estate. Later used to accommodate visiting faculty and students, the Guest Quarters offered comfortable lodging with independent entrances. These spaces could seamlessly return to their residential origins, serving as charming guest suites for extended family or guests, living/work quarters for estate staff or private consultants, or reimagined as a multiple-bay garage.



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PROPERTY VIDEO

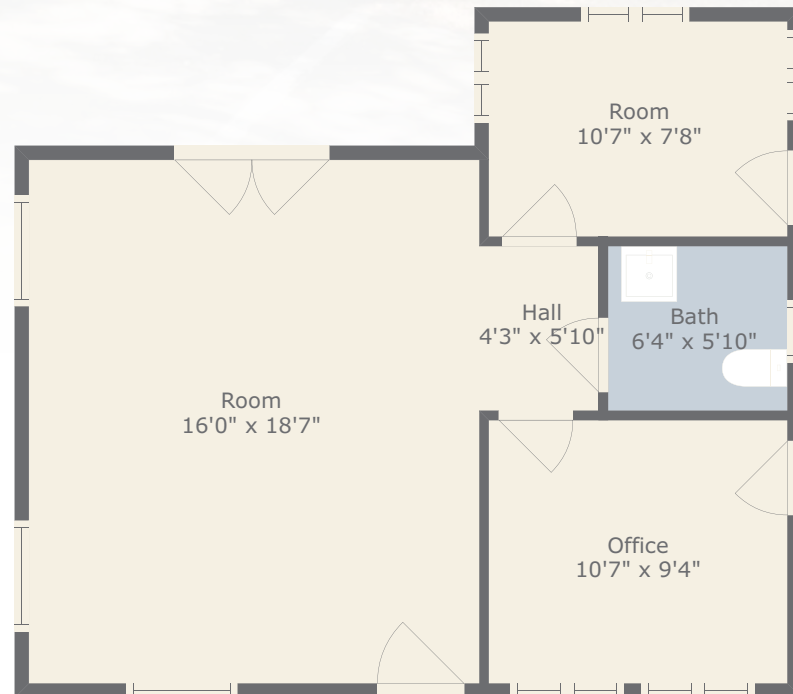


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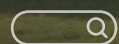
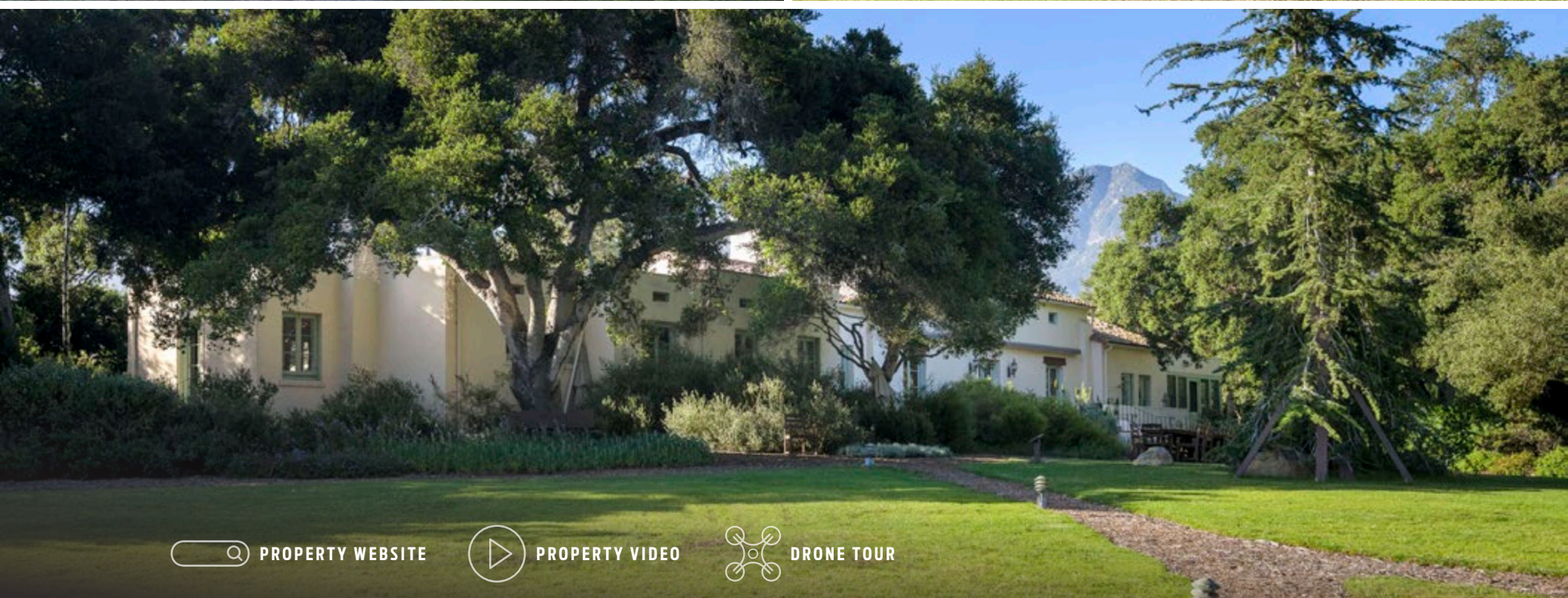
Perfect as a wellness venue, a detached 2-bedroom guest house is cloaked in mature shade trees casting filtered light upon the attached redwood deck. With ultimate privacy, the cottage is a serene retreat with a tranquil outdoor space that extends the reach of this cottage into the lush, surrounding gardens.

The Studio



TOTAL GLA: 605 SF
TOTAL 605 SF
Floor 1: 605 SF

The Property




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With organic producing orchards, lush gardens, water features, paths and tranquil vignettes throughout, this 13-acre estate spans gracious land—and generations—and now sits poised for a future of endless possibilities.



PACIFICA ESTATE

LAMBERT ROAD

VISTA OCEANO LN



PACIFICA ESTATE

LAMBERT ROAD

← SANTA BARBARA

LOS ANGELES →

US 101 FREEWAY

Pacific Ocean

CHAPTER I | A DISTINGUISHED BEGINNING

Originally spanning over 1,200 acres, the estate was envisioned as a private sanctuary where natural beauty and architectural refinement converged. As home base, this estate was heralded as a monumental achievement on the Carpinteria map. The main residence and outbuildings were designed to harmonize with the rolling landscape sweeping ocean vistas, and majestic foothill backdrop. Manicured gardens, orchards, stately rooms, libraries, an expansive conservatory and more, graced the grounds. While much of the original acreage was later subdivided, the remaining thirteen acres on Lambert Road still capture the essence of that luxurious, bygone era.

The Next Chapter Awaits



Max Fleischmann, a pivotal figure in Santa Barbara's early 20th-century development, left an enduring legacy through his philanthropy. With far-reaching influence, he was instrumental in shaping Santa Barbara's evolution. Among other contributions he conceived and executed what is now the Santa Barbara Polo & Racquet Club adjacent to the Lambert Road campus, aided in the city's recovery after the 1925 earthquake, played a key role in the modernization of Cottage Hospital, and supported major civic projects including the Santa Barbara Harbor and Breakwater, The County Bowl, and the Natural History Museum.



CHAPTER II. | HIGHER LEARNING

In 1989, the property entered a new chapter of purposeful preservation when it was acquired as a campus for Pacifica Graduate Institute. The Lambert Road campus became the intellectual heart of the institution, housing administrative offices, the Graduate Research Library, the Joseph Campbell & Marija Gimbutas Library, extensive organic gardens, coastal orchards, and facilities essential to daily campus life.

Pacifica honored the estate's historical integrity while thoughtfully transforming it into what is today: a vibrant academic environment. With expansion over the decades the structures currently consist of five unique buildings (The Main Residence with Townhouse, Library, Guest Quarters, Studio and South Hall) each maintaining the grandeur of a bygone era while offering unique opportunities for expansion and reimagined modern purpose. Through its careful custodianship, the Institute ensured not only the land's conservancy but also the continuation of its cultural and educational legacy.





CHAPTER III

Future Stewardship

CHAPTER III. | A RARE OPPORTUNITY

Today's 13-acre parcel on Lambert Road offers a rare and exceptional opportunity on the Central Coast of California. With its distinguished provenance, architectural character, and prime location in coastal Carpinteria, the estate holds immense value as both a residential proposition and a commercial venture. For a discerning residential buyer and investor, the property could be reimagined as a private luxury compound with expansive grounds providing ample space for a main residence, guest homes, vineyards, orchards, and resort-style amenities such as pools, equestrian facilities, event pavilions and wellness venues. As a commercial offering, the existing infrastructure could be adapted and reimagined for various working pursuits requiring multiple structures, vast grounds, parking, event spaces and producing orchards.

Whether restored to its original residential glory or reinterpreted through a modern lens, this property presents a once-in-a-generation opportunity to own a piece of California's coastal heritage. Steeped in history, surrounded by natural beauty, and poised for possibilities, Pacifica Estate is ready to inspire its next visionary.

Prime Coastal Location



SUNNYBROOK ELITE
RIDING CLUB

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LOON POINT BEACH

1.9 Miles
NORTH TO
SUMMERLAND

4.5 Miles
NORTH TO
MONTECITO

8 Miles
NORTH TO
DOWNTOWN SANTA
BARBARA

17 Miles
NORTH TO SANTA
BARBARA
AIRPORT

333 Miles
NORTH TO
SAN FRANCISCO

PRIVATE POLO
ESTATE

PACIFICA ESTATE
ORCHARD

EST. 1924

PACIFICA ESTATE

A DISTINGUISHED LEGACY

Sales Inquiries

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