

5115 OGAN RD, CARPINTERIA

FOR SALE | Vacant Land Near Downtown Corridor with Excellent Freeway Access | 25,000± SF



Francois DeJohn
805.898.4365
fran@hayescommercial.com



PROPERTY OVERVIEW



Approximately 25,000 SF of vacant, UT-zoned land is available for purchase just seconds from Hwy 101 access and a short drive to Carpinteria's downtown retail corridor.

Sale is subject to seller completing a lot split at their own cost. Buyer can apply to change zoning in conjunction with the lot split. Call listing agent for more details.

PRICE Negotiable
(subject to close date)

SIZE 25,000± SF

APN 003-161-022

ZONING UT (Public Utility)*

SHOWINGS Call listing agent

** Buyer can apply for zoning change. Sale is subject to seller completing lot split at their own cost. Seller will cooperate with buyer to facilitate zoning change process.*

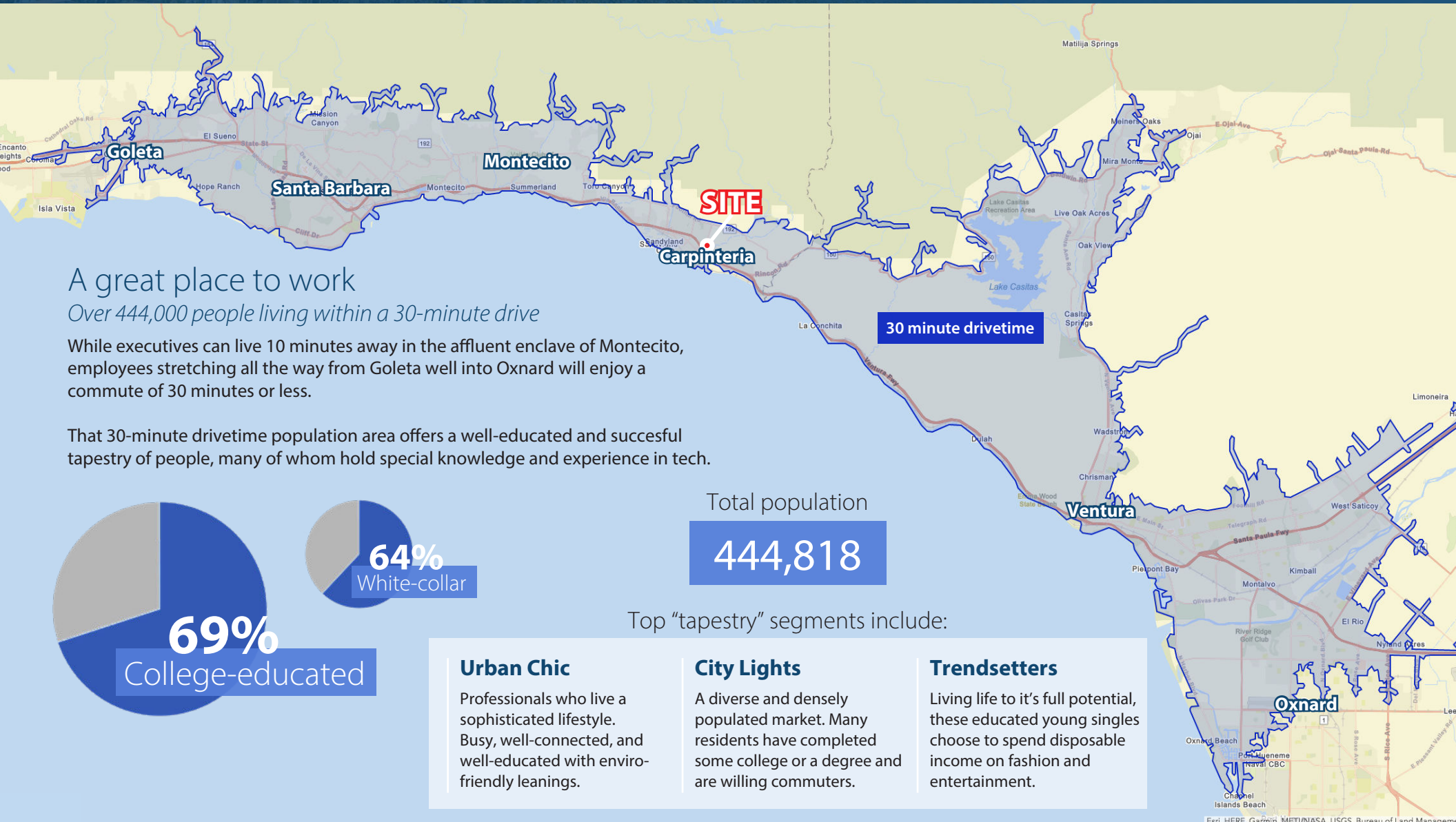
Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

DEMOGRAPHICS

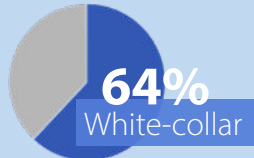
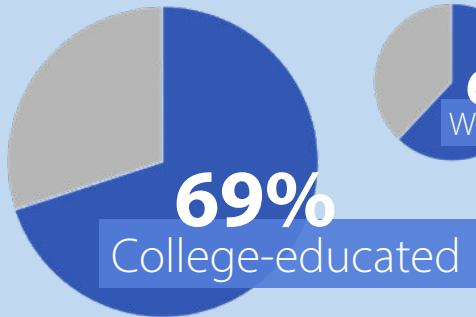


A great place to work

Over 444,000 people living within a 30-minute drive

While executives can live 10 minutes away in the affluent enclave of Montecito, employees stretching all the way from Goleta well into Oxnard will enjoy a commute of 30 minutes or less.

That 30-minute drivetime population area offers a well-educated and successful tapestry of people, many of whom hold special knowledge and experience in tech.



Total population
444,818

Top "tapestry" segments include:

Urban Chic

Professionals who live a sophisticated lifestyle. Busy, well-connected, and well-educated with environmentally friendly leanings.

City Lights

A diverse and densely populated market. Many residents have completed some college or a degree and are willing commuters.

Trendsetters

Living life to it's full potential, these educated young singles choose to spend disposable income on fashion and entertainment.

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Dubbed “Techoptia” by CNBC, the “South Coast” of Santa Barbara County is loaded with internet and tech companies—ranging from Fortune 100 corporations to start-ups—many of which have spun out of UCSB research teams. Google, Amazon, Sonos, LinkedIn, and Procore have all established large “creative” offices and/or research labs in the area. The emerging tech scene is also attracting founders and entrepreneurs from Los Angeles and San Francisco. This surge of tech employees adds dynamism and economic vitality an area already blessed with a warm climate and natural beauty.

EDUCATED, TECH-INCLINED EMPLOYEE POOL

Boasting 6 nobel laureates on faculty and ranked eighth in the world for its impact on the sciences,* UCSB is integral to the Santa Barbara community and its largest employer. UCSB offers a unique Technology Management Program (TMP) certificate, and many graduates with STEM degrees stay to work in the area.

* Ranked #8 of 750 universities worldwide in 2014 by the Centre for Science and Technology Studies of Leiden University.



THE QUANTUM BUMP

In 2019, UCSB was awarded a National Science Foundation grant to create the nation’s first “quantum foundry” to research quantum technology. Soon after, Google’s research lab near the university reached the elusive “quantum supremacy,” the ability of a quantum processor to perform a complex computation much, much faster than any existing supercomputer. This breakthrough has further solidified Santa Barbara as a vital hub of research and technology.



Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570

222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com



200+

TECH COMPANIES IN THE SANTA BARBARA AREA





Carpinteria

World-famous beach with a side of tech

Carpinteria is a charming oceanside city conveniently located a few miles down US 101 from Montecito and Santa Barbara. The city is known for its beautiful beaches, agriculture, and the retail corridor along Linden Avenue. In recent years, many tech companies have made Carpinteria home. Among them are Procore, LinkedIn/Microsoft, Continental Auto Research, and NuSil. Carpinteria offers an attractive set of amenities that appeals to young tech workers, families, and seniors who seek an active community and outdoor lifestyle.

Sharing the coastline: The Santa Barbara area

The South Coast of Santa Barbara County is a continuous metro area encompassing Goleta, Santa Barbara, Montecito, Summerland, and Carpinteria. The area has been dubbed "Techtopia" for its burgeoning technology and engineering sector. Alternately, the area has been nicknamed the American Riviera due to its Mediterranean climate and beauty. Santa Barbara is 90 miles north of Los Angeles and is served by the Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara promotes an outdoor lifestyle, averaging 300 sunny days a year.

17,689
residents

\$118,325
Avg. household income

65,800
cars per day

Exurbanites
dominant tapestry segment

Exurbanites are generous philanthropists, especially to the arts, with the high income to back it up. College-educated and comfortable, they prefer affluent and urbane areas.

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com