

6750 Navigator Way
G O L E T A , C A



PRICED TO SELL

RECENTLY UPGRADED

**GREAT OWNER-USER
OPPORTUNITY**

Majority of building
can be occupied by new owner

For Sale | Office/R&D Building in Cabrillo Business Park | **46,430 SF** on **3.19 Acres**

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Francois DeJohn
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PROPERTY SUMMARY

This two-story office/R&D building in the amenity-rich Cabrillo Business Park features great flexibility due to its multiple suites and potential configurations, as well as generous parking, seismic retrofit, and stellar location. Common lobby and restrooms recently updated with carpet and more; new outdoor seating area added. Centered in a well-established hub for tech, engineering, and defense at the doorstep of a university renowned for innovation, the property is a short drive from Santa Barbara Airport, UCSB, Hwy 101, and downtown Santa Barbara.

Price	\$9,750,000 (\$210 psf)
Building Size	46,430 SF
Land Size	3.19 Acres
APN	073-610-004
Zoning	BP / Cabrillo Business Park Specific Plan
Year built	Early 1960s; full remodel in 2000; additional remodels in 2015, 2016, 2017, 2018, 2019 and 2020
Sprinklers	Throughout
Roof	New (2018)
HVAC	Throughout (replaced in 2017)
Construction	Concrete and steel, seismic retrofit in 2000
Floors	Two
Elevator	Yes
Parking	194 spaces (4.18 /1,000 SF)
Restrooms	Two common sets plus one unisex restroom in suite 250
Showings	Call Listing Agents



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Common area



Common area



Suite 200



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Suite 250



Suite 250



Suite 250



Suite 250

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Suite 110



Suite 110



Suite 150



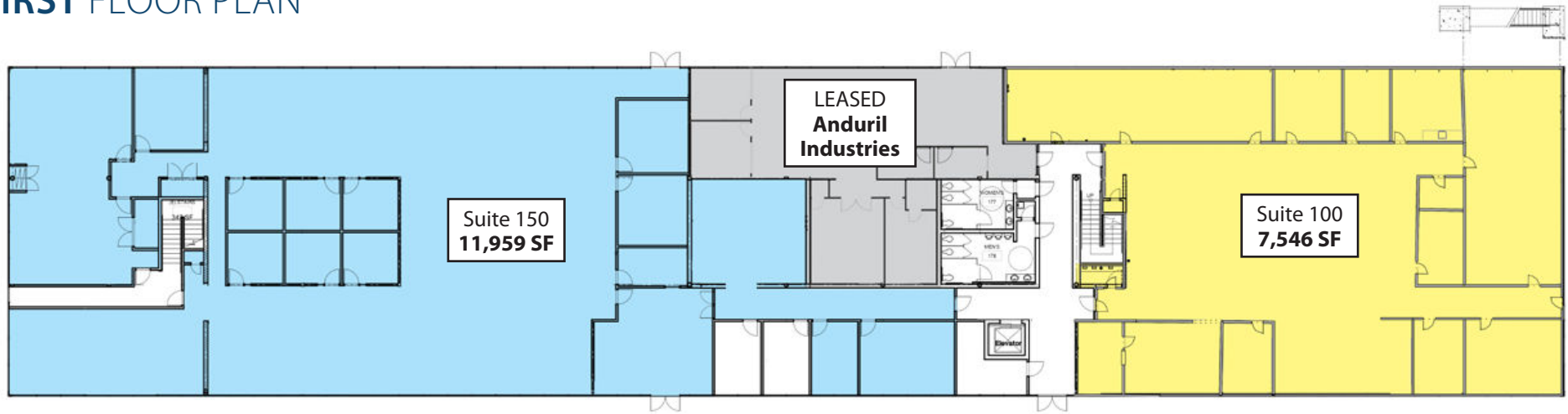
Suite 150

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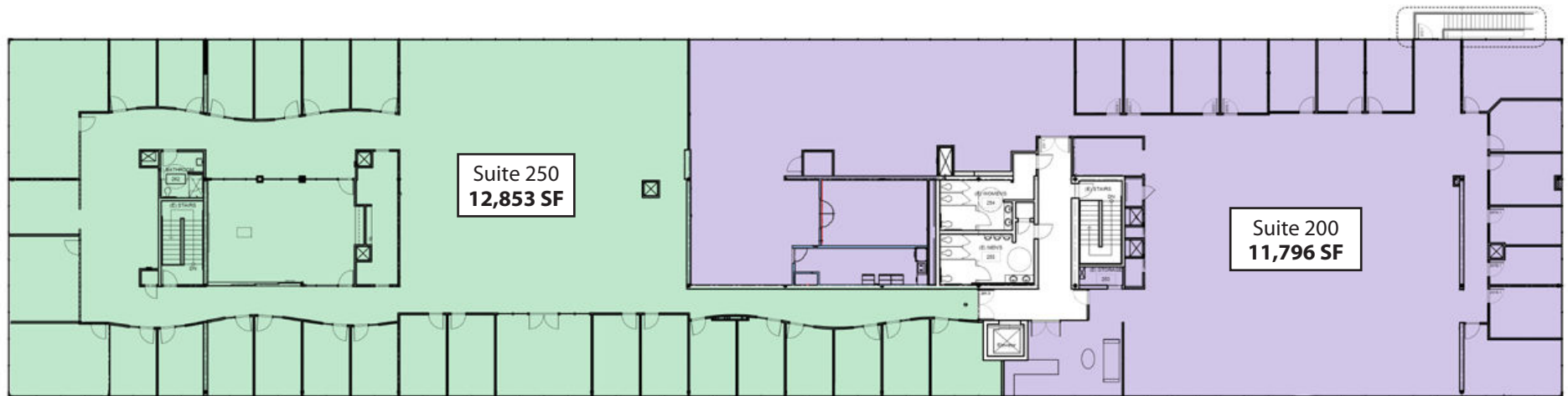
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Cabrillo Park
20 acres of restored wetlands with open space and walking trails

Discovery Storage

UCSB

DECKERS BRANDS
192,000 SF world headquarters

FLIR
169,000 SF office/R&D facility

ergomotion
9,000 SF headquarters

in-vent
78,900 SF industrial/R&D/Flex campus

inogen **Montecito Bank & Trust** **UCSB**

Planned 98,000 SF distribution center, **in-vent** expansion

CABRILLO BUSINESS PARK

Cabrillo Business Park combines high quality, energy-efficient buildings with an unmatched outdoor campus environment. With ample open space, walking trails, sidewalks, mini parks, sports courts, and bike paths as well as restored wetlands and drought-tolerant landscape areas, 46% of the 92-acre project is made up of green space.



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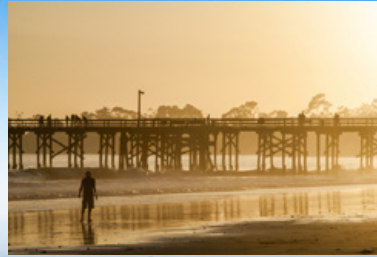
NEARBY AMENITIES



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Goleta



Tech giants make themselves at home on the South Coast

Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Citrix, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

32,413
current residents

\$117,708
Avg. household income

Pleasantville
dominant tapestry segment

The Pleasantville segment largely works in tech, finance, and education, and seeks out quality in their goods and services, willing to spend more on the timeless styles they crave.

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TECH & ENGINEERING SECTOR

The Santa Barbara area is a dynamic hub for high-tech research and development

The establishment of the University of California campus in 1954 and the arrival of aerospace and defense companies such as Raytheon and Delco changed the Goleta Valley forever from a prosperous farming region to a technology research area and an urban bedroom community. Today the area is home to more than 100 defense and government contractor companies, including Raytheon, Tecolote Research, Orbital ATK, and Kidde Technologies.

The area's computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense's ARPAnet, the predecessor of the world wide web. Dubbed "Techtopia" by CNBC, Santa Barbara is dotted with internet companies and start-ups, many of which have spun out of UCSB research teams.



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NEARBY UNIVERSITY

On the leading edge of technology and innovation

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 22,186, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, UCSB is integral to the Goleta community and its largest employer. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

UCSB encompasses five schools and colleges offering over 200 majors. Graduate programs at UCSB include the highly ranked College of Engineering. The Gevirtz Graduate School of Education and Donald Bren School of Environmental Science and Management are other notable graduate schools at UCSB. Undergraduates can apply for the College of Creative Studies, which emphasizes focused studies in one of eight disciplines: art, biology, chemistry and biochemistry, computer science, literature, mathematics, music composition or physics.



UCSB



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