

# 6384 VIA REAL, CARPINTERIA

FOR SALE | Recently Remodeled Flex/Industrial Building Overlooking The Bluffs | 24,030 SF on 2.25 Acres

*NEW PRICING*

**Hayes**  
COMMERCIAL GROUP

Francois DeJohn  
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# PROPERTY OVERVIEW

This high-bay flex/industrial building with easy freeway access and scenic views overlooking the Carpinteria bluffs offers a rare opportunity for either an owner-user or investor. Landlord recently completed an extensive remodel (approximately \$1.5 million) of the exterior and shell of the property, including new exterior paint, landscaping, roll-up doors, hardscape, new parking, new HVAC units, skylights, and more. The Property features dedicated parking, heavy power, one grade-level loading door, one truck well loading door, high ceilings, and potential to construct creative office, life science, R&D or industrial space.



**NEW PRICE** \$7,500,000 (\$312 psf)

**BUILDING** 24,030 SF  
(plus 1,110 SF mezz)

**PARCEL** 2.25 acres

**APN** 001-190-023

**PARKING** 63 spaces (2.62/1,000 SF)

**ZONING** M-RP

**LOADING** One interior truck well, one  
ground-level roll-up

**RESTROOMS** Existing plumbing in place

**HVAC** Eleven 3-10 ton units, 100%  
HVAC 8 new units, 3 existing

**POWER** 800A, 277/480V, 3-Phase

**CEILINGS** Warehouse — 19'3"  
Office — 14'2"

**SHOWINGS** Call listing agent

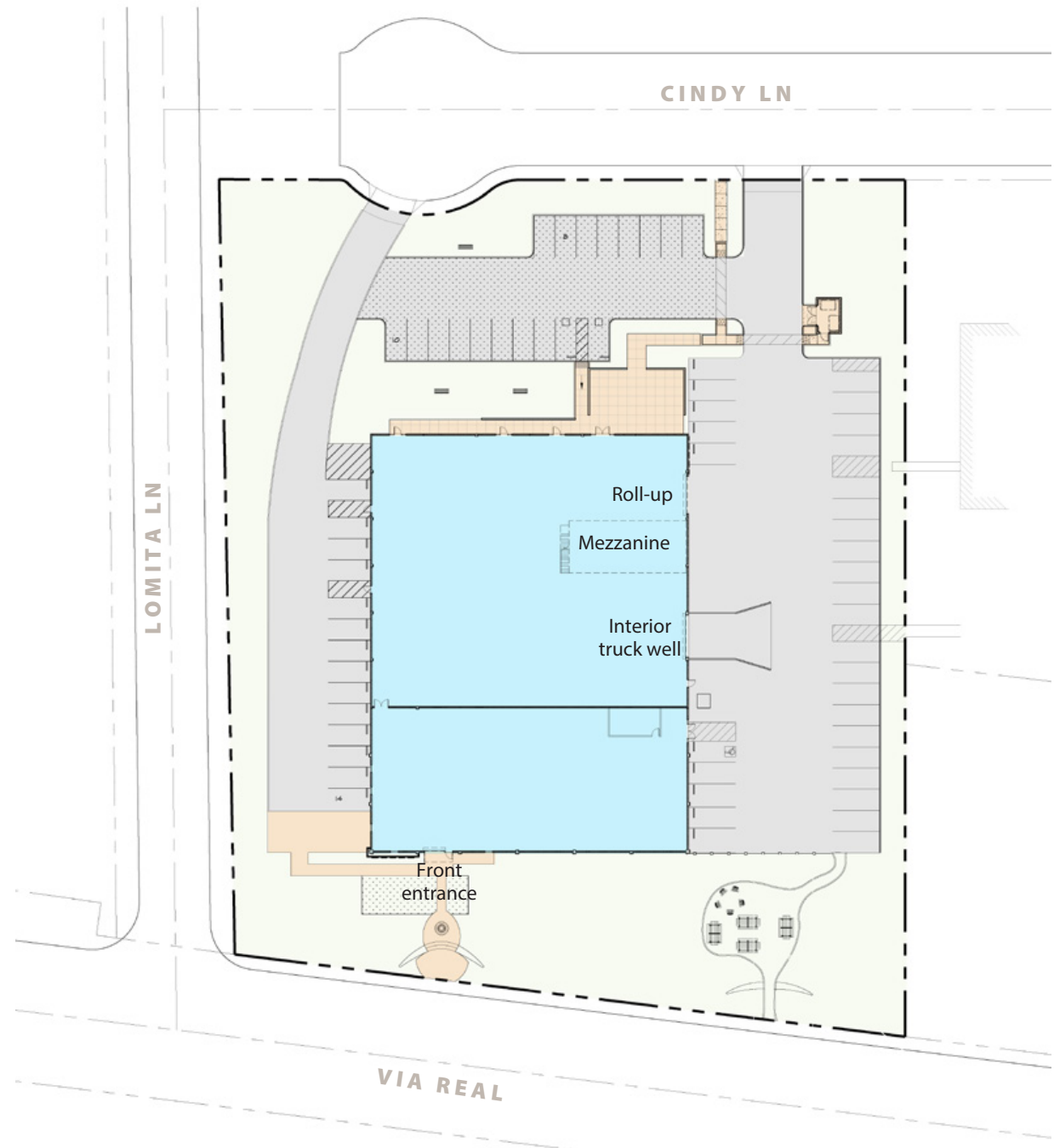
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*Since 1993*

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# SITE PLAN



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9/24/24



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# AREA OVERVIEW

## The Bluffs

About five minutes from downtown Carpinteria and a stone's throw from the shore lies The Bluffs, a collection of office/R&D/industrial buildings occupied by strong tenants like Procore and LinkedIn.

With easy US 101 access, temperate climate, and proximity to the beach and downtown, this coastal enclave is in high demand.

The subject property is situated near The Bluffs and a new tenant will inherit the many amenities of the area.



**Linden Ave**  
(Downtown Carpinteria)

Carpinteria Nature Preserve

Viola Fields

S&S Seeds  
Planned Member Services

**PROCORE**

Continental Auto  
Rincon Engineering

Permanent open space

Downtown Carp	2 mi
Montecito	10 mi
Santa Barbara	13 mi
Goleta	22 mi

Rincon Point	
State Beach	2 mi
Ventura	15 mi
Oxnard	25 mi
Santa Clarita	66 mi
Los Angeles	83 mi

**SITE**

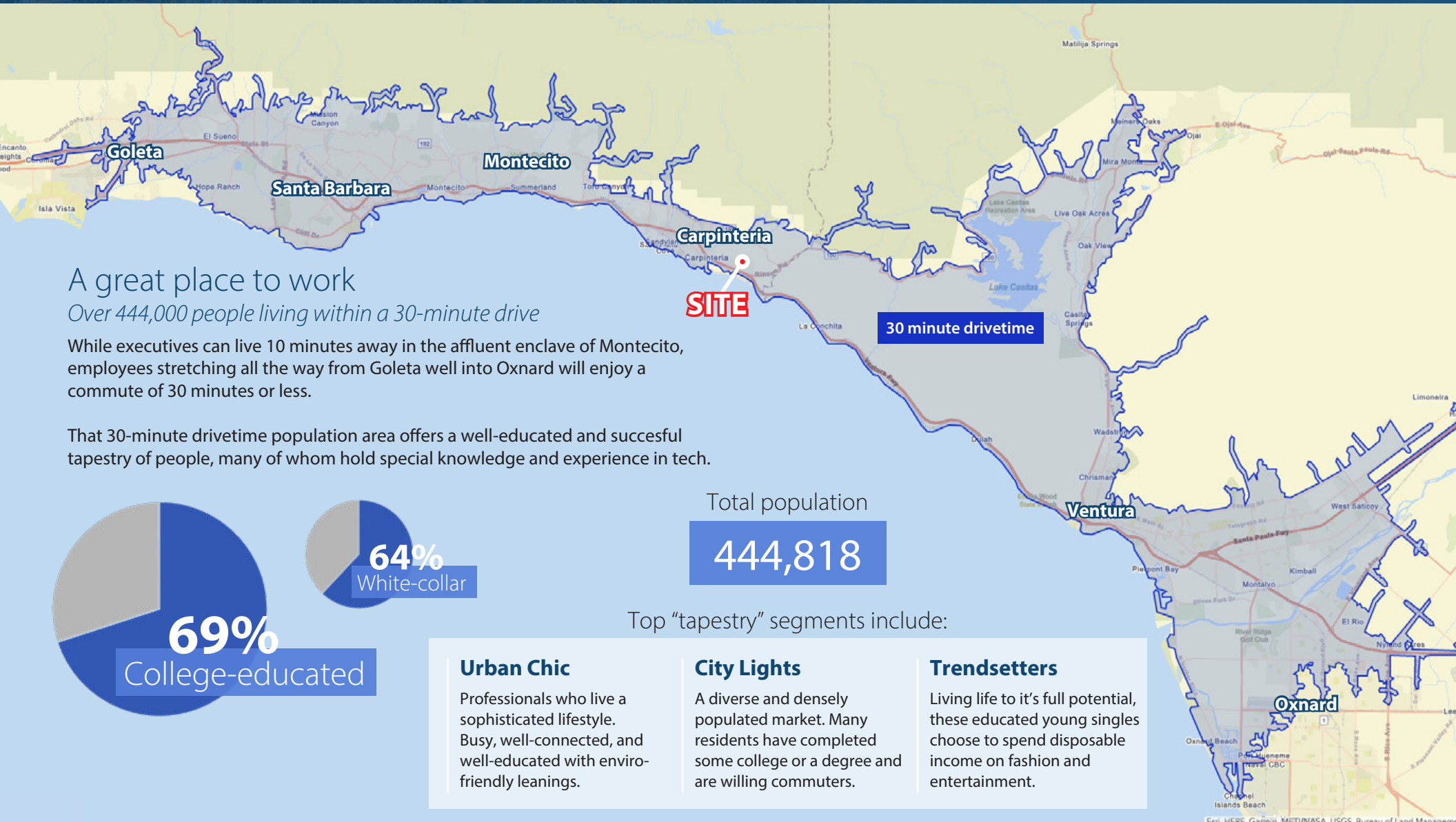
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# DEMOGRAPHICS

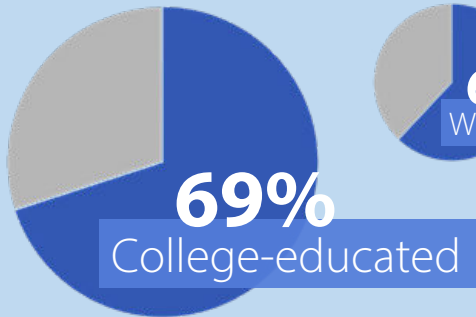


## A great place to work

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 its full potential, these educated young singles choose to spend disposable income on fashion and entertainment.

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# "TECHTOPIA"

Dubbed "Tectopia" 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.

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Google

amazon SONOS

200+

TECH COMPANIES IN THE SANTA BARBARA AREA

Microsoft PayPal

LinkedIn



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# 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.

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## HIGHLIGHTS

Located in thriving coastal tech corridor.  
New \$1.5± M improvements to building shell, parking and landscaping.

## INVESTMENT

Versatile flex building and strong leasing fundamentals support future demand.  
High barriers to entry in market.

## OWNER-USER

Shell interior is ready for your buildout.

*Please contact me for a personal tour of this exceptional property.  
I look forward to meeting you soon.*

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