

455 & 465 S Patterson Ave, Goleta

FOR SALE | Entitled Land Next to Cottage Hospital | 3.39± Acres



Google

sansum
CLINIC

Hollister Avenue

Patterson Avenue

COTTAGE
HOSPITAL

Hayes
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PROPERTY OVERVIEW



AERIAL VIEW LOOKING WEST

Adjacent parcels totaling 3.39 acres next to Cottage Hospital, Sansum Clinic/Sutter Health, and Google. Land is approved for commercial development comprising 44,313 SF. Versatile OI zoning and outstanding location for life sciences, medical office, tech, R&D/engineering, and more, plus population over 186,000 within a 20-minute drive.

PRICE \$7,380,000 (\$50/SF)

LAND AREA 3.39± Acres (147,599 SF)

APN 071-140-075 (existing parcel, approved to be split)

ADDRESS 455 & 465 S Patterson Ave

ZONING OI (Office & Institutional)

APPROVED SF 44,313 SF in 2 office / R&D buildings (note: possible to construct 1 building up to 44,313 SF, rather than two)

FLIGHT PATH No, once new flight path is implemented

FLOOD ZONE No

SITE TOUR Call listing agents

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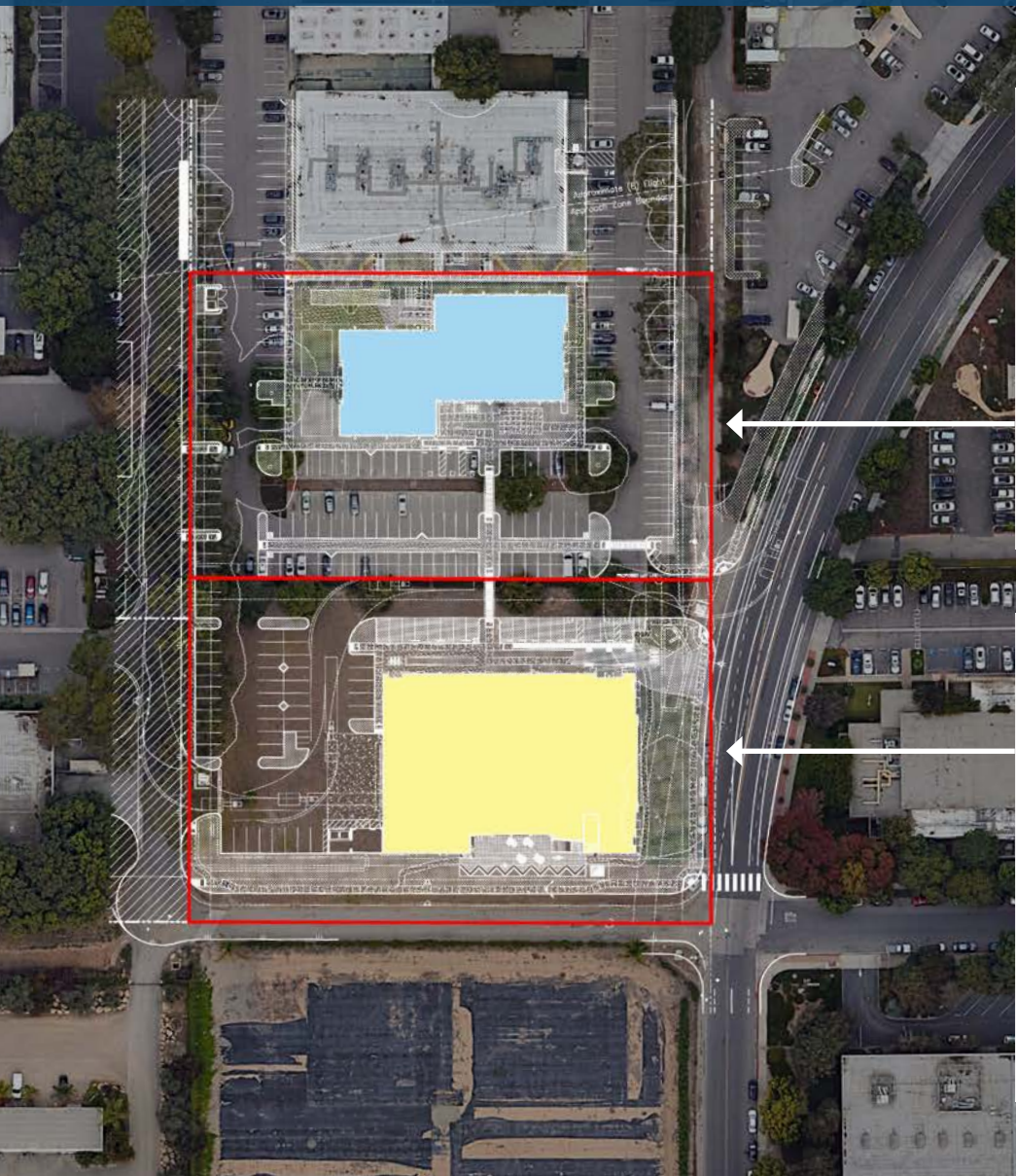
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SITE OVERVIEW



455 S PATTERSON AVE

LAND AREA 1.72± Acres (74,897 SF)

APPROVED SF 12,017 SF single-story office / R&D building

PARKING 39 parking spaces (4-5 need to be EV), shared parking with 5383 and 5385 Hollister Ave

CEILING 10' dropped ceilings, 12' clear

LOADING No roll-up doors planned, but could possibly be added

465 S PATTERSON AVE

LAND AREA 1.67± Acres (72,702 SF)

APPROVED SF 32,296 SF two-story office / R&D / light assembly

PARKING 105 parking spaces (11-12 need to be EV), shared parking with 5383 and 5385 Hollister Ave

CEILING 8-10' dropped ceilings, 9-12' clear in office / R&D areas; 22'6" clear in warehouse

LOADING Two large roll-up doors

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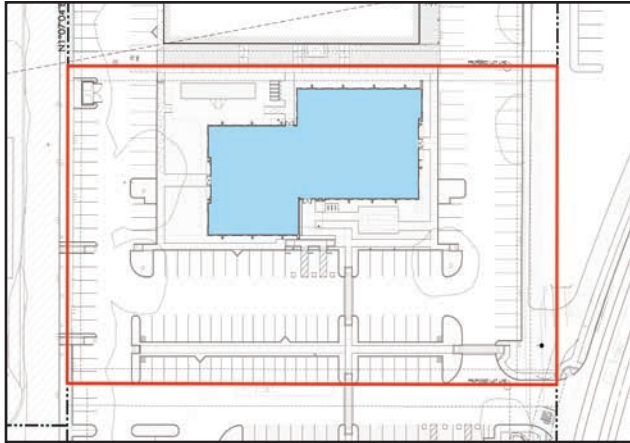
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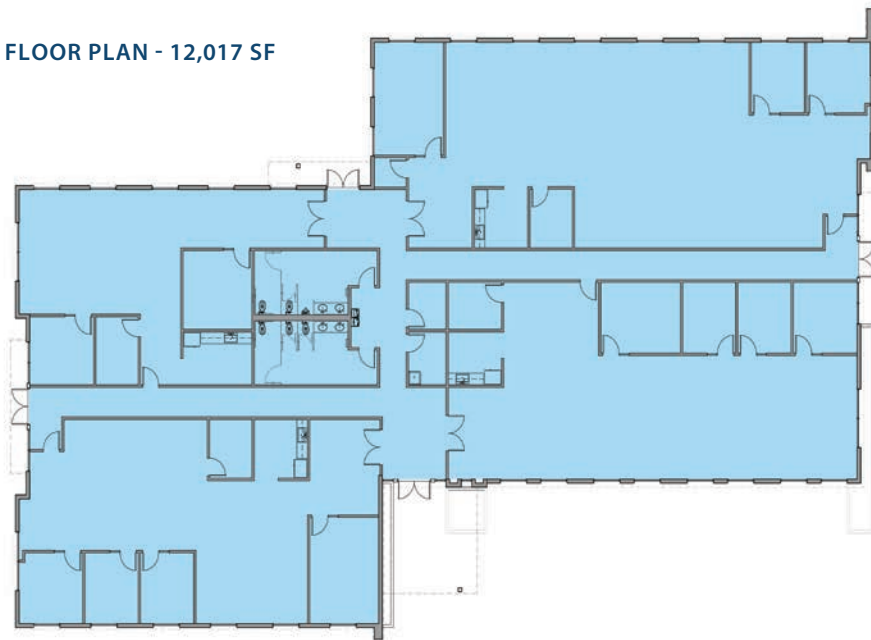


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455 S PATTERSON AVE - APPROVED 12,017 SF OFFICE / R&D



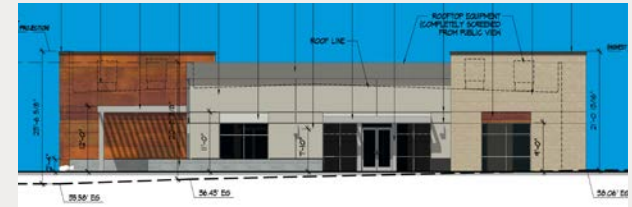
FLOOR PLAN - 12,017 SF



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East Elevation



South Elevation



West Elevation



North Elevation

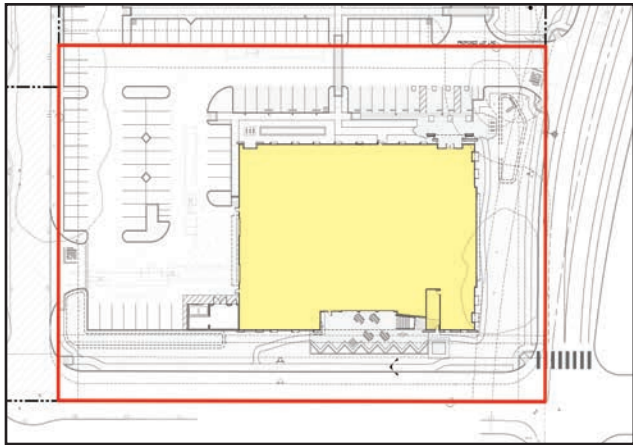


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465 S PATTERSON AVE - APPROVED 32,296 SF OFFICE / R&D / LIGHT ASSEMBLY



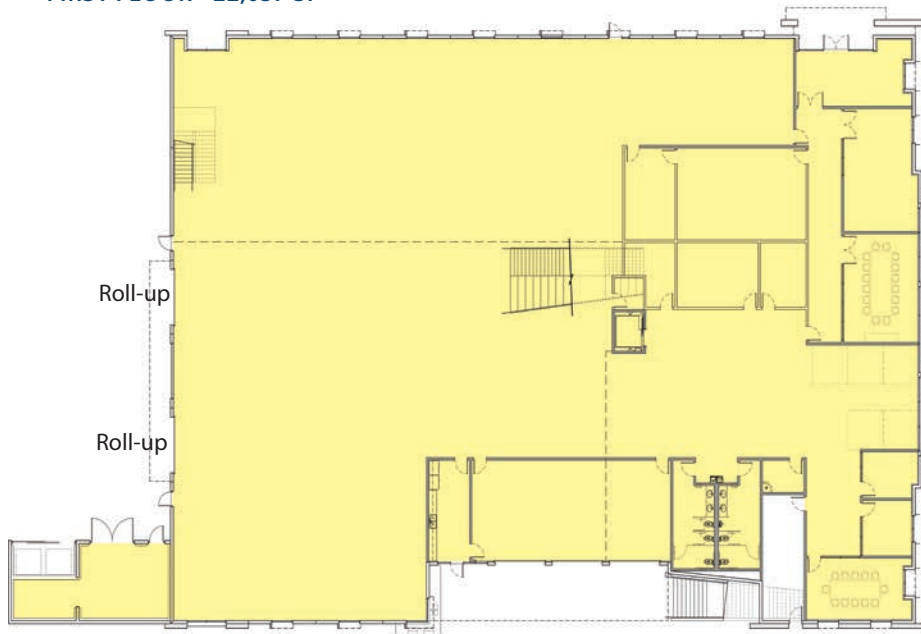
East Elevation



North Elevation



FIRST FLOOR - 22,057 SF



Roll-up

Roll-up

SECOND FLOOR - 10,239 SF



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AERIAL VIEW LOOKING EAST



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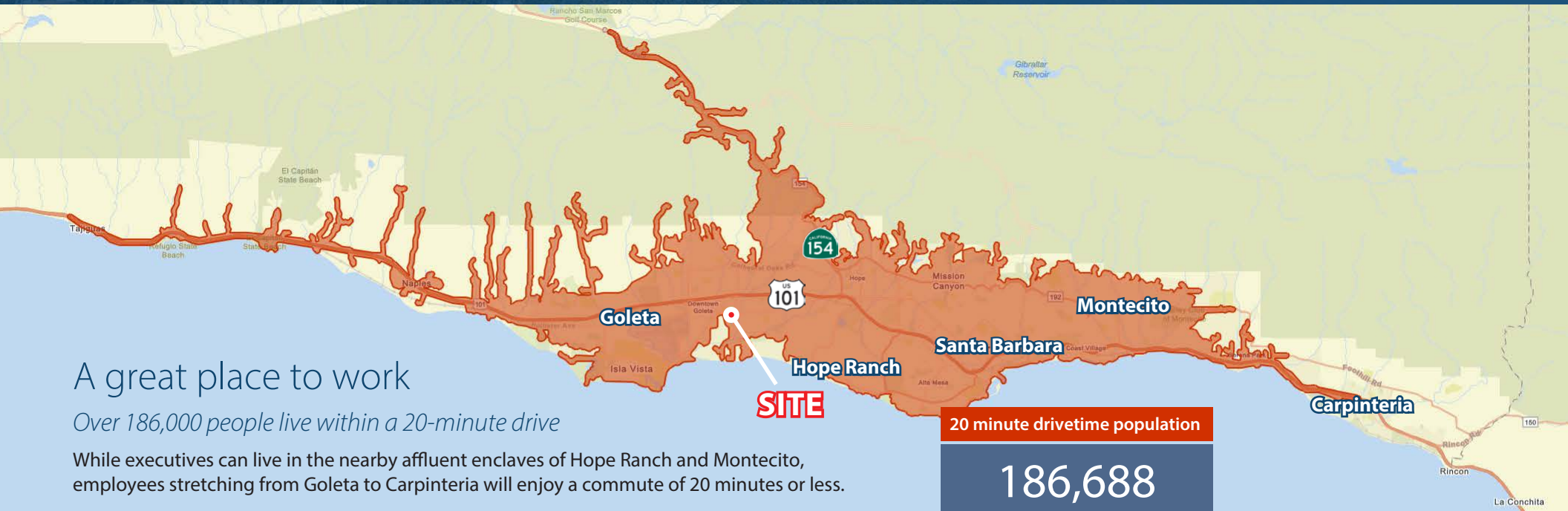


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11/15/24

DEMOGRAPHICS



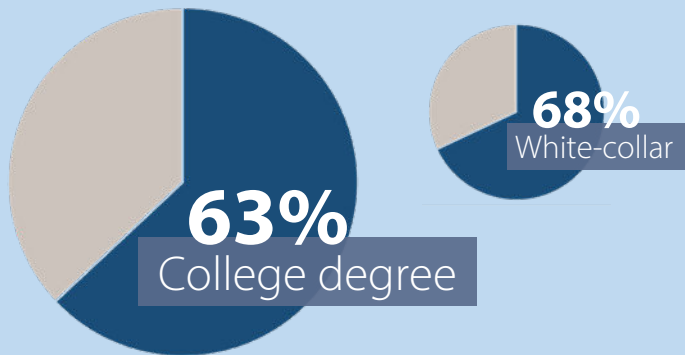
A great place to work

Over 186,000 people live within a 20-minute drive

While executives can live in the nearby affluent enclaves of Hope Ranch and Montecito, employees stretching from Goleta to Carpinteria will enjoy a commute of 20 minutes or less.

That 20-minute drivetime population offers a well-educated and successful tapestry of people, many of whom hold special knowledge and experience in tech, engineering and life sciences.

20 minute drivetime population
186,688



Top "tapestry" segments include:

Trendsetters

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

Exurbanites

Largely well-educated professionals in single-family homes, they are physically active and involved in their community.

Urban Chic

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

Source: esri 2024 demographics

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GOLETA



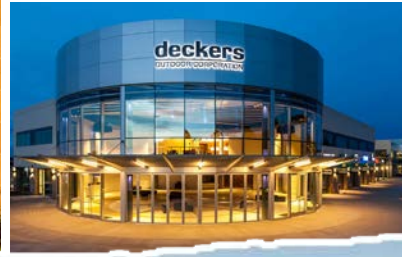
32,072
current residents



\$159,350
avg. household income



64%
college-degree



Conveniently located just 3 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.



Source: esri, 2024 demographics

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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.

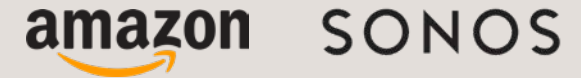
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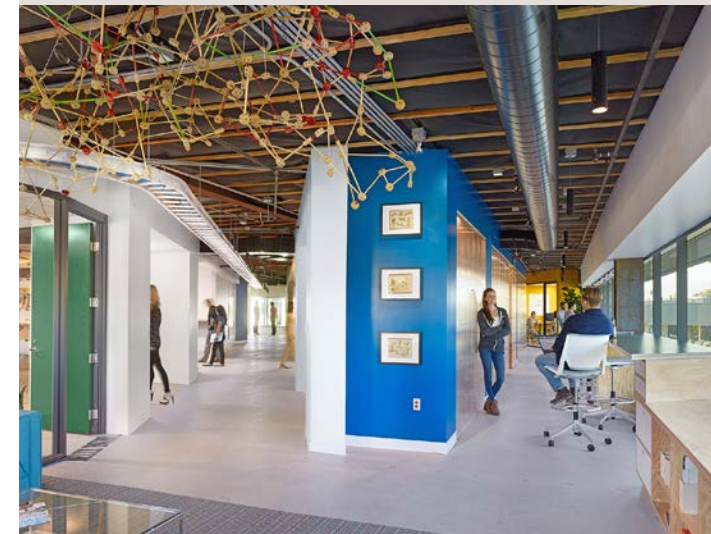
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200+

TECH COMPANIES IN THE SANTA BARBARA AREA



AMENITIES MAP

SANTA BARBARA

COSTCO WHOLESALE
 THE HOME DEPOT
 BEST BUY
 Starbucks
 Albertsons
 ROSS DRESS FOR LESS
 chili's
 HomeGoods
 planet fitness
 BevMo!
 McDonald's
 The Natural Cafe
 jane
 AT&T
 METROPOLITAN THEATERS
 UnionBank
 Staples

RITE AID
 Miner's ACE Hardware
 Michaels
 SPROUTS
 Starbucks

TRADER JOE'S
 Walgreens
 Bank of America
 AC4
 CVS
 MUSTY'S PIZZA PARLOR
 SUBWAY

crushcakes & cafe
 SOUTH COAST DELI
 UNITED STATES POSTAL SERVICE

VONS
 Dave's Dogs
 Cody's Cafe SANTA BARBARA
 MUSTY'S PIZZA PARLOR
 CVS

Ralphs
 LASSENS
 SUBWAY

macy's
 Starbucks
 WILLIAMS SONOMA
 Lure FISH HOUSE
 POTTERY BARN
 the Habit BURGER GRILL
 Bristol Farms

TACO BELL
 GOODLAND KITCHEN
 McDonald's
 OLD TOWN COFFEE goleta.ca
 Hampton by HILTON
 CrossFit
 the Habit BURGER GRILL
 THREE PICKLED SAUCES & SANDWICHES
 Wendy's

Hilton Garden Inn
 Residence Inn Marriott
 Target
 Saigon VIETNAMESE RESTAURANT
 CALIFORNIA RESTAURANT
 Billy's Taproom
 SUBWAY
 Jack in the box

Courtyard Marriott

GOLETA VALLEY COTTAGE HOSPITAL

GOLETA

sba Santa Barbara AIRPORT

UCSB

GOLETA BEACH

ISLA VISTA

SITE

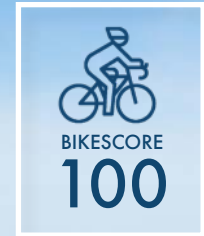




Ranked #12 in U.S. News & World Report's Top Public Universities

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total **undergraduate enrollment of 25,034**, 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.



The UCSB campus sits on a south-facing shore and overlooking the Pacific Ocean.

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