

70 S. KELLOGG AVENUE GOLETA, CA 93117

FOR LEASE
\$1.45/SF NNN (\$0.30)

±5,449 SF Office / R&D /
Industrial space with
roll-up door for easy
loading & truck access
+ 22 parking spaces

Brad Frohling
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CA Lic. 01323736



5.21.20

205 E. CARRILLO ST. SUITE 100 | SANTA BARBARA CA 93101 | 805.965.5500 | RADIUSGROUP.COM

FOR LEASE | ±5,449SF OFFICE/R&D/INDUSTRIAL

70 S. Kellogg Ave., Units 1 & 2 | Goleta, CA 93117



PROPERTY OVERVIEW

Very attractive Office/R&D/Industrial combination with high identity in a well maintained building. Exceptional onsite parking plus street parking. The space features multiple offices, conference room, open area, kitchenette, ADA restrooms, HVAC throughout, multiple entry points, high ceilings and a clean warehouse area with loading/easy truck access.

Offering Specifics

Type	Office/R&D/Industrial
Lease Rate	\$1.45/SF NNN (\$0.30)
Size	±5,449 SF
Term	2-5 Years
Available	Mid July
Parking	22 Spaces (4/1,000)
HVAC	Throughout
Restrooms	3 ADA Restrooms
Power	3 Phase
Zoning	M1
CSO	3%

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

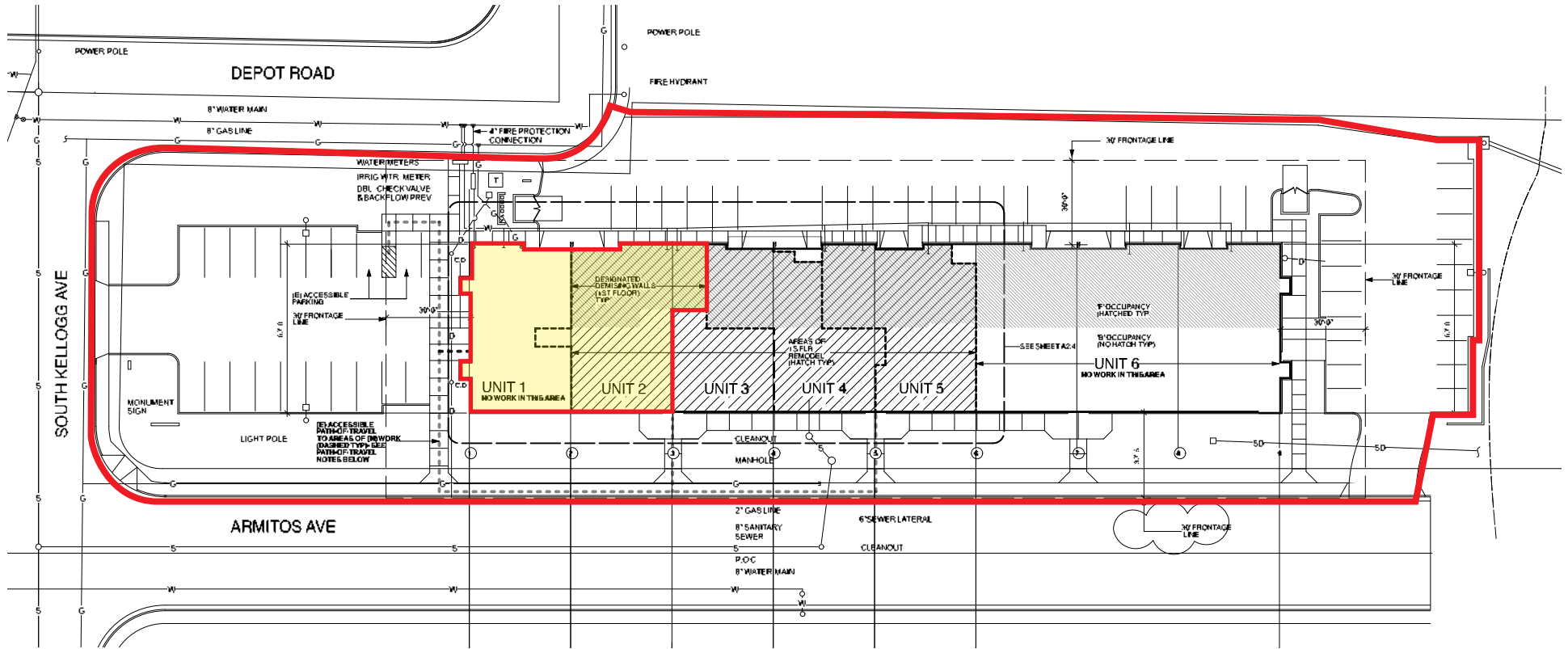
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SITE PLAN



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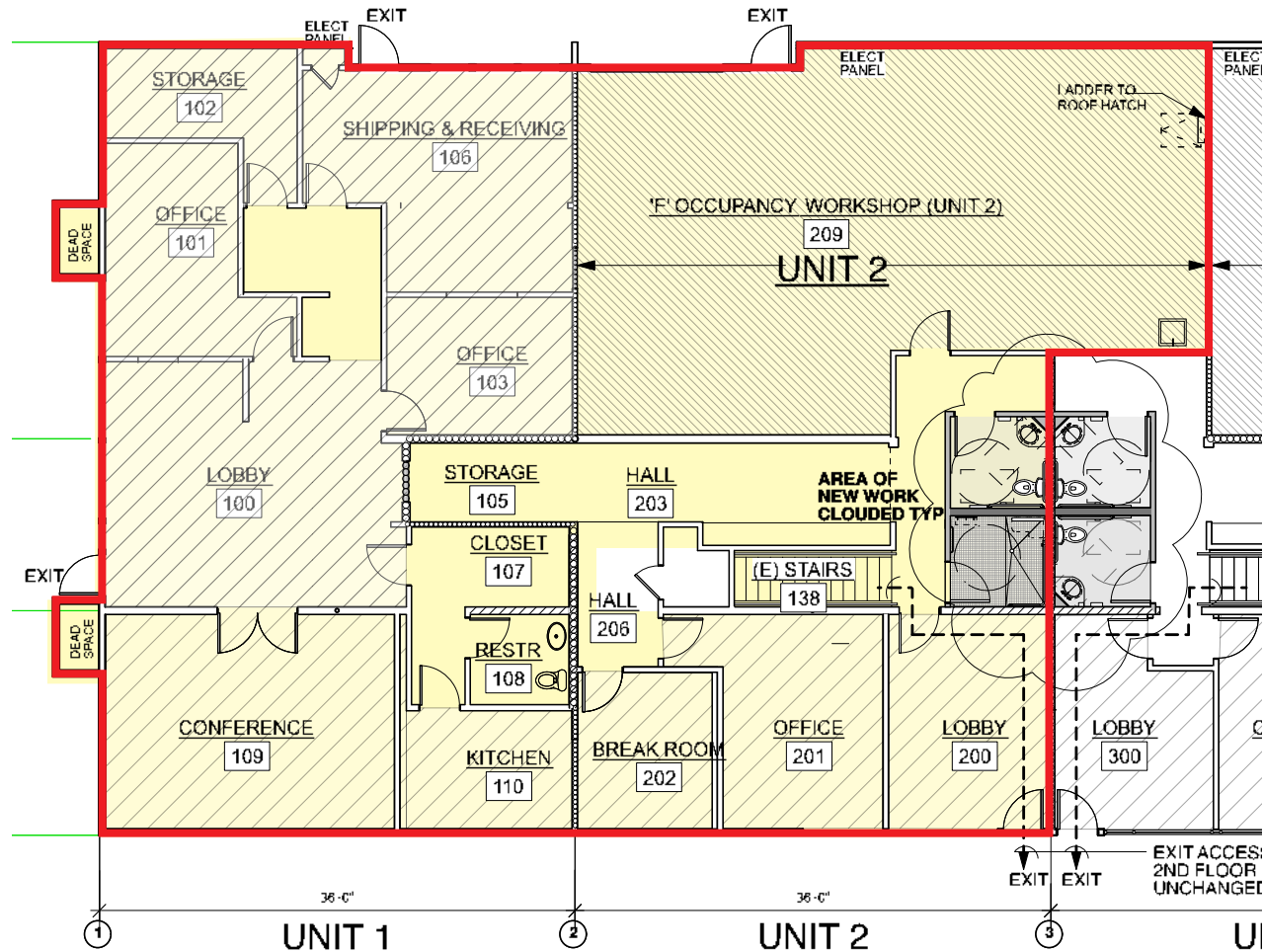
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FLOOR PLAN



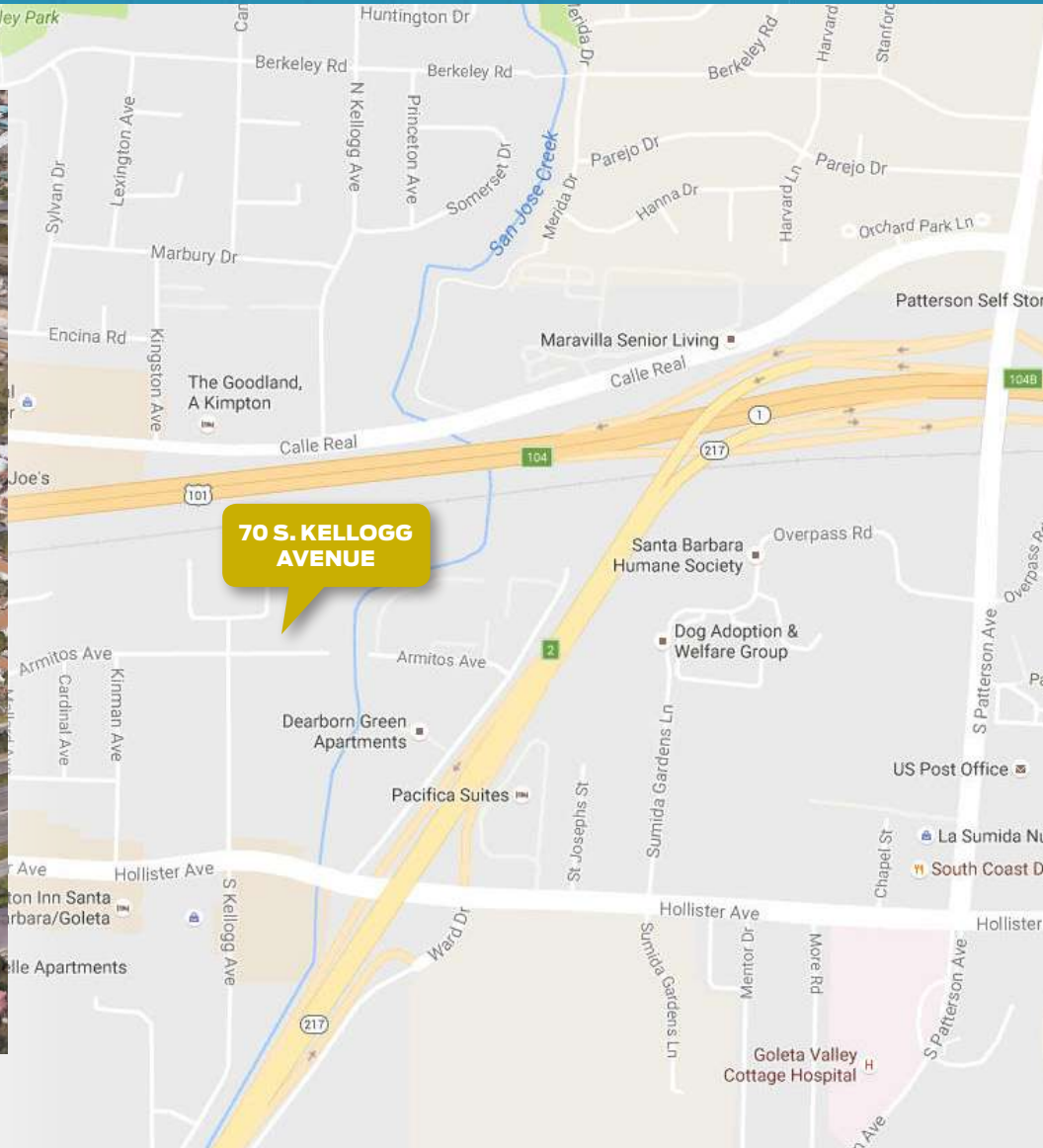
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Nearby Amenities & Merchants

- | | | | |
|---|---|----|--|
| 1 | University of California, Santa Barbara | 8 | Santa Barbara Beach Club |
| 2 | Santa Barbara Municipal Airport | 9 | Pacific Diagnostic Laboratories |
| 3 | Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell) | 10 | Goleta Valley Cottage Hospital |
| 4 | Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway) | 11 | South Coast Deli |
| 5 | Kimpton Goodland Hotel, Best Western South Coast Inn | 12 | Crushcakes and Cafe |
| 6 | More Mesa Preserve (Hiking & Biking Trails) | 13 | Public Storage |
| 7 | More Mesa Beach | 14 | Sansum Clinic |
| | | 15 | US Post Office |
| | | 16 | Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ) |



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Goleta | The Good Land

The city of Goleta rests a few minutes north of Santa Barbara in the South Coast region of Santa Barbara County, roughly 330 miles south of San Francisco and 90 miles north of Los Angeles. Goleta and the Gaviota Coast to the north make up 12 picturesque miles of the Santa Barbara coastline. In fact the area is known as The Good Land for its sprawling ranches, fertile farms, lemon orchards and sustainable gardens that supply local restaurants and farmers markets year round. From the Goleta pier to Point Arguello, the area is a recreational paradise. Whether fishing off the pier, hiking the bluffs, surfing Campus Point or getting up close and personal with wildlife while kayaking in the Goleta Slough, there is something for everyone.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Goleta and Santa Barbara are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



The More Mesa Loop Trail

More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

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