

130 ROBIN HILL RD.

SUITES 100 & 250 | GOLETA, CA 93117

MAJOR EXTERIOR REMODEL PLANNED

±1,865—±16,107 SF Office Space
with 31 private offices and
up to 5 conference rooms,
located amid Goleta's booming
High-Tech Corridor.

Lease Rates

\$1.55/SF—\$1.60/SF NNN

Jim Turner

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Steve Brown

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Miles Waters

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PROPERTY OVERVIEW

Entire first floor office space in a multi-tenant building currently designed with 31 perimeter offices, 4-5 conference rooms, break room and men's and women's bathrooms. Excellent parking and visibility. The building is scheduled for a major remodel to the exterior which will also include a new lobby, new HVAC and additional parking. Available May 1, 2020.

Offering Specifics

Type	Office
Space Size	First Floor: Approx. 14,242 SF Second Floor: Approx. 1,865 SF
Lease Rate	First Floor: \$1.55/SF NNN (\$0.60) Second Floor: \$1.60/SF NNN (\$0.60)
Tenant Improvement Allowance	\$15/SF
Date Available	5/1/2020
Floor	1st & 2nd
Restrooms	Men's & Women's
Parking	3.5/1,000* (*Parking Ratio Post Remodel)
HVAC	Yes
Elevators	Yes, to be built
Zoning	MR-P

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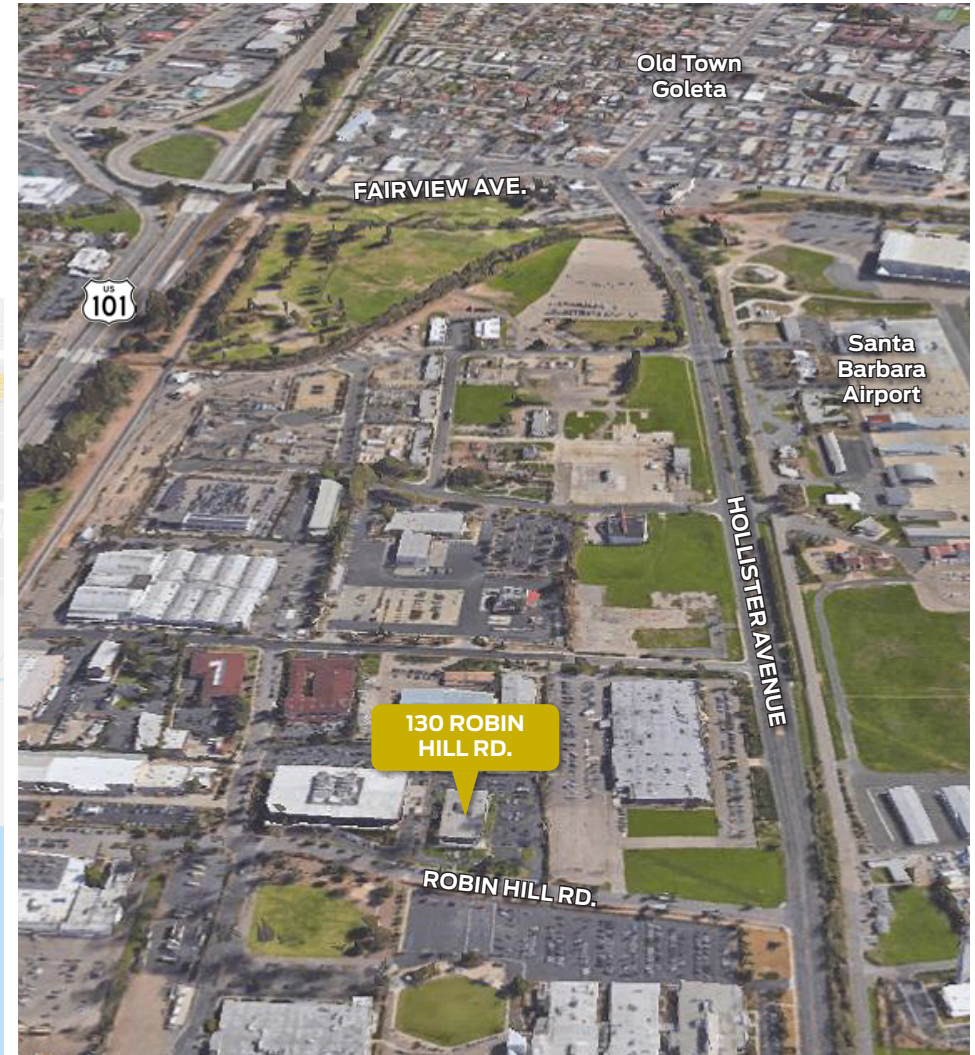
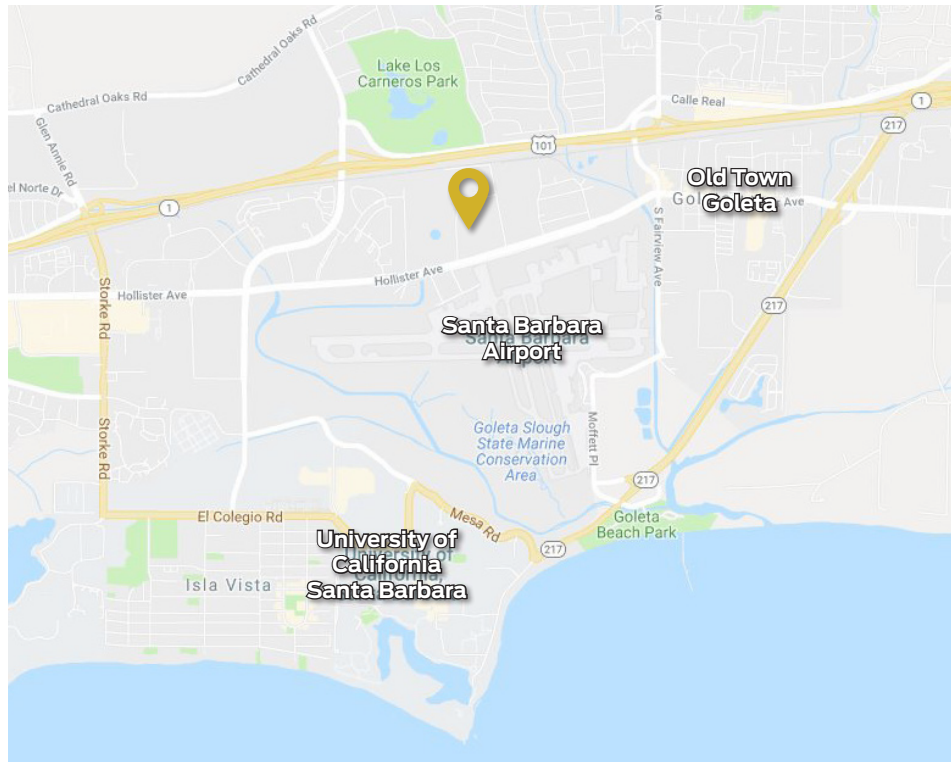
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LOCATION

The 101 Freeway is the main artery connecting California's north and south coasts. The subject property enjoys easy access to the US 101 Freeway via Fairview Ave. near Hollister Ave. (two of Goleta's main thoroughfares).

More than 100 defense contractors and aerospace companies operate in Goleta, largely due to its proximity to UCSB and the university's world renowned Engineering program.



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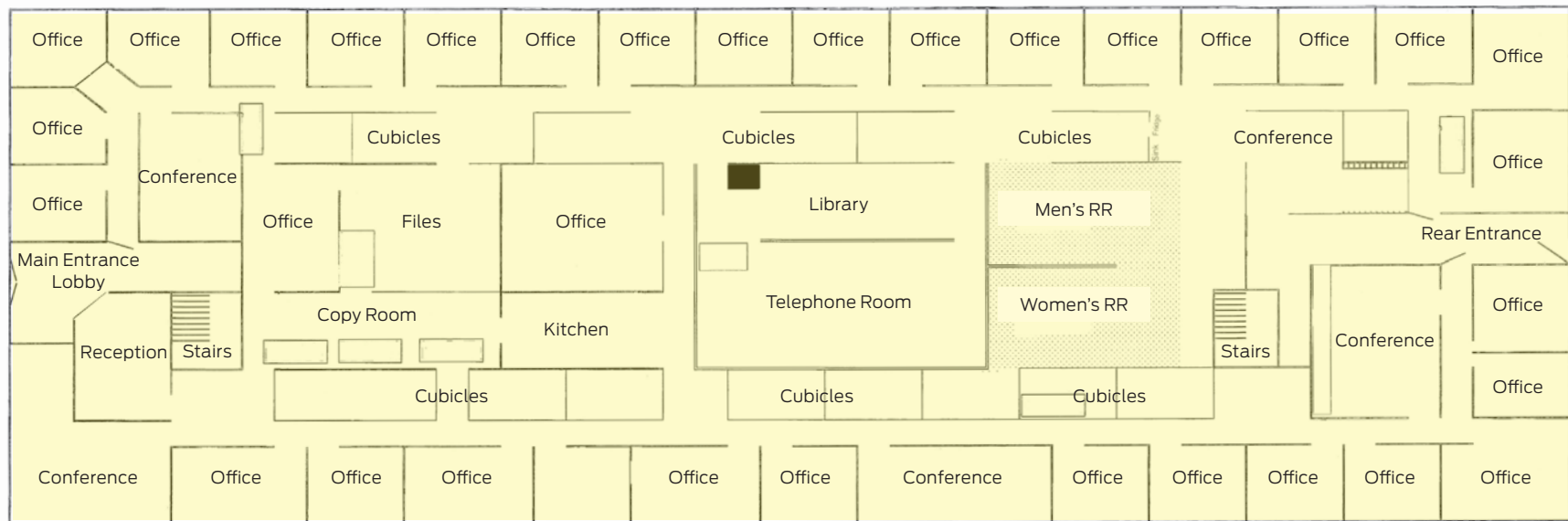
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EXISTING 1ST FLOOR PLAN



Not to scale

1st Floor Suite 100

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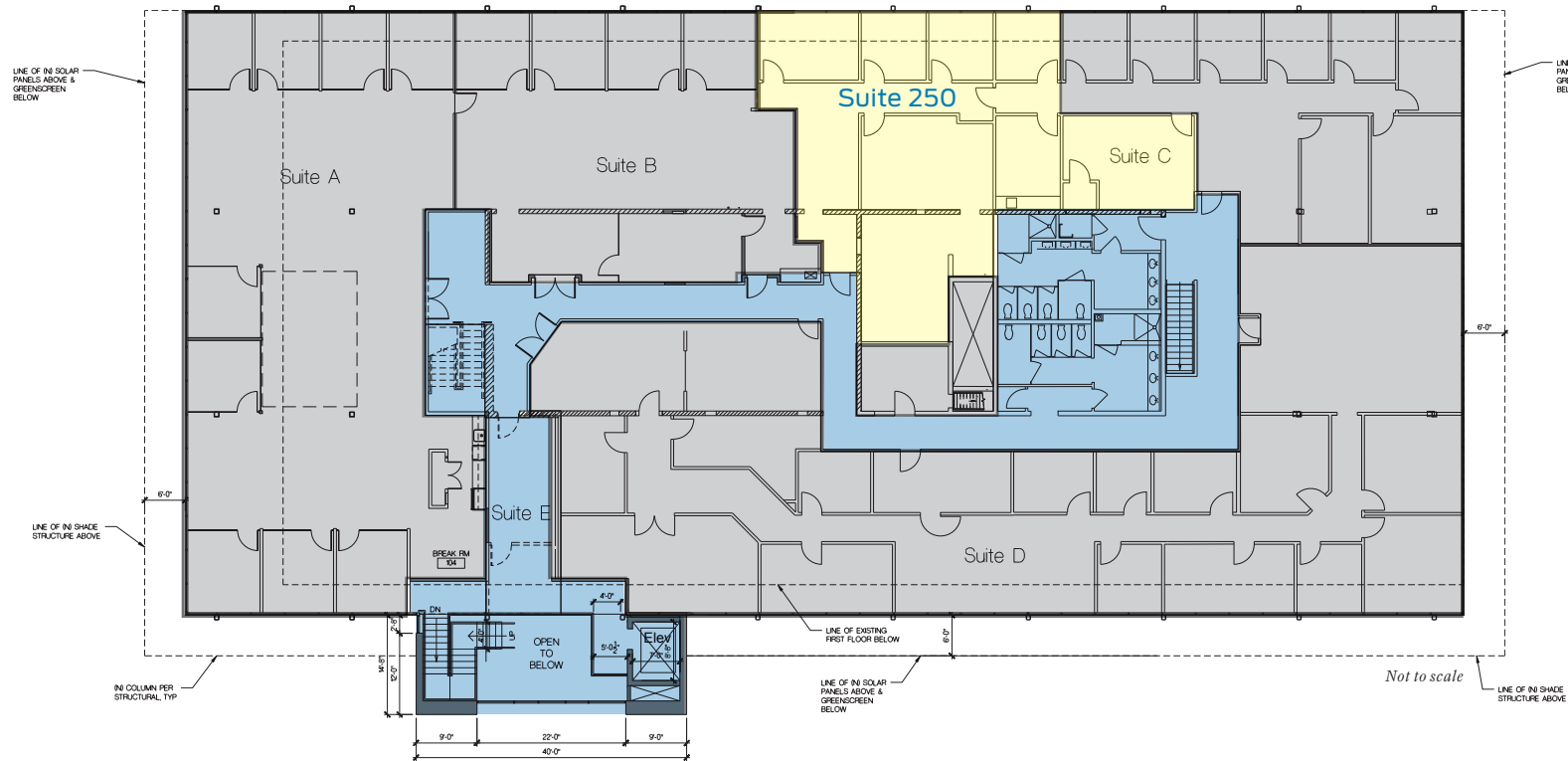
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2ND FLOOR SUITE 250



 = Common Area

 = Leased Space

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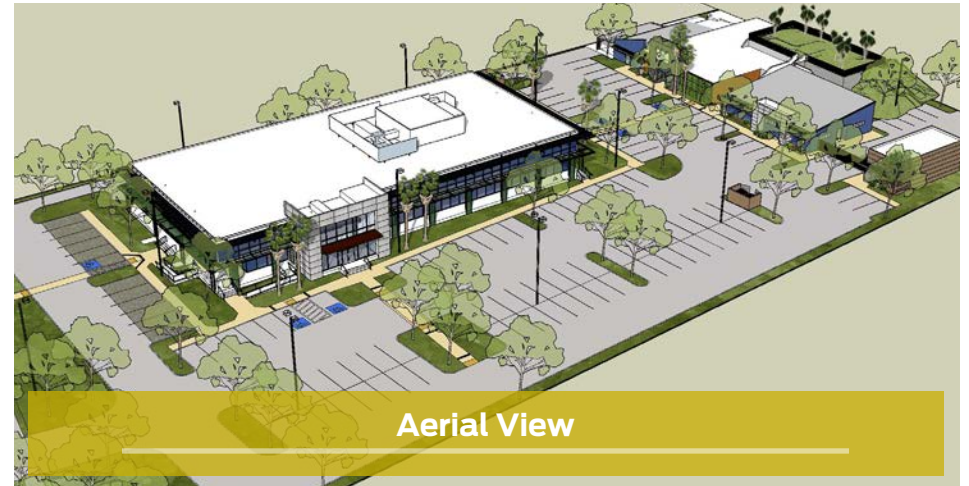
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PROPERTY RENDERINGS



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PROPERTY PHOTOS



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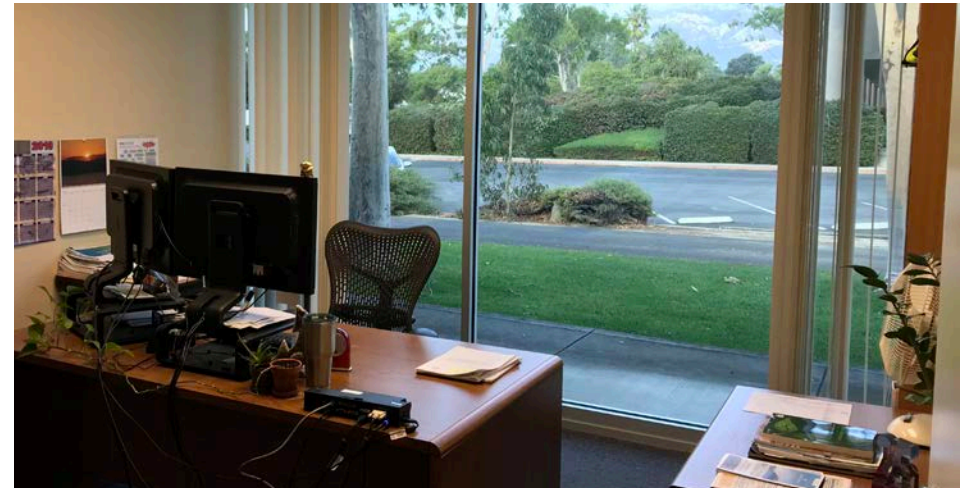
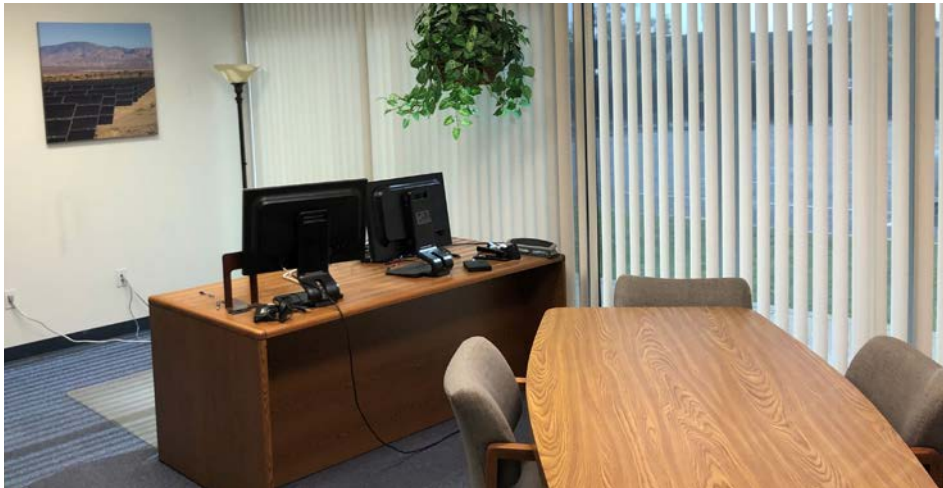
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Nearby Amenities & Merchants

- 1 University of California, Santa Barbara
- 2 Santa Barbara Municipal Airport
- 3 Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)
- 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway)
- 5 Camino Real Marketplace (Costco, Staples, Home Depot, Chili's, Starbucks, Albertsons, Best Buy)
- 6 Storke Plaza (Target, Chipotle, Subway, Cajun Kitchen, Jack in the Box)
- 7 Hollister Village Plaza (Smart & Final Extra, Petsmart, CVS, Sharky's, Pieology)
- 8 Goleta's Tech Corridor
- 9 Cabrillo Business Park



Direct Flights to
 SAN FRANCISCO
 LOS ANGELES
 SEATTLE
 DALLAS
 PHOENIX
 DENVER
 PORTLAND



CABRILLO BUSINESS PARK



Goleta's Booming Tech Corridor



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