

MULTI-TENANT R&D & ADVANCED MANUFACTURING INVESTMENT | 72,112 SF FACILITY ON 8.78 ACRES

115 ROBIN HILL, GOLETA, CA 93117 ⚡ 12,000 AMPS AT 277/480V OF POWER

Rare Heavy-Power Infrastructure Supporting Advanced Manufacturing, Testing, Aerospace, Defense & Technology Uses



Colliers

Property Highlights

115 ROBIN HILL ROAD | GOLETA, CA 93117

THE OFFERING

Property	115 Robin Hill Road Goleta, CA 93117
Asking Price	Contact Agents
Property Type	Flex - Multi-tenant R&D
Building Size (SF)	72,112
Lot Size	8.78 acres (382,457 SF)
Ceiling Height	15'
APN	073-050-044
Zoning	Business Park (BP)
Power	12,000A at 277/480V three-phase Approx. 10 MW of installed power
Grade Level Doors	Six
Parking Spaces	Approx. 60 (0.83/1,000 SF)
Current Income	\$1,104,175
Offer Due Date	September 11, 2026 at 12 p.m.

SELLER LEASEBACK

Term Available	Up to 12 months post-close of escrow
Rent Rate (NNN)	\$1.35
SF	36,954



Site Plan

115 ROBIN HILL ROAD | GOLETA, CA 93117

Voli Wellness

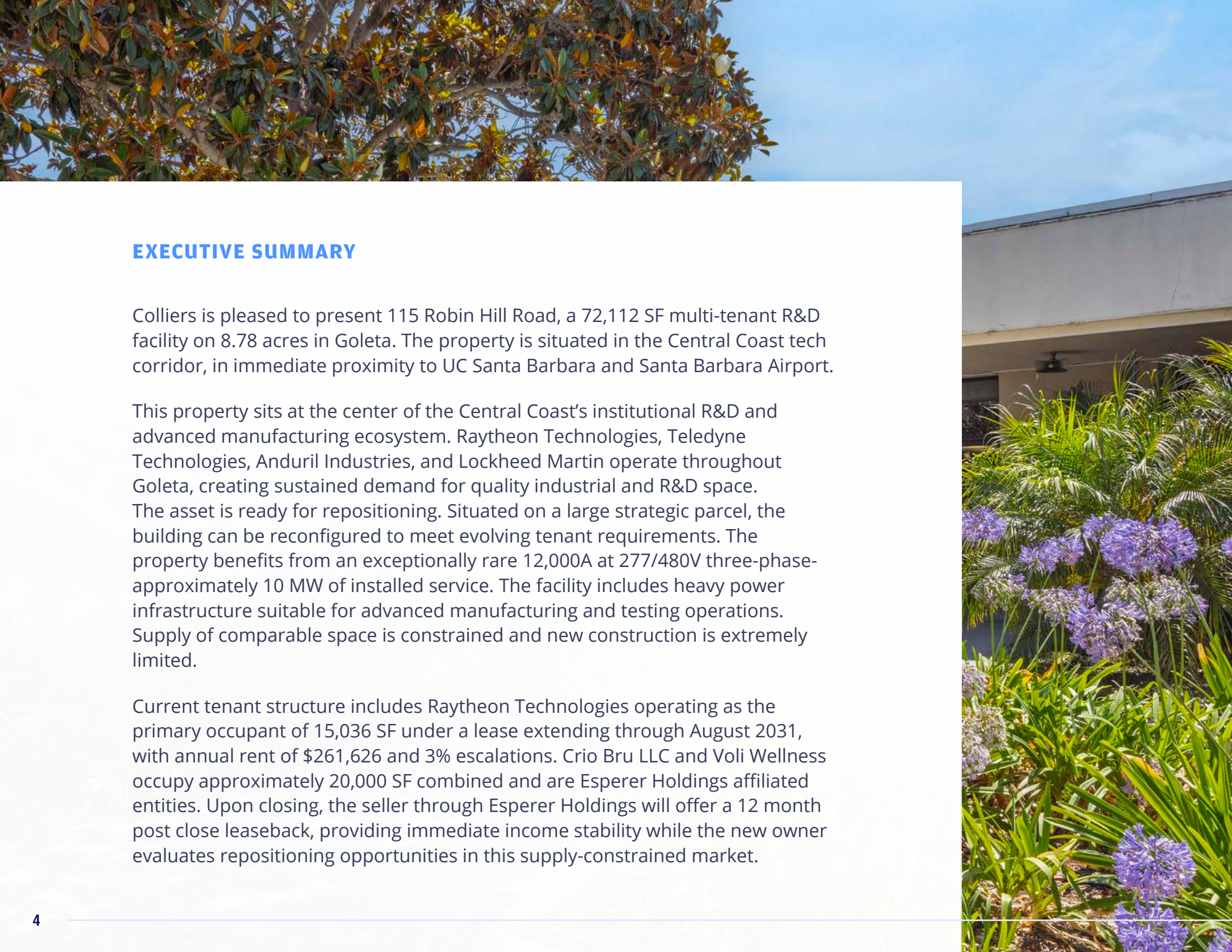
Raytheon

Crio Bru

Vacant

Misc/Storage





EXECUTIVE SUMMARY

Colliers is pleased to present 115 Robin Hill Road, a 72,112 SF multi-tenant R&D facility on 8.78 acres in Goleta. The property is situated in the Central Coast tech corridor, in immediate proximity to UC Santa Barbara and Santa Barbara Airport.

This property sits at the center of the Central Coast's institutional R&D and advanced manufacturing ecosystem. Raytheon Technologies, Teledyne Technologies, Anduril Industries, and Lockheed Martin operate throughout Goleta, creating sustained demand for quality industrial and R&D space. The asset is ready for repositioning. Situated on a large strategic parcel, the building can be reconfigured to meet evolving tenant requirements. The property benefits from an exceptionally rare 12,000A at 277/480V three-phase-approximately 10 MW of installed service. The facility includes heavy power infrastructure suitable for advanced manufacturing and testing operations. Supply of comparable space is constrained and new construction is extremely limited.

Current tenant structure includes Raytheon Technologies operating as the primary occupant of 15,036 SF under a lease extending through August 2031, with annual rent of \$261,626 and 3% escalations. Crio Bru LLC and Voli Wellness occupy approximately 20,000 SF combined and are Esperer Holdings affiliated entities. Upon closing, the seller through Esperer Holdings will offer a 12 month post close leaseback, providing immediate income stability while the new owner evaluates repositioning opportunities in this supply-constrained market.

Property Overview

115 ROBIN HILL ROAD | GOLETA, CA 93117

INVESTMENT HIGHLIGHTS



12,000 amps @ 480V – one of the most significant power infrastructures available on the Central Coast.



72,112 SF facility on 8.78 acres with flexible multi-tenant layout.



Immediate in-place income through seller leaseback.



Located within **Goleta's premier technology and aerospace cluster**.



Significant barriers to entry and **limited new industrial development**.



Existing tenancy includes **Raytheon Technologies**.



Potential repositioning opportunity to capture market rents over time.



Strategic proximity to UCSB, Santa Barbara Airport, Highway 101, and regional workforce.



INFRASTRUCTURE ADVANTAGES | EXTRAORDINARY POWER CAPACITY

The property's 12,000A at 277/480V of power represents one of its most unique and valuable features. Industrial properties with comparable power capacity are extremely limited throughout the Central Coast and Southern California markets.

Potential users include:

- + Aerospace and defense contractors
- + Testing laboratories
- + Advanced manufacturing operations
- + Robotics and automation companies
- + Semiconductor and electronics production
- + Data processing and technology operations
- + Research & development facilities

Sale-Leaseback Opportunity

115 ROBIN HILL ROAD | GOLETA, CA 93117

STRUCTURED IMMEDIATE CASH FLOW

TENANT	NOTE	SQUARE FEET	% OF BLDG	MONTHLY RENT	ANNUAL RENT	\$/SF/YEAR	\$/SF/MONTH	LEASE EXPIRATION	NOTES
Esperer Holdings	Leaseback @ Closing	36,954	51%	\$49,888	\$598,655	\$16.20	\$1.35	12 Months from Close of Escrow	
Crio Bru, LLC	Food/Beverage (Esperer entity)	19,601	27%	\$22,404	\$268,844	\$13.72	\$1.14	1/31/2027	3% annual increases, Seller owned entity
Raytheon Technologies	Defense Contractor / Aerospace	15,036	21%	\$18,784	\$225,408	\$14.99	\$1.25	7/31/2027	Two - Three (3) Year Options, fixed 3% annual increase.
Voli Wellness		521	1%	\$939	\$11,269	\$21.63	\$1.80		

INCOME STABILITY

The combination of existing tenancy and seller leaseback provides investors with immediate income while preserving future flexibility for repositioning and lease-up initiatives.

Goleta Technology & Defense Ecosystem

AT THE CENTER OF THE CENTRAL COAST INNOVATION CORRIDOR

Goleta is home to a highly specialized concentration of technology, aerospace, defense, photonics, and advanced manufacturing companies.

MAJOR EMPLOYERS NEARBY



COMPETITIVE ADVANTAGE



Access to highly educated workforce



UCSB engineering and research talent pipeline



Limited industrial inventory



High barriers to development



Strong demand from defense and technology users

MARKET FUNDAMENTALS | CENTRAL COAST INDUSTRIAL MARKET

KEY DRIVERS



Limited industrial development pipeline



Lack of available large-block industrial product



Continued technology and defense sector growth



Strong long-term demand for R&D facilities



High barriers to new construction

WHY GOLETA?



Established technology ecosystem



Significant government and defense spending presence



World-class university partnership



Attractive business and lifestyle environment

Cabrillo Business Park

DECKERS — BRANDS —
ergomotion®

TEXAS INSTRUMENTS PACIFIC BEVERAGE COMPANY

hp inogen FLIR

ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

Hollister Village Plaza

Cottage Urgent Care CVS Smart&Final.

Storke Plaza

TELEDYNE TECHNOLOGIES SONOS
LOCKHEED MARTIN

Camino Real Marketplace

COSTCO WHOLESALE FINNEY'S Starbucks ALBERTSONS
BEST BUY Natural Cofe Los Agaves Restaurant THE MOUNTAIN AT&T
planet fitness Smart&Final.

UCSB CAMPUS

Old Town Goleta

McDonald's HARBET BURGER & GRILL
TECOLOTE RESEARCH YARDI IntrIPlex
NORTHROP GRUMMAN TREK BICYCLE STORE

Santa Barbara Airport

GOLETA BEACH PARK

SBA
Santa Barbara Airport

Direct flights to:
San Francisco Phoenix
Los Angeles Denver
Seattle Portland
Dallas

American Airlines UNITED AIRLINES SURFAIR Alaska

Patterson Center

Cottage Goleta Valley Cottage Hospital
SOUTH COAST DELTA

Tech Park Cremona

appfolio AutoVitals Seek thermal
LOCKHEED MARTIN curvature
LogMeIn Google Toyon
Medtronic NORTHROP GRUMMAN SONOS
Microsoft transphorm
Raytheon Technologies APEEL SCIENCES™
REDWIRE YARDI aptitude
OpenLight.

Nearby Neighbors

AUSTIN HERLIHY

Executive Vice President

Lic. 01518112

Direct: +1 805 518 1491

Mobile: +1 805 705 1149

austin.herlihy@colliers.com

MILES WATERS

Vice President

Lic. 02047288

Direct: +1 805 518 1493

Mobile: +1 805 729 6784

miles.waters@colliers.com

MIKE CHUNG

Associate

Lic. 02156327

Direct: +1 805 518 1494

Mobile: +1 805 453 3953

mike.chung@colliers.com



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GOLETA, CA 93117

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