FOR SALE
$7,850,000

±1.98 Acres Prime Freeway Visible Site with Improved ±10,715 SF Retail Building

5955 CALLE REAL
GOLETA, CA 93111

Brad Frohling
805.879.9613
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CA LIC. 01323736
FOR SALE | ±10,175 SF RETAIL BUILDING ON ±1.98 ACRES

Approx. 1.98 acre prime freeway visible site with an improved 10,715 SF retail building. The level site is in the heart of Goleta’s premier retail corridor. The former restaurant building was completely gutted and rebuilt in 2006 including a new roof, HVAC, ADA restrooms, electrical, plumbing, parking lot, door and windows and quality finishes. The site boast unmatched parking (11/1,000) along with the potential to building additional square footage. Rare opportunity for an investor or owner/occupant to secure a prime commercial property. The building is currently vacant and please contact listing agent for access.

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OFFERING SPECIFICS

<table>
<thead>
<tr>
<th>Type</th>
<th>Office/Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$7,850,000</td>
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<tr>
<td>Bldg. Size</td>
<td>±10,715 SF</td>
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<tr>
<td>Price</td>
<td>$7,850,000</td>
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<tr>
<td>Land Size</td>
<td>±86,248 SF (±1.98 Acres)</td>
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<tr>
<td>Price Per SF/Land</td>
<td>$91/SF</td>
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<tr>
<td>APN</td>
<td>069-110-018</td>
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<tr>
<td>Parking</td>
<td>118 Spaces</td>
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<td>HVAC</td>
<td>Throughout</td>
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<td>Restrooms</td>
<td>ADA</td>
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<tr>
<td>Power</td>
<td>800 AMPS</td>
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<tr>
<td>Zoning</td>
<td>Neighborhood Commercial</td>
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</tbody>
</table>
FOR SALE | ±1.98 ACRE PRIME FREEWAY VISIBLE SITE & RETAIL BLDG
5955 Calle Real | Goleta, CA 93117

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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4.28.21
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ELEVATIONS

North Elevation
 SCALE: 1" = 1'-0"

East Elevation
 SCALE: 1" = 1'-0"

West Elevation
 SCALE: 1" = 1'-0"

South Elevation
 SCALE: 1" = 1'-0"

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SITE PLAN

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Not to scale
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SITE PLAN, CONT.

EXISTING BUILDING

PREVIOUSLY APPROVED
NEW BUILDING

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Nearby Businesses, Amenities & Developments
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. Kimpton Goodland Hotel, Best Western South Coast Inn
6. Hollister Village (Smart & Final, PetSmart, CVS, Pielogy, More)
7. More Mesa Beach
8. Camino Real Marketplace & Storke Plaza (Costco, Best Buy, Home Depot, Target, Albertson’s, Metropolitan Cinemas, More)
9. Cabrillo Business Park (Deckers’ Brands, HP, Ergomotion, Flir, Pacific Beverage)
10. Goleta Valley Cottage Hospital
11. South Coast Deli
12. Crushcakes and Cafe
13. Public Storage
14. Sansum Clinic
15. US Post Office
16. Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody’s BBQ)
17. Fairview Shopping Center (Sprouts, Ace Hardware, Bed, Bath & Beyond)
18. Future Project: The Village: 465 Housing Units
19. New Development: Heritage Ranch: 360 Housing Units
“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.