6144 Calle Real

GOLETA, CA 93117

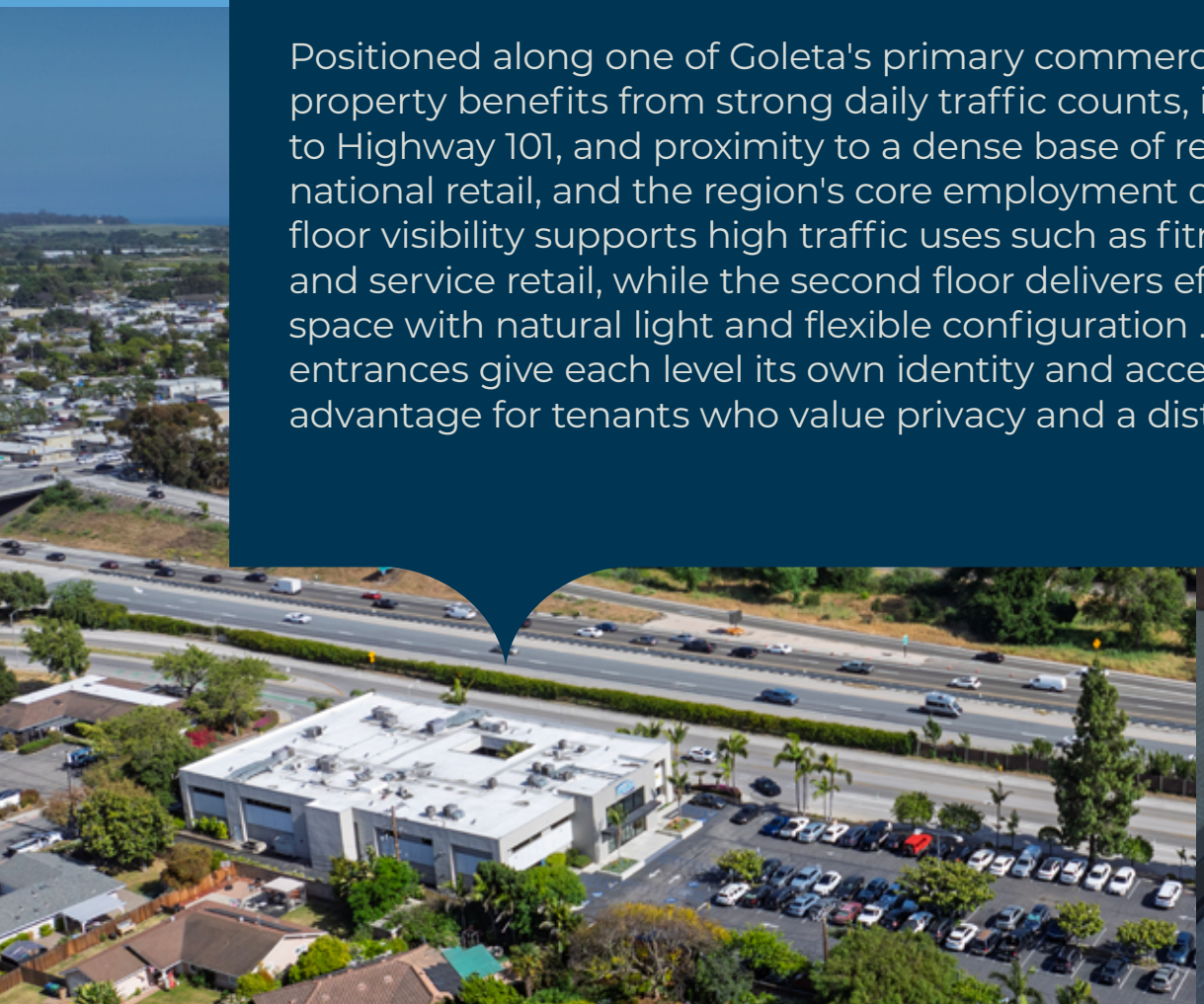
FOR LEASE
±3,441-29,158 AVAILABLE

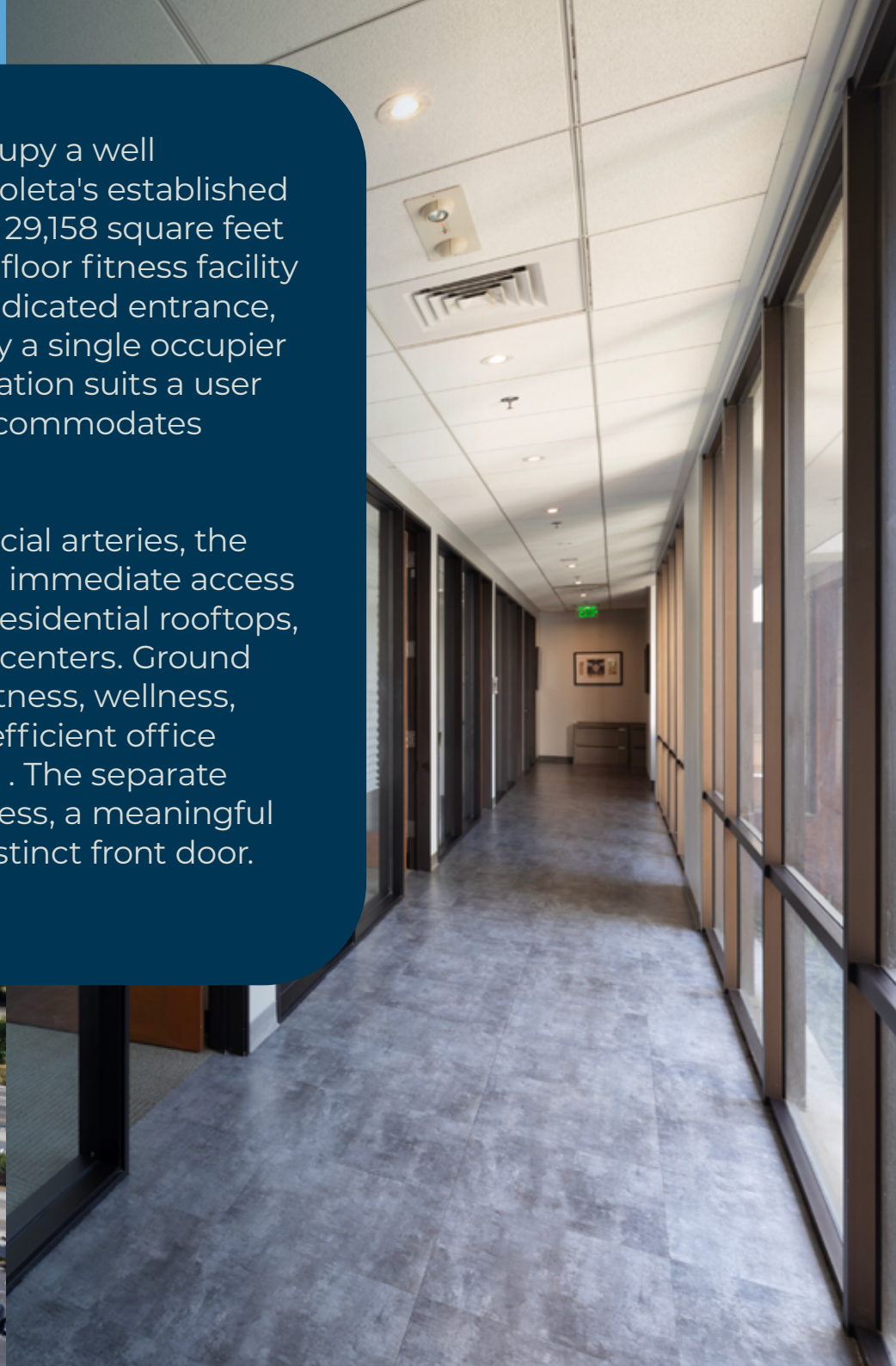
RARE SIGNAGE OPPORTUNITY WITH 101 FREEWAY EXPOSURE & 4.82/1,000 SF PARKING



6144 Calle Real presents a rare opportunity to occupy a well positioned freestanding building in the heart of Goleta's established Calle Real corridor. The asset offers approximately 29,158 square feet across two levels, currently improved as a ground floor fitness facility with office space above. Each floor has its own dedicated entrance, allowing the building to be leased in its entirety by a single occupier or floor by floor by separate tenants. The configuration suits a user seeking a turnkey headquarters as readily as it accommodates independent ground floor and office tenancies.

Positioned along one of Goleta's primary commercial arteries, the property benefits from strong daily traffic counts, immediate access to Highway 101, and proximity to a dense base of residential rooftops, national retail, and the region's core employment centers. Ground floor visibility supports high traffic uses such as fitness, wellness, and service retail, while the second floor delivers efficient office space with natural light and flexible configuration . The separate entrances give each level its own identity and access, a meaningful advantage for tenants who value privacy and a distinct front door.









Property Overview

Type	**Retail or Office (First Floor)** **Office (Second Floor)**
Sizes	**Ground Floor (± 14,818 SF)** **Second Floor (± 14,340 SF)** **Total SF: 29,158**
Rate	**$2.25/SF NNN ($0.61)**
Floor	**1st and 2nd**
Restrooms	**A bathroom core on each floor**
Parking	**4.8/1,000 parking (138 Parking Spaces)**
HVAC	**Yes**
Power	800 Amps
Elevators	**1 new elevator built in 2013 and 1 existing elevator in the center of the building**
Details	**Second floor offices renovated in 2013. Includes private entrance off parking lot, elevator served.**

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.



Allowable Uses

Office & Professional

- Professional Services
- Business Services
- Finance, Insurance, and Real Estate Services
- Information Technology Services
- Instructional Services
- Medical, Dental, and Health Related Services
- R&D and Technology
- Cannabis Testing

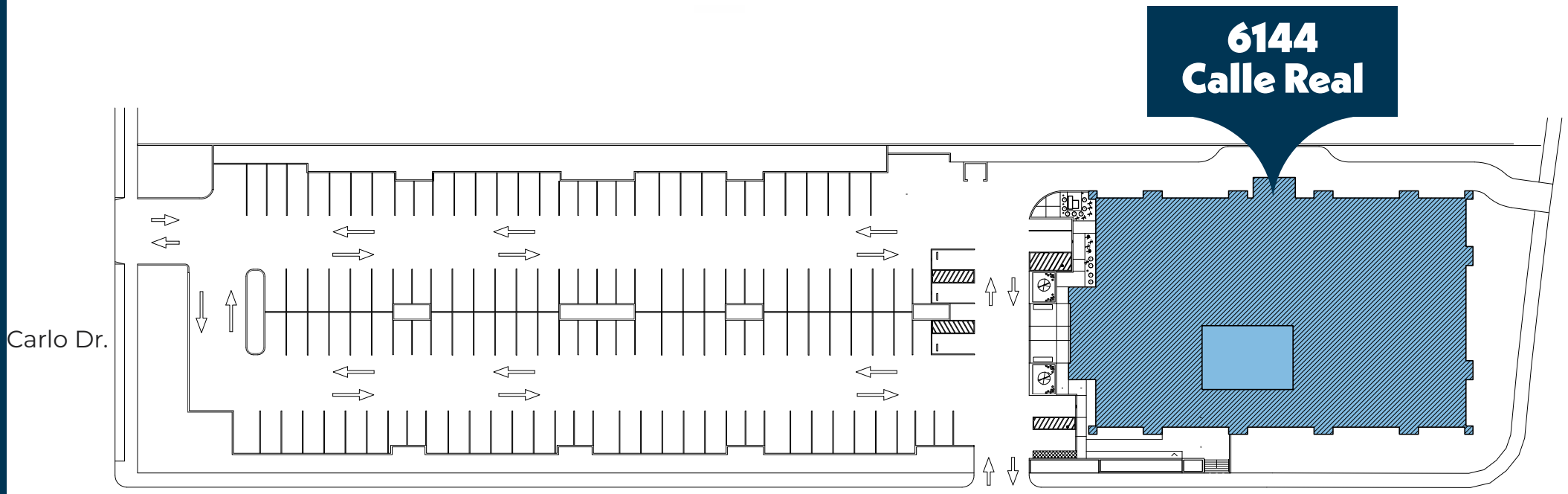
Institutional & Public

- Colleges and Trade Schools
- Private Schools
- Community Assembly
- Government Buildings
- Hospital
- Day Care Facility
- Emergency Shelters
- Skilled Nursing Facility
- Social Service Facilities
- Community Clinic Providing Reproductive Health Services

Allowable Uses are Highlighted

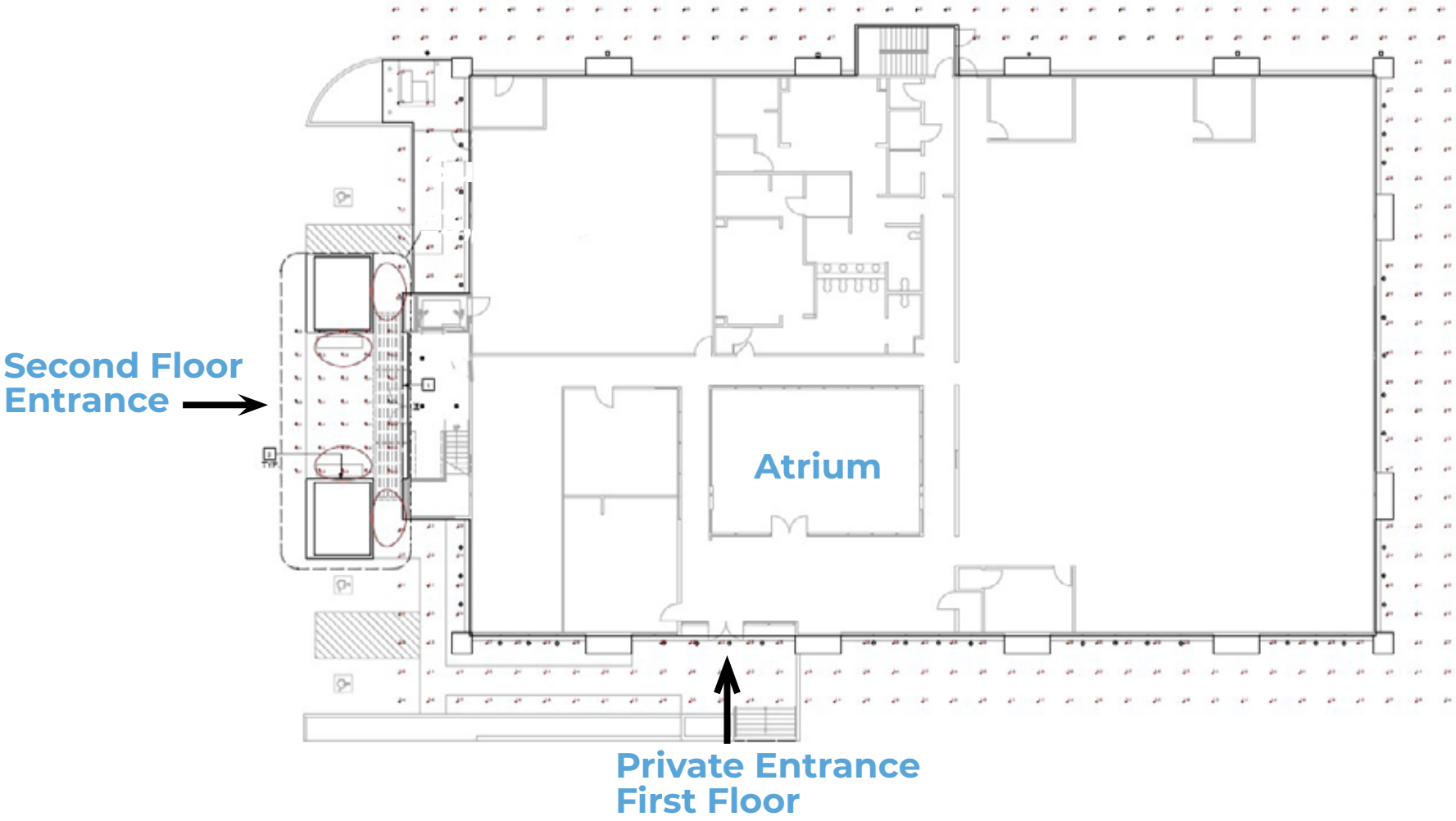
View Official OI Zoning Use Regulations

Site Plan



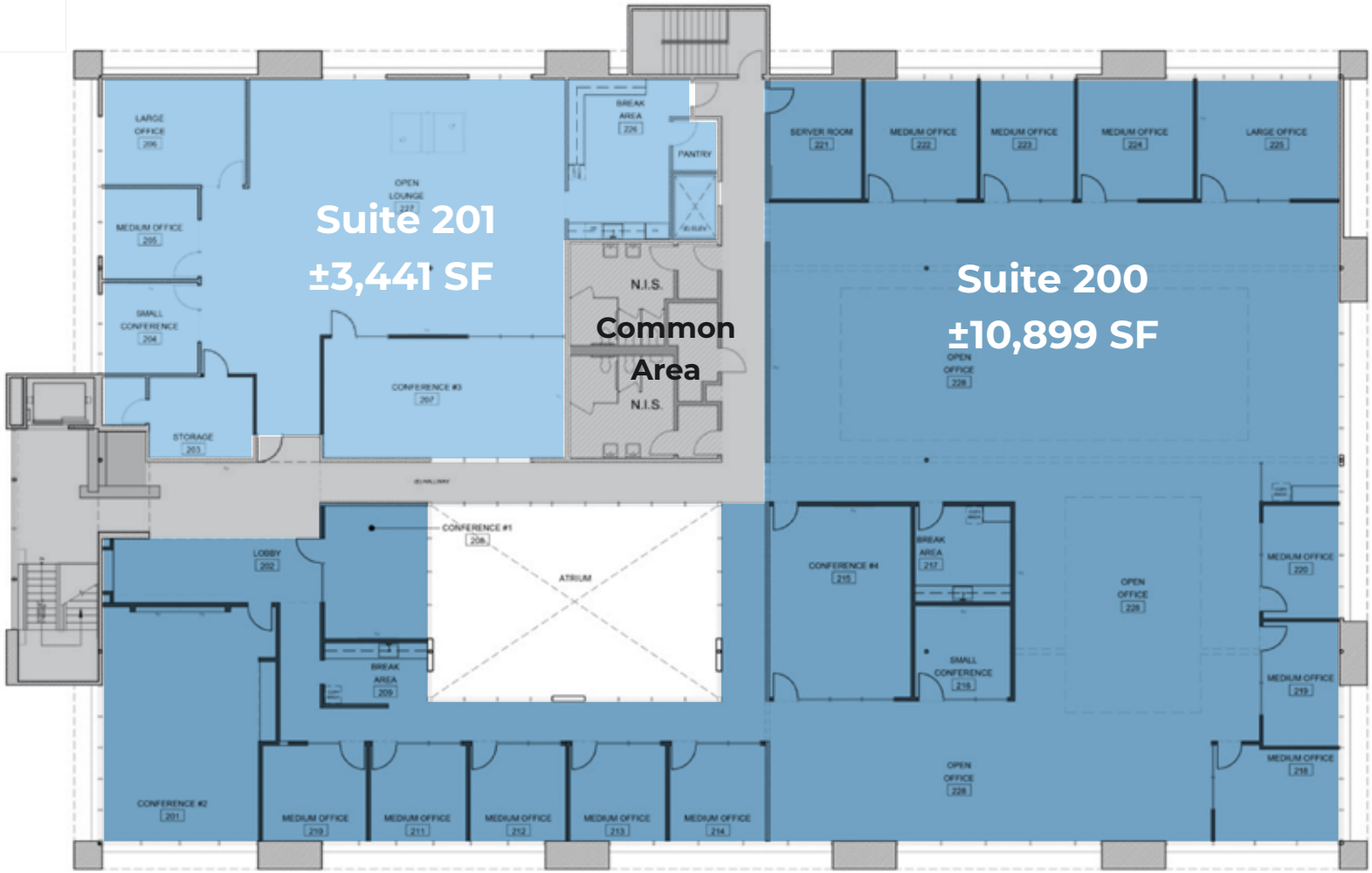
Floor Plan

First Floor - Total Contiguous - ±14,818 SF



Floor Plan

Second Floor - Total Contiguous - ±14,340 SF










impulse

First Floor









First Floor









Second Floor









Location Map





Goleta Tech Corridor

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 walkinghiking, 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 stairspathway 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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