

Colliers

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.





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 (\$0.95)
Floor	1st and 2nd
Restrooms	A bathroom core on each floor
Parking	4.8/1,000 parking (138 Parking Spaces)
HVAC	Yes
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

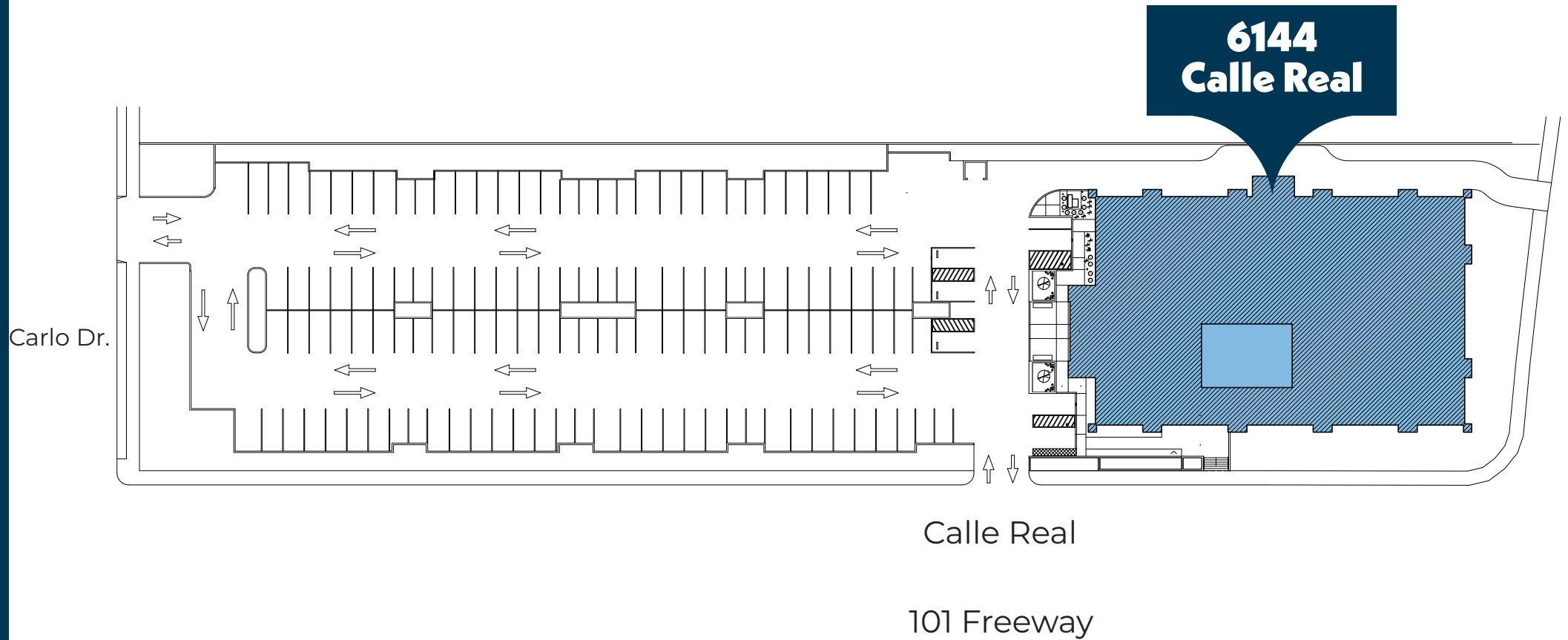
Social Service Facilities

Community Clinic Providing Reproductive
Health Services

Allowable Uses are Highlighted

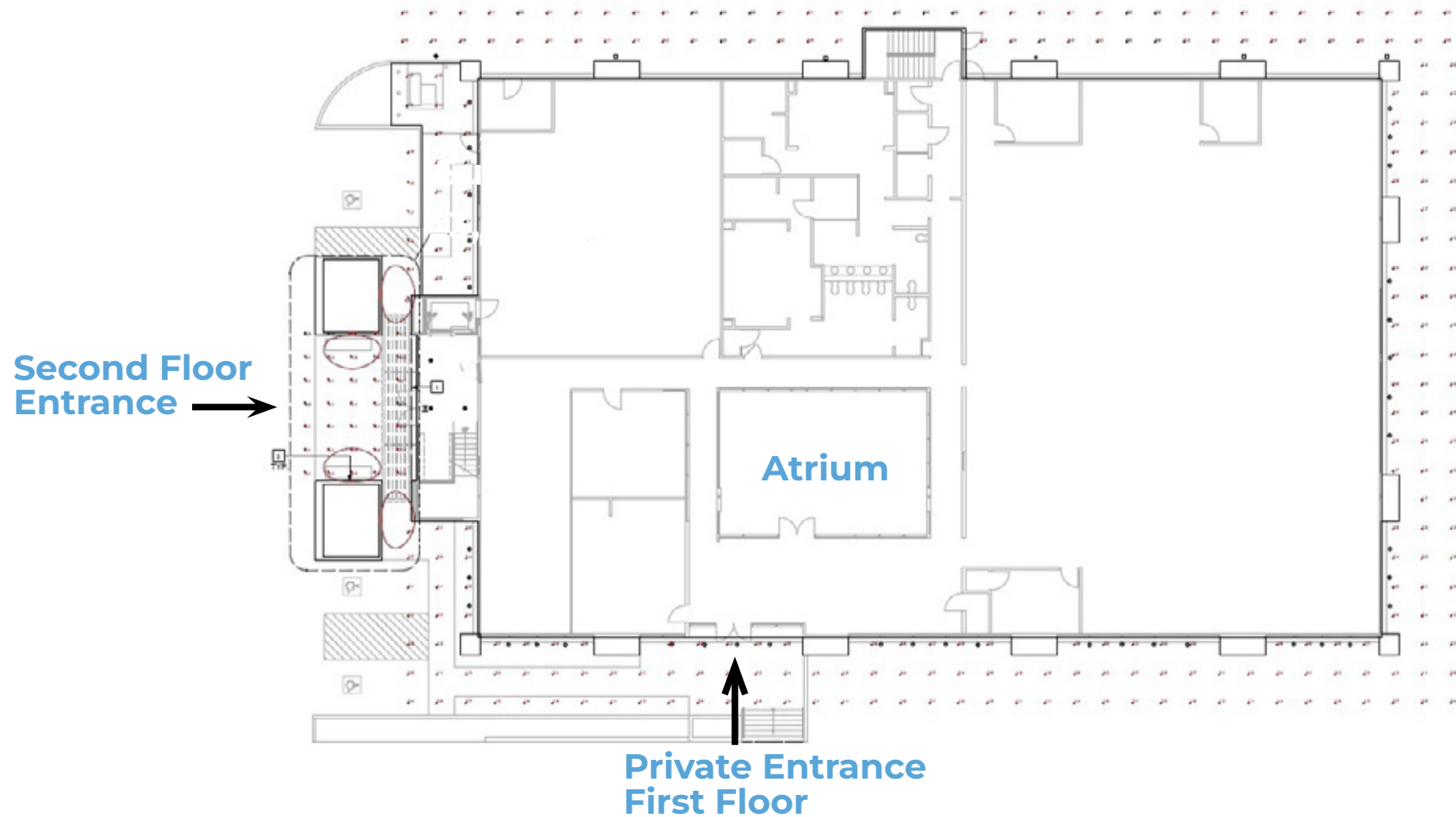
View Official OI Zoning
Use Regulations

Site Plan



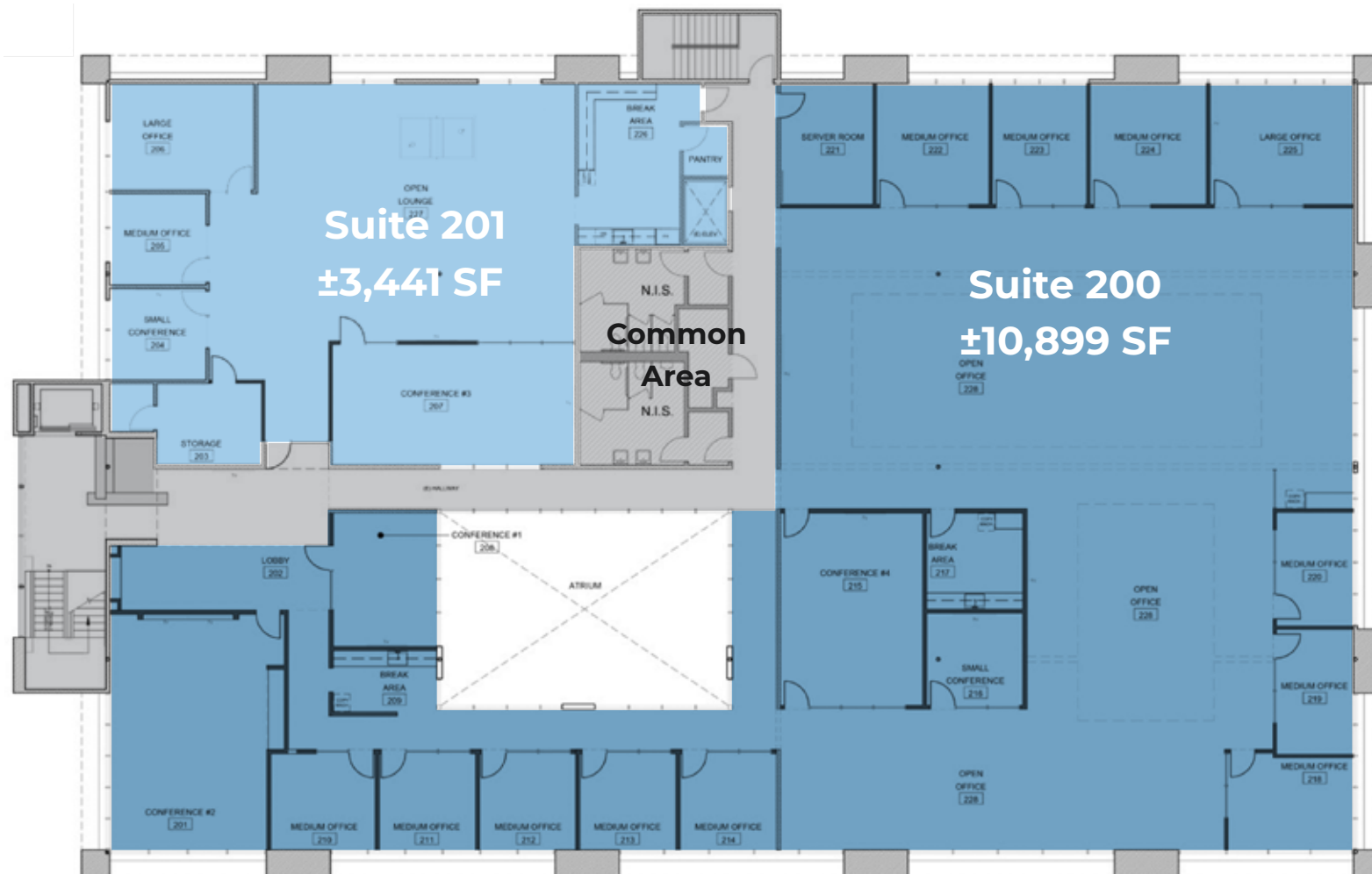
Floor Plan

First Floor - Total Contiguous - $\pm 14,818$ SF



Floor Plan

Second Floor - Total Contiguous - ±14,340 SF





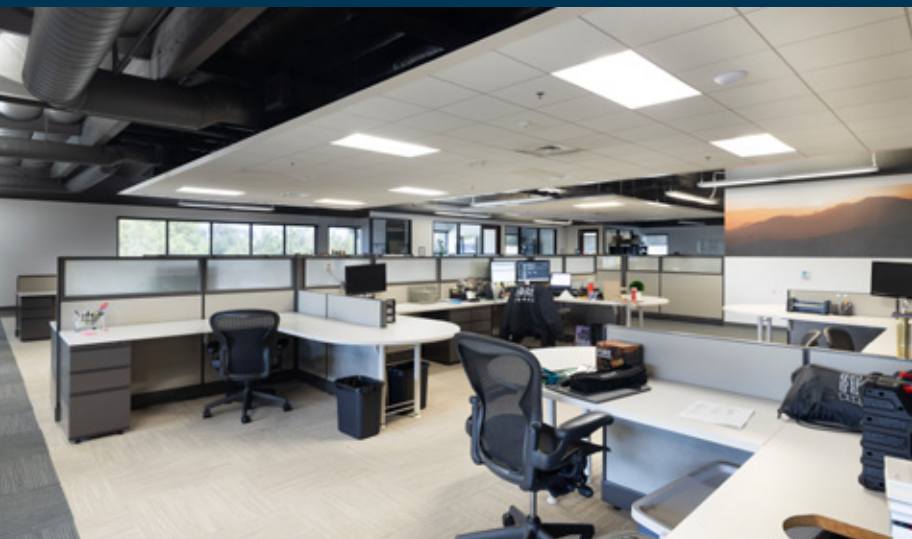
First Floor



First Floor



Second Floor



Location Map

Calle Real Shopping Center

TRADER JOE'S



Old Town Goleta

Twin Lakes Golf Course

**6144
Calle Real**

Fairview Shopping Center

ACE
Hardware



SPROUTS
FARMERS MARKET

Michaels

**WELLS
FARGO**

101

Goleta Tech Corridor

Cabrillo Business Park
DECKERS
— BRANDS —

ELLWOOD MESA OPEN
SPACE & SPERLING PRESERVE

Storke Plaza
TELEDYNE
TECHNOLOGIES
SONOS
LOCKHEED MARTIN

HOLLISTER
VILLAGE RESIDENTIAL
DEVELOPMENT

GLEN ANNIE
GOLF CLUB

InTouch Health
Smart & Final. Michaels. ACE Hardware

Camino Real Marketplace
BevMo! COSTCO FINNEY'S
BEST BUY **Albertsons**
STAPLES Smart & Final.

UCSB CAMPUS

Marriott **Seek Thermal**

Raytheon Vision Systems
Raytheon Technologies **OpenLight.** **Toyon**

GOLETA'S TECH
CORRIDOR

Tech Park Cremona
aptitude **APEEL SCIENCES**

**6144
Calle Real**

Old Town Goleta
McDonald's **Habit Burger & Grill**
TECOLOTE **YARDI** **IntriPlex**
NORTHROP GRUMMAN **TREK**

Santa Barbara Airport

S Fairview Ave

217

101

SOUTH COAST TECH CORRIDOR
ACE Hardware **TRADER JOE'S**
SPROUTS FARMERS MARKET **Michaels**
Starbucks **Cottage Urgent Care** **CVS**
Orangetheory FITNESS **Albertsons**

GOLETA BEACH PARK

Patterson Center
Cottage
Goleta Valley
Cottage Hospital
SOUTH COAST DELI

Hollister Ave

S Patterson Ave

Magnolia Center
F45 TRAINING **SWATHOR**
Ralphs **LASSENS**
NATURAL FOODS & VITAMINS



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.



6144 Calle Real

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