

# FULL BLDG REMODEL COMPLETED IN 2023



*Easy access to the 101 Freeway, Santa Barbara  
Airport, new housing & amenities*

CLASS A OFFICE + R&D SPACE FOR LEASE • 130 ROBIN HILL RD • CENTERED IN GOLETA'S TECH CORRIDOR

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# FOR LEASE · ±15,269SF OFFICE | FULL BLDG REMODEL COMPLETED IN 2023

130 Robin Hill Rd., Suites 100 & 250 | Goleta, CA 93117



## PROPERTY OVERVIEW

This fully remodeled two-story office building features creative office suites with new amenities including new lobby, elevator, restrooms, floor-to-ceiling windows, and excellent parking. High identity building with great co-tenant synergy and easy access to Hwy 101, Hwy 217, UCSB, and Santa Barbara Airport. Contact Listing Agents for more details and to schedule a showing.

## Offering Specifics

Type	Office
Sizes	1st Floor: ±5,241 SF 2nd Floor: ±10,028 SF Total: ±15,269
Lease Rates	1st Floor: \$1.85/SF NNN (\$0.65) 2nd Floor: \$1.95/SF NNN (\$0.65)
Tenant Improvement Allowance	Available
Date Available	Immediately
Floor	1st & 2nd
Restrooms	New multi-stall men's & women's w/ lockers & showers
Parking	3.5/1,000
HVAC	Yes
Elevators	Yes
Zoning	MR-P

*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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### 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.



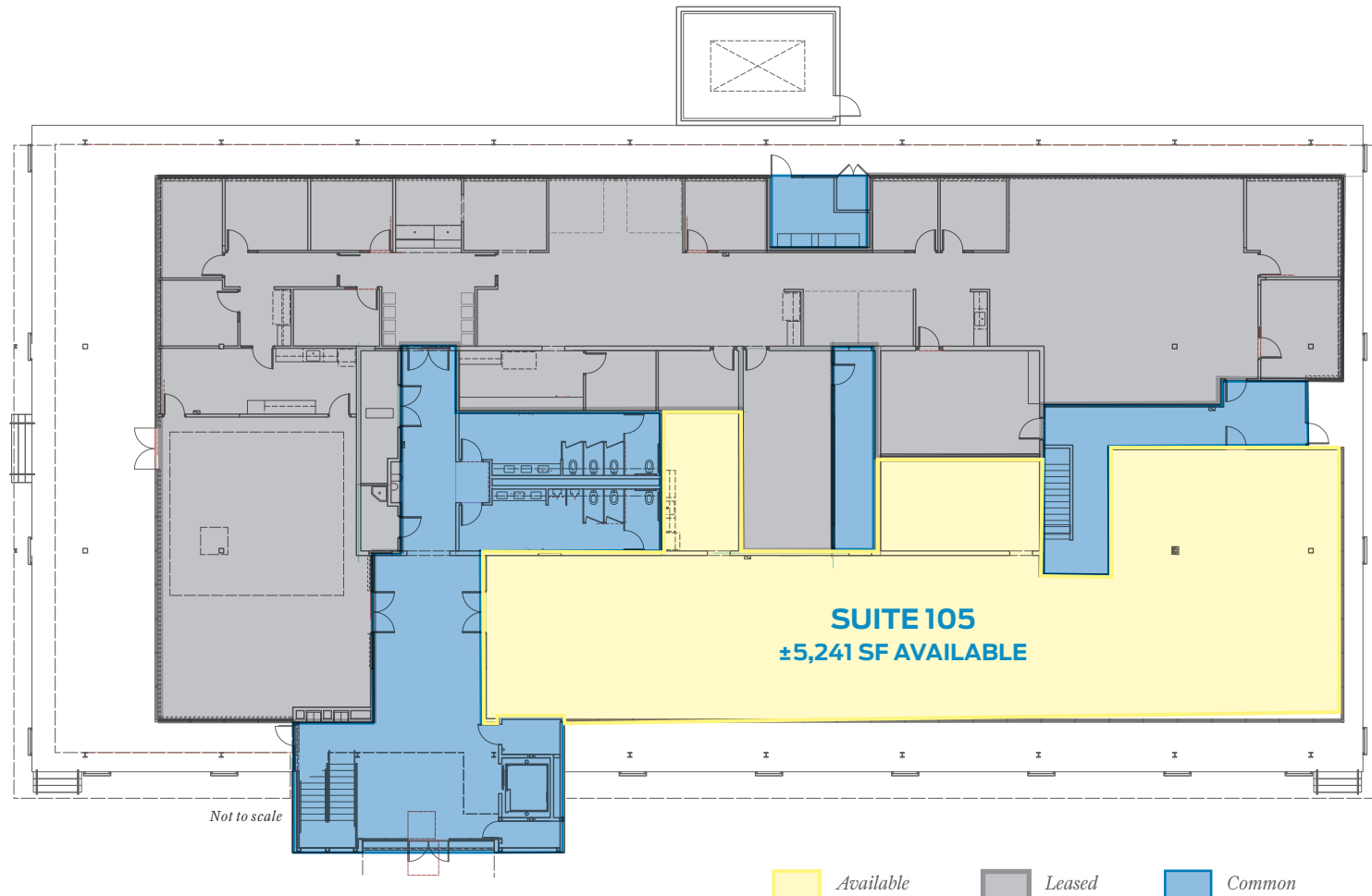
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**REMODELED 1ST FLOOR PLAN**



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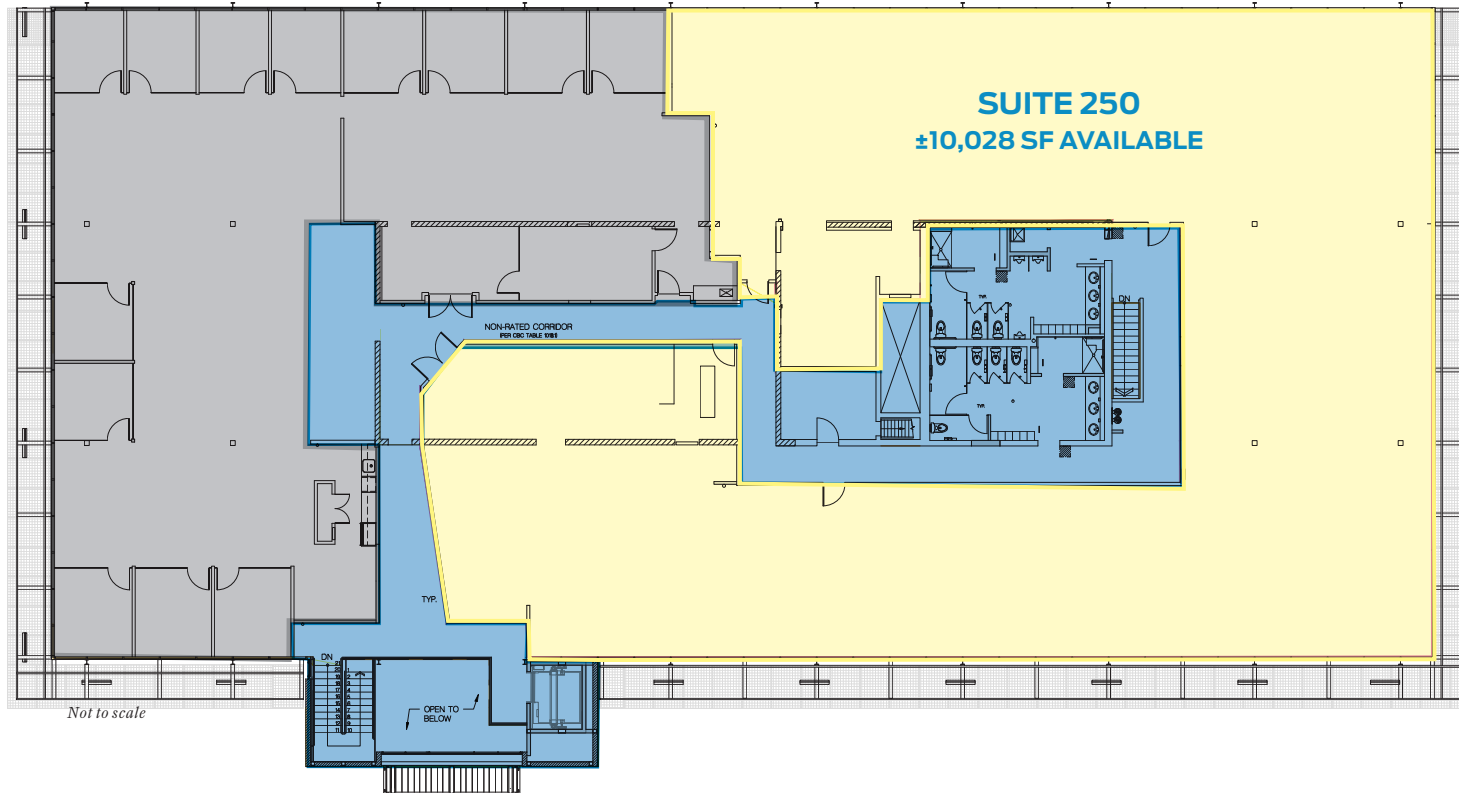
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**2ND FLOOR SUITE 250**



Available Leased Common

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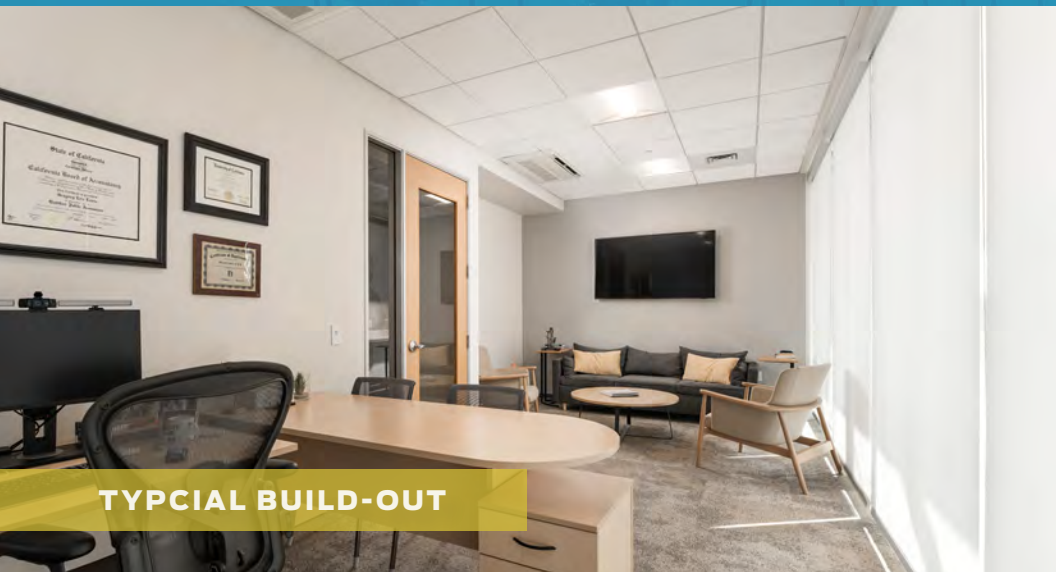


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**TYPICAL BUILD-OUT**



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**SHELL SPACE AVAILABLE FOR BUILD-OUT**



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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



### Goleta's Booming Tech Corridor



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## 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 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.

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