

# 6880

# PASADO ROAD

ISLA VISTA, CA 93117

Prime Isla Vista Multifamily Opportunity



Colliers



# PROPERTY OVERVIEW

## Steps from the Sand

Located in the heart of Isla Vista’s vibrant rental market, 6880 Pasado Road offers investors a well-positioned duplex with strong income stability, consistent tenant demand, and outstanding long-term potential. Just blocks from UCSB and the beaches of Isla Vista, this property presents an appealing blend of lifestyle desirability and reliable returns.

ADDRESS 6880 Pasado Rd, Isla Vista, CA

APN 075-081-014

TOTAL # OF UNITS 2

BUILDING SIZE 6880: 1,340 SF  
ADU: 935 SF

LOT SIZE 6,098 SF

PRICE \$2,425,000

COST PER UNIT \$1,212,500

COST PER SQUARE FOOT \$1,066

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PASADO ROAD

# Property Photos

6880  
PASADO ROAD



# Financial Analysis

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## GRM | CAP RATE

PURCHASE PRICE: \$2,425,000		
School Year   25/26	School Year   26/27	School Year   27/28
GRM		
11.55		11.33
CAP Rate		
6.24%		6.39%

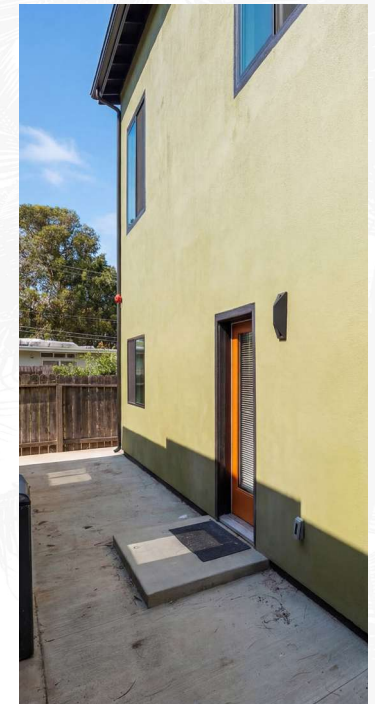
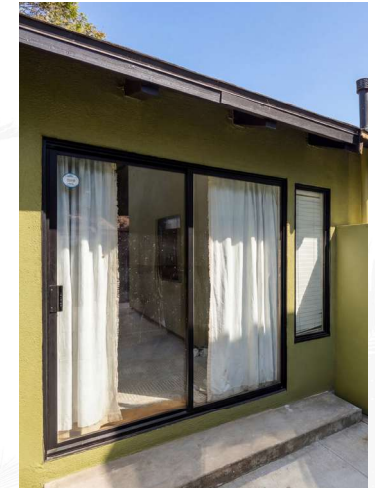
\*ADU completed in March 2026

## Investment Highlights

APN	075-081-014	TOTAL NUMBER OF UNITS	2
ADDRESS	6880 Pasado Rd	BUILDING SIZE (SQ. FT.)	1,340
CITY, STATE	Goleta, CA	TOTAL LOT SIZE (SQ. FT.)	6,098
PRICE	\$2,425,000	COST PER UNIT	\$1,212,500

## Assumptions

Vacancy Rate	2.0%
Pricing	\$2,425,000
Tax Rate	1.048040%
Property Management	5.0%



# Financial Analysis

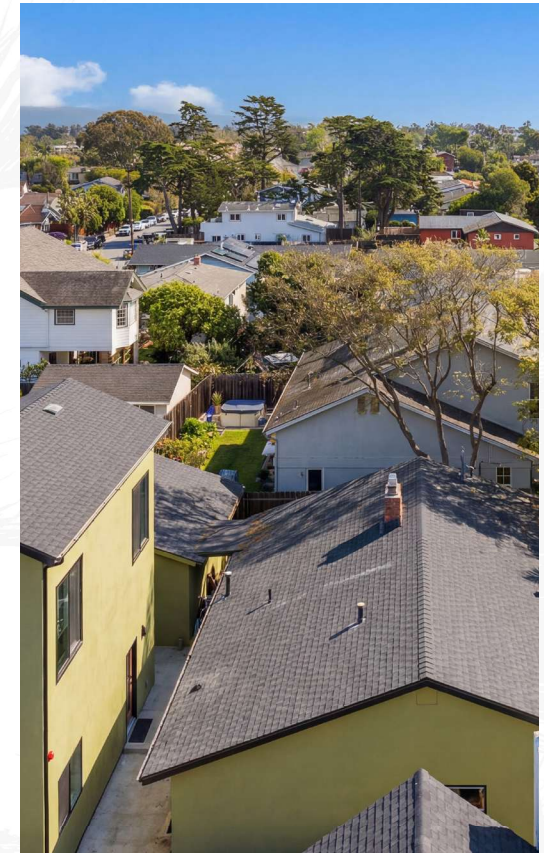
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## Rental Information + Other Income

Rental Income					Other Income			
Unit	Bed	Bath	2025/2026 Rates	2026/2027		Current	Annual Increase	Market
6880 Pasado Rd SFR	4.00	2.00	\$11,000	\$11,000	Laundry	-	-	-
ADU	3.00	3.00		\$6,500	Parking	-	-	-
					RUBS	-	-	-
Monthly *26/27 Currently Leased			\$11,000	\$17,500	Total Annual Other Income	-	-	-
Annual Income			\$132,000	\$210,000				

## Annual Property Operating Data

	2025/2026		2026/2027 *with ADU income	
		AS % GOI		AS % GOI
Scheduled Gross Income	\$132,000	100.0%	\$210,000	100.0%
Other Income	-	-	-	-
<b>Gross Operating Income</b>	<b>\$132,000</b>		<b>\$210,000</b>	
Vacancy Reserve	\$2,640	2.0%	\$4,200	2.0%
Effective Gross Income	\$129,360		\$205,800	
Expenses	\$50,587	38.3%	\$54,487	25.9%
<b>Net Operating Income</b>	<b>\$78,773</b>	<b>59.7%</b>	<b>\$151,313</b>	<b>72.1%</b>



# Financial Analysis

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## Expenses

	School Year   2025/2026		School Year   2026/2027	
		AS % GOI		AS % GOI
Taxes				
Standard	\$25,415	12.1%	\$25,415	12.1%
Fixed Charges	\$947	0.5%	\$947	0.5%
Utilities (estimated) *ALL UTILITIES PAID BY TENANTS	-	-	-	-
Trash	-	-	-	-
Water	-	-	-	-
Sewer	-	-	-	-
Electricity	-	-	-	-
Gas	-	-	-	-
Insurance (est.)	\$7,500	3.6%	\$7,500	3.6%
Property Management	\$10,500	5.0%	\$10,500	5.0%
Landscaping (est.)	\$3,000	1.4%	\$3,000	1.4%
Repairs/Maintenance/Turnover (est.)	\$5,000	2.4%	\$5,000	2.4%
Pest	\$1,125	0.5%	\$1,125	0.5%
Reserves	\$1,000	0.5%	\$1,000	0.5%
<b>TOTAL EXPENSES</b>	<b>\$54,487</b>	<b>25.9%</b>	<b>\$54,487</b>	<b>25.9%</b>
Expense / NRSF	\$40.66		\$40.66	
Expense / Unit	\$27,243.49		\$27,243.49	
<b>EXPENSE NOTES</b>				



# Sales Comparables

**6880**  
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Address	# of Units	Asking Price	Sales Price	CAP	PPU	Building SF	Land SF	Unit Mix	Close Date
<b>Subject Property</b> 6880 Pasado Rd Isla Vista, CA	2	\$2,425,000							
				25/26 School Year					
				26/27 School Year 6.240%	\$1,212,500.00	6880: 1,340 SF ADU: 935 SF	6,098 SF	(1) 4 bed/ 2 bath (1) 3 bed/ 3 bath	-
850 Camino Pescadero Isla Vista, CA	12	\$7,250,000	\$6,775,000	5.74%	\$564,583	8,000.0	13,503.00	(12) 2 bed/ 1 bath	3/25/2025
948 Camino Del Sur Isla Vista, CA	3	\$3,200,000	\$2,850,000	6.75%	\$950,000	3,439.0	10,018.00	(1) 4 bed/ 3 bath (1) 3 bed / 2 bath (1) 3 bed / 1 bath	9/16/2024
6657 Sueno Rd Isla Vista, CA	3	\$3,000,000	\$2,700,000	5.70%	\$900,000	3,439.0	9,147.00	(1) 4 bed/ 2 bath (1) 5 bed/ 2 bath (1) 2 bed / 1 bath	4/29/2024
6622 Del Playa Dr. Isla Vista, CA	3	\$3,000,000	\$2,950,000	5.02%	\$983,333	2,836.0	4,792.00	(2) 3 bed/ 1 bath (1) 3 bed/ 3 bath (ADU)	10/23/2025
6721 Sabado Tarde Isla Vista, CA	2	Off Market	\$2,655,000	5.00%	\$1,327,500	N/A	4,792.00	(2) 3 bed / 2 bath	12/17/2025
6768 Trigo Rd Isla Vista, CA	4	\$2,700,000	\$2,655,000	4.46%	\$663,750		7,405.00	(4) 2 bed / 2 bath	3/21/2025
6749 Sabado Tarde Isla Vista, CA	4	\$3,175,000	\$3,002,000	5.15%	\$750,500		10,018.00	(4) 2 bed /1 bath	4/11/2025
6523 Trigo Rd Isla Vista, CA	8	\$4,250,000	\$4,275,000	4.64%	\$534,375	6,563.0	8,712.00	(6) 2 bed/ 2 bath (2) 1 bed / 1 bath	10/31/2024

# On Market Comparables

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Address	# of Units	List Price		CAP	PPU	Building SF	Land SF	Unit Mix	
<b>Subject Property</b> 6880 Pasado Rd Isla Vista, CA	2	\$2,425,000	25/26 School Year	6.240%	\$1,212,500.00	6880: 1,340 SF ADU: 935 SF	6,098 SF	(1) 4 bed / 2 bath (1) 3 bed / 3 bath	-
			26/27 School Year	6.240%					
6670 Sueno Rd Isla Vista, CA	2	\$2,695,000	25/26 CAP	4.53%	\$1,347,500	2,704.0	11,761.00	(1) 3 bed / 2bath (1) 4 bed / 4 bath	On Market
			<b>26/27 CAP</b>	<b>5.45%</b>					
6615 Sabado Tarde Rd Isla Vista, CA	2	\$1,750,000	25/26 CAP	4.11%	\$875,000	2,200.0	4,792.00	(1) 2 bed / 1 bath (1) 4 bed / 2 bath	On Market
			<b>26/27 CAP</b>	<b>5.70%</b>					
6789 Sabado Tarde Rd Isla Vista, CA	2	\$1,800,000	25/26 CAP	4.02%	\$900,000	2,200.0	4,792.00	(2) 3 bed / 2 bath	On Market
			<b>26/27 CAP</b>	<b>5.51%</b>					
6730 Sabado Tarde Rd Isla Vista, CA	1	\$1,975,000	25/26 CAP	4.15%	\$1,975,000	2,173.0	4,792.00	5 bed / 3 bath	On Market
			<b>26/27 CAP</b>	<b>4.62%</b>					

# Area Amenities



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# Nearby Amenities & Neighbors



ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

HOLLISTER VILLAGE RESIDENTIAL DEVELOPMENT

GLEN ANNIE GOLF CLUB

InTouch Health  
**Smart & Final. Michaels. ACE Hardware**

Cabrillo Business Park  
**DECKERS BRANDS**

Storke Plaza  
TELEDYNE TECHNOLOGIES INCORPORATED  
**SONOS**  
**LOCKHEED MARTIN**

Camino Real Marketplace  
**BevMo! COSTCO WHOLESALE FINNEY'S CRAFT HOUSE**  
**BEST BUY** Natural Cafe **Albertsons**  
Los Agaves CALIFORNIA **F45 TRAINING** **THE HOME DEPOT**  
**STAPLES Smart & Final.**

**Marriott Seek thermal**

Raytheon Vision Systems  
Raytheon Technologies OpenLight. Toyon

GOLETA'S TECH CORRIDOR

Tech Park Cremona  
aptitude APEEL SCIENCES™

UCSB CAMPUS

Old Town Goleta  
McDonald's **Habit BURGER & GRILL**  
TECOLOTE RESEARCH **YARDI** **IntriPlex TECHNOLOGIES**  
**NORTHROP GRUMMAN** **TREK**

Santa Barbara Airport

SOUTH COAST TECH CORRIDOR  
NOTHING BUT CAKES  
**ACE Hardware** **TRADER JOE'S**  
**SPROUTS FARMERS MARKET** **Michaels**  
Coca-Cola **Starbucks** Cottage Urgent Care **CVS**  
**Orangetheory FITNESS** **Albertsons**

GOLETA BEACH PARK

S Fairview Ave

Patterson Center  
**Cottage** Goleta Valley Cottage Hospital  
**SOUTH COAST DELI**

217

101

Hollister Ave

S Patterson Ave

Magnolia Center  
**F45 TRAINING** **SHALHOOB MEAT CO. SANTA BARBARA STYLE**  
**Ralphs** **LASSENS** NATURAL FOODS & VITAMINS

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