



Exhibit 1



Exhibit 2

907 GOLETA CA 93117
S. KELLOGG AVENUE

FOR LEASE

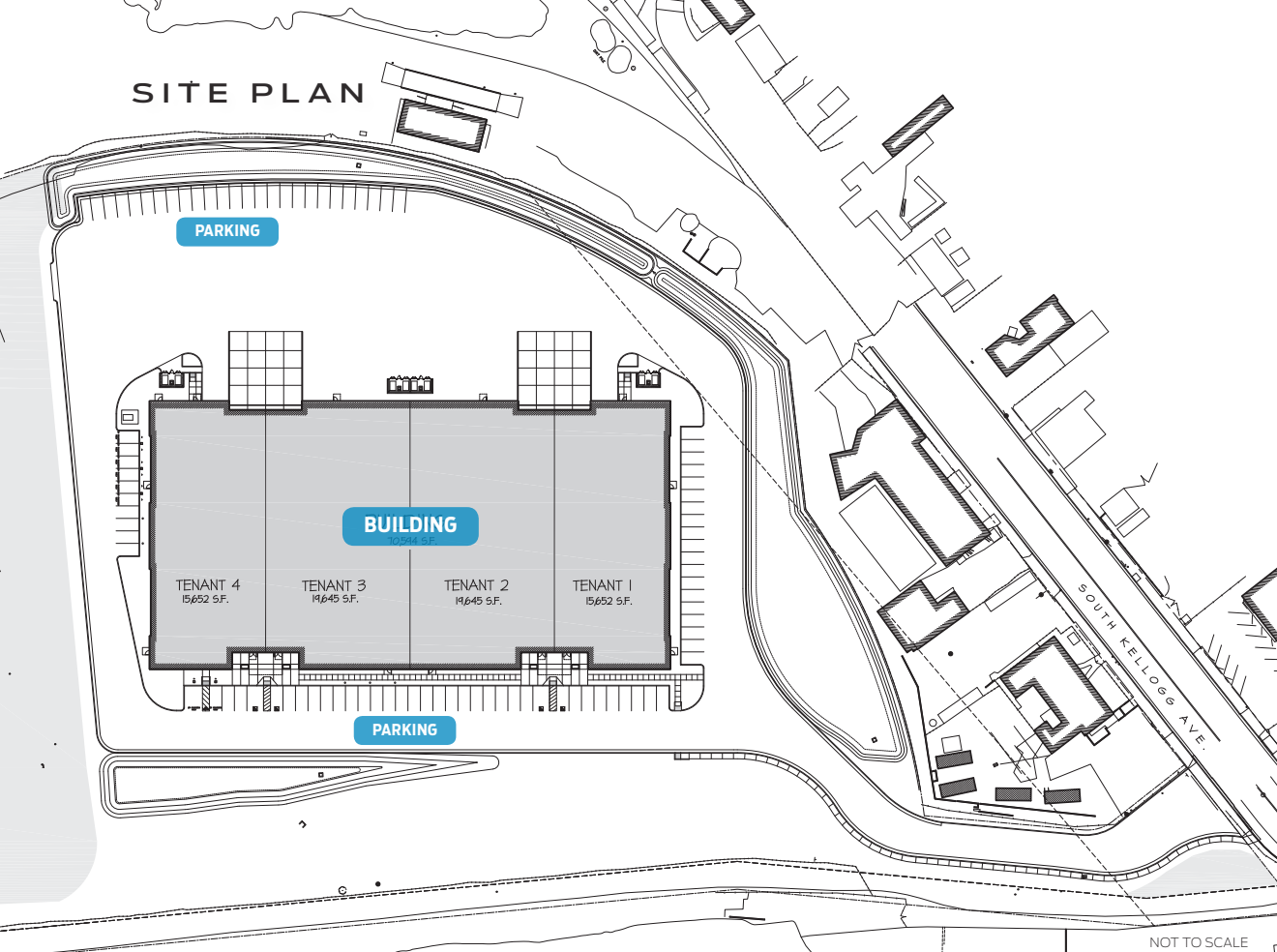
Fully approved industrial park with estimated delivery late 2027. Located near UCSB and the Santa Barbara Airport this project offers a rare level of quality and project attributes. Ownership will enter into a build to suit for $\pm 30,000 - \pm 70,594$ square feet.



PRESENTED BY

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Fully approved Industrial/R&D project located near UCSB

This project will feature new concrete construction, 24' clear ceilings, 90+ onsite parking spaces + truck circulation/parking, landscaped, tall glass front entry offices, 3 phase power, energy efficiency, skylights and ADA restrooms. Opportunity exists for some amount of build to suit with approvals making this the premier industrial park in the region. The office portion is flexible given the needs of the tenant. The design allows for up to a four tenant building. Construction delivery as soon as the fourth quarter of 2027.

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S. KELLOGG AVENUE

Offering Specifics

Building Size

±70,594 SF Divisible to ±15,652 SF

Lot Size

±11.71 Acres

Lease Rate

\$1.80/SF NNN (\$0.30)

Floors

Single Level

Parking

91 onsite parking spaces + additional possible
 + truck parking

Term

5+ years

Zoning

Service Industrial

Restrooms

New ADA Sets

Ceiling Height

24' Clear Height

Roll-Up Door

Numerous Grade Level & Dock High

Sprinklers

Throughout

CSO

3%



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UCSB

GOLETA BEACH

907 S KELLOGG AVE

SBA
Santa Barbara Airport

Camino Real Marketplace

Costco Wholesale Starbucks HomeGoods The Home Depot
Best Buy at&t Metropolitan Cinemas Chili's
Ross Dress for Less jano | at the marketplace ULTA
Albertsons McDonald's The Natural Cafe BevMo!

Calle Real Shopping Center

Trader Joe's Albertsons CVS pharmacy
FedEx Office Kyle's Kitchen

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GOLETA CALIFORNIA 93117

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GOLETA #2 CALIFORNIA STARTUP CITY OUTSIDE BAY AREA

A recent study by MIT scientists ranked Goleta #2 for cities outside the Bay Area and significantly higher in entrepreneurial quality, well above the 95th percentile—on par with cities like Cupertino and Santa Clara, and far higher than all the cities in the LA Basin.

Goleta has a long history of business with a high-tech focus, growing its reputation over the past decade as one of the best places for entrepreneurs and small businesses. Burgeoning start-ups and more established companies have called Goleta home and honed in on the area due in particular to its high quality of living and world-class educational institutions, including the acclaimed University of California, Santa Barbara with its world-renowned engineering program.

The City's fast growing technology base is populated by firms in the high-tech, defense, and medical product industries. Major tech companies who have established a strong presence in the area include **Google, Microsoft, Raytheon, Sonos, Yardi, AppFolio, Lockheed Martin, Northrop Grumman, Flir, Ergomotion,** and many more.

With the presence of UC Santa Barbara and proliferation of top tech companies, the South Coast region of Goleta, Santa Barbara and Carpinteria continues to attract talented professionals and industry leaders to the region.

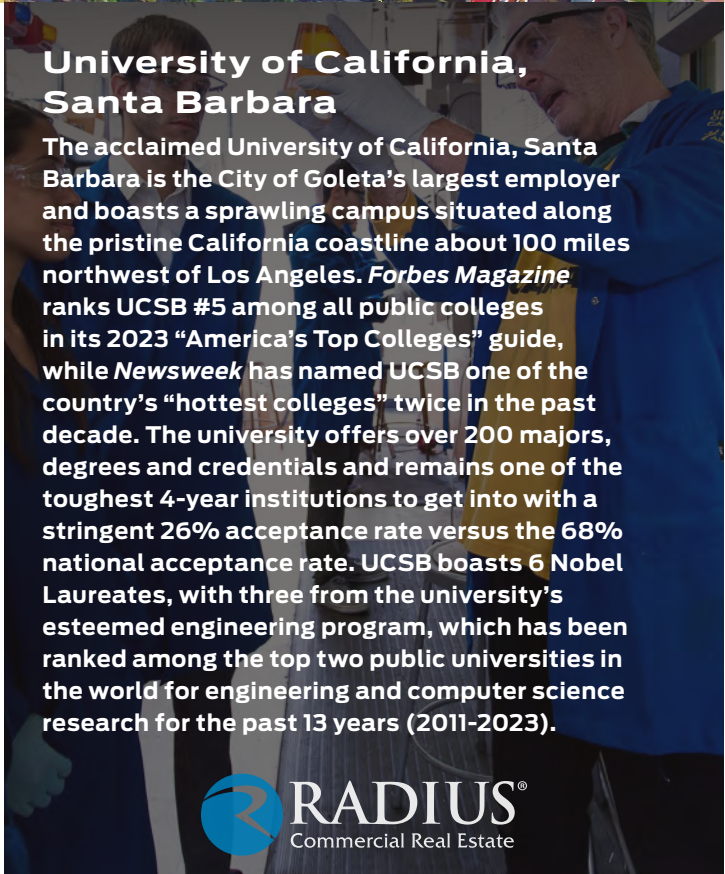
THE MARKET

#5 Forbes

UCSB ranked #5 among
all public colleges by
Forbes Magazine (2023)



UCSB



University of California, Santa Barbara

The acclaimed University of California, Santa Barbara is the City of Goleta's largest employer and boasts a sprawling campus situated along the pristine California coastline about 100 miles northwest of Los Angeles. *Forbes Magazine* ranks UCSB #5 among all public colleges in its 2023 "America's Top Colleges" guide, while *Newsweek* has named UCSB one of the country's "hottest colleges" twice in the past decade. The university offers over 200 majors, degrees and credentials and remains one of the toughest 4-year institutions to get into with a stringent 26% acceptance rate versus the 68% national acceptance rate. UCSB boasts 6 Nobel Laureates, with three from the university's esteemed engineering program, which has been ranked among the top two public universities in the world for engineering and computer science research for the past 13 years (2011-2023).



“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 MARKET



Ellwood Mesa Sperling Preserve & Santa Barbara Shores Park

This 230-acre preserve is the largest publicly-owned coastal open space on Santa Barbara County's South Coast. Popular with runners, surfers, bikers and equestrians, the Ellwood Mesa Coastal Trail meanders through natural habitats and provides beach access via the Ellwood Mesa bluffs. The Monarch Butterfly Grove lies just north and spans 78 acres of eucalyptus groves giving safe shelter to the butterflies who bear its name from late autumn through winter.

