

OFFERING MEMORANDUM

DUPLEX WITH ADU OPPORTUNITY

6679 SABADO TARDE ROAD | OFFERED AT \$1,695,000



BEACHSIDE PARTNERS
Multi-Family Advisors



PROPERTY OVERVIEW



6679 SABADO TARDE ROAD | ISLA VISTA, CA 93117

PROPERTY DESCRIPTION

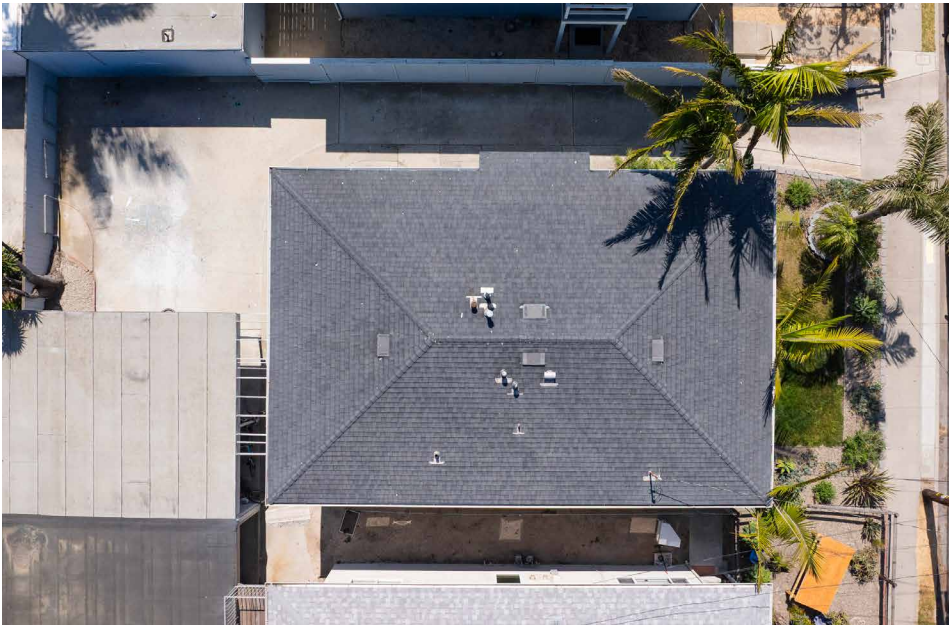
6679 Sabado Tarde presents a rare opportunity to acquire a well-maintained duplex in the heart of Isla Vista, one of the Central Coast's most desirable and supply-constrained rental markets. The property features two spacious 2BD/1BA units one upstairs and one downstairs and is fully leased for the 2026-2027 school year, providing immediate and dependable income. Owned by the same family for nearly 30 years, the property is positioned to benefit from Isla Vista's consistent rent growth, limited housing supply, and continued demand from a growing student population. The property also offers meaningful long-term upside through future rental increases and the potential entitlement and development of an ADU while retaining valuable off-street parking. Ideally located near UCSB, beaches, dining, and the center of Isla Vista, 6679 Sabado Tarde offers a compelling combination of stable in-place income, future development potential, and long-term appreciation in a market with high barriers to entry and enduring rental demand.

PROPERTY FACTS

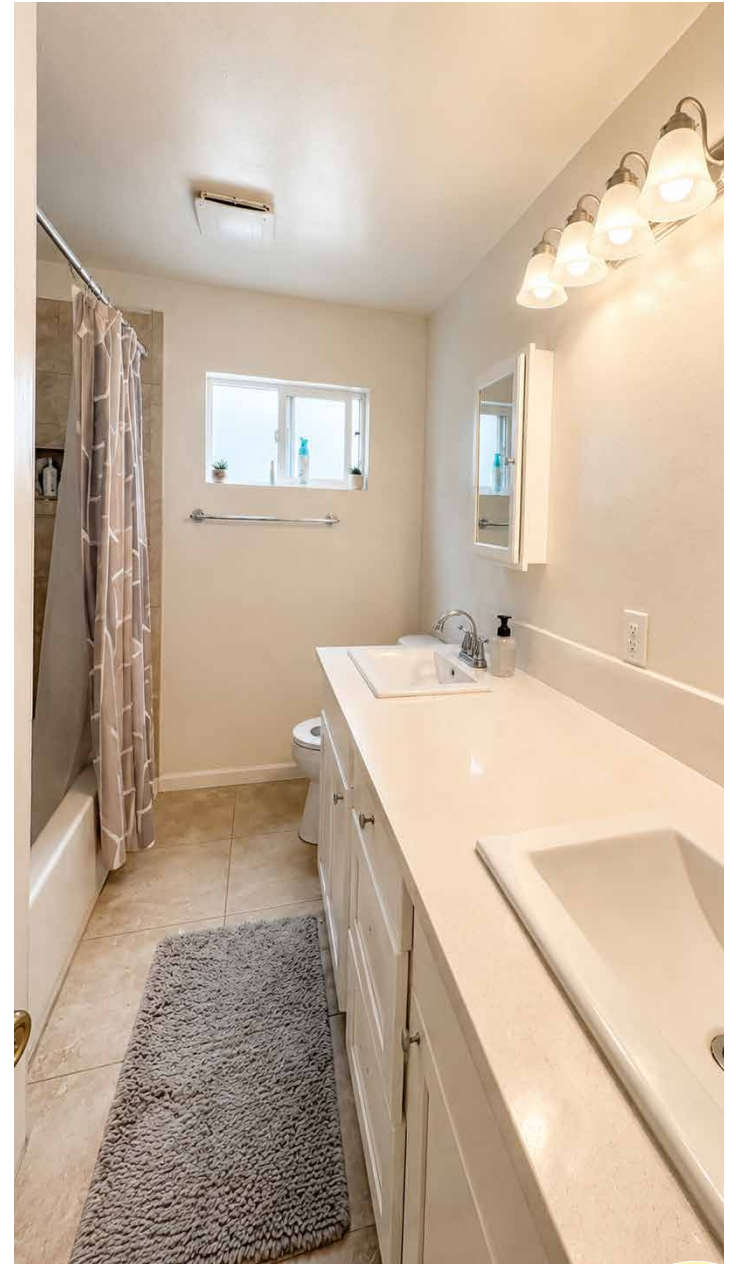
PRICE	\$1,695,000
UNITS	Duplex (2)
UNIT MIX	(2) 2BD/1BA
APN	075-201-059
BUILDING SIZE	2,066 SF (Approx.)
LOT SIZE	4,792 SF
PARKING	On-Site & Carport
UTILITIES	Separate Electrical & Gas Meters
LAUNDRY	On-Site
'26-'27 GROSS RENTS	\$8,750/Month \$105,000/Year (Current)
'27-'28 GROSS RENTS	\$9,440/Month \$113,280/Year (AB1482)
'27-'28 GROSS RENTS	\$10,500/Month \$126,000/Year (Market Rate)



EXTERIOR PHOTOS



UNIT A INTERIOR PHOTOS



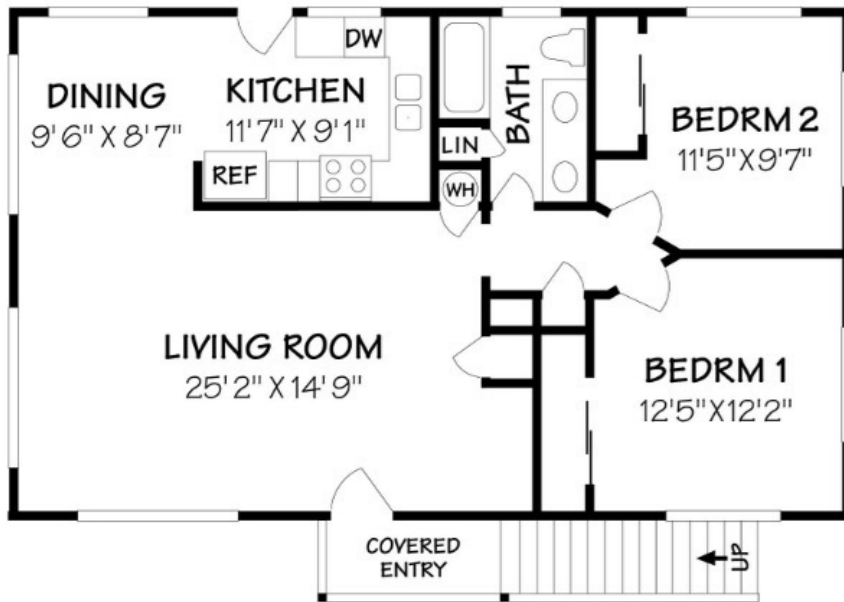
UNIT B INTERIOR PHOTOS



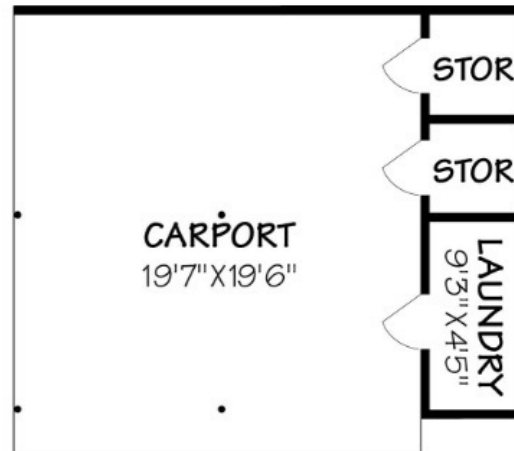
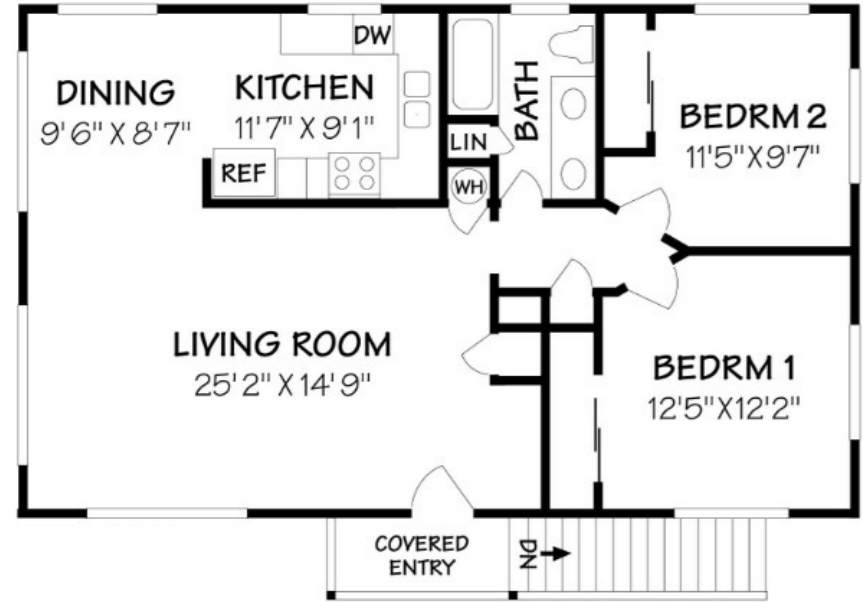
FLOOR PLANS

UNITS A & B ±1,033 SQ. FT. EACH | CARPORT/LAUNDRY/ETC ±512 SQ. FT.

UNIT A | LOWER LEVEL



UNIT B | UPPER LEVEL



CONCEPTUAL RENDERING | CARPORT TO GARAGE CONVERSION + ADU ADDITION



CONCEPTUAL RENDERING | CARPORT TO ADU CONVERSION





LOCATION





SB AIRPORT

HWY 217

GOLETA BEACH

DOWNTOWN SB

UCSB

CAMPUS POINT

PEOPLE'S PARK

CAMINO PESCADERO

SABADO TARDE ROAD

6679 SABADO TARDE ROAD

DEL PLAYA DRIVE

BEACH ENTRANCE



DOWNTOWN SB
11 MILES | 15 MINUTES

HWY 217

GOLETA BEACH

SB AIRPORT

101 FREEWAY

CAMPUS POINT

UCSB

ISLA VISTA

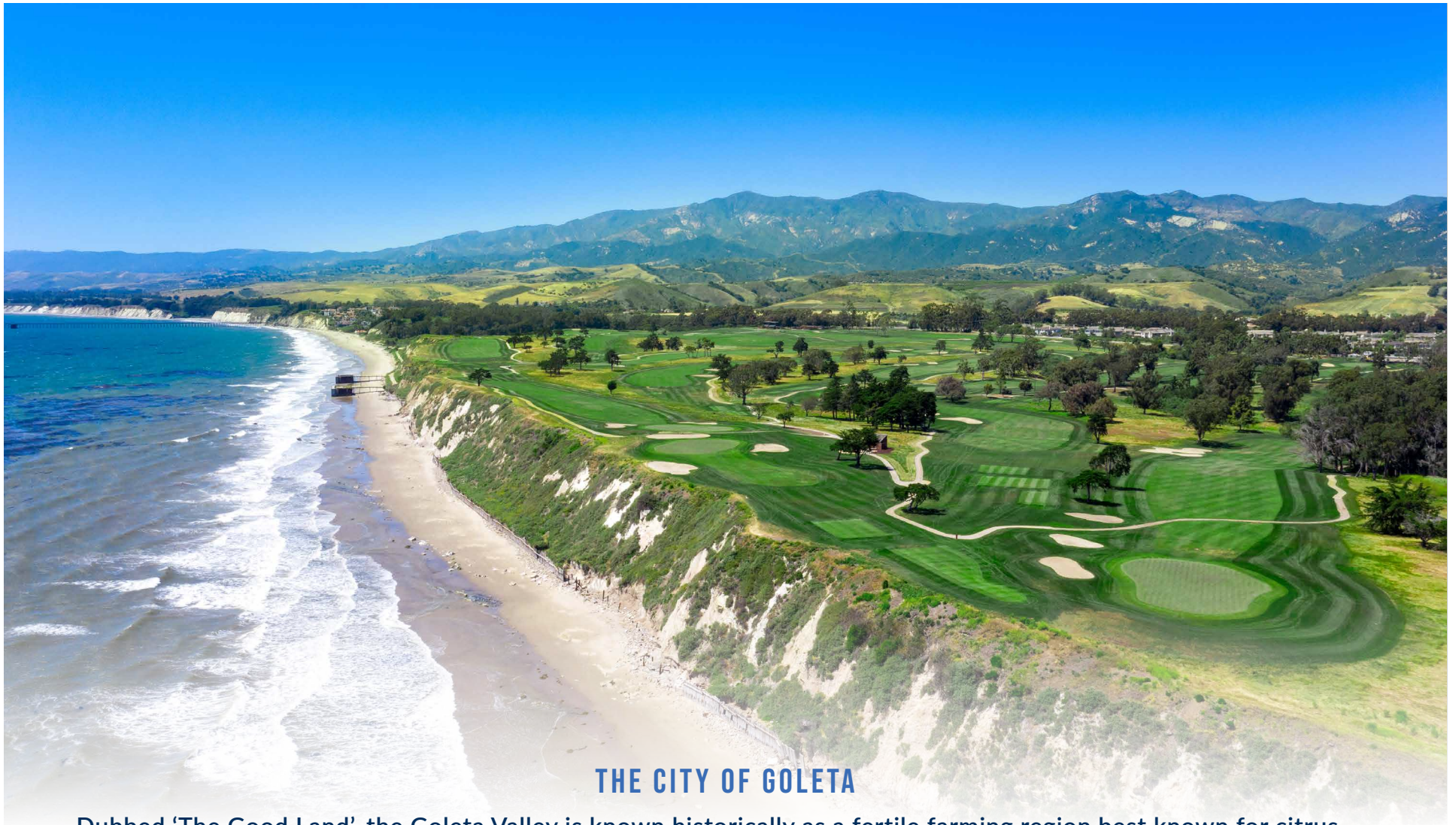
6679 SABADO TARDE ROAD

CAMINO REAL MARKETPLACE

ELLWOOD BLUFFS

DEVEREUX BEACH

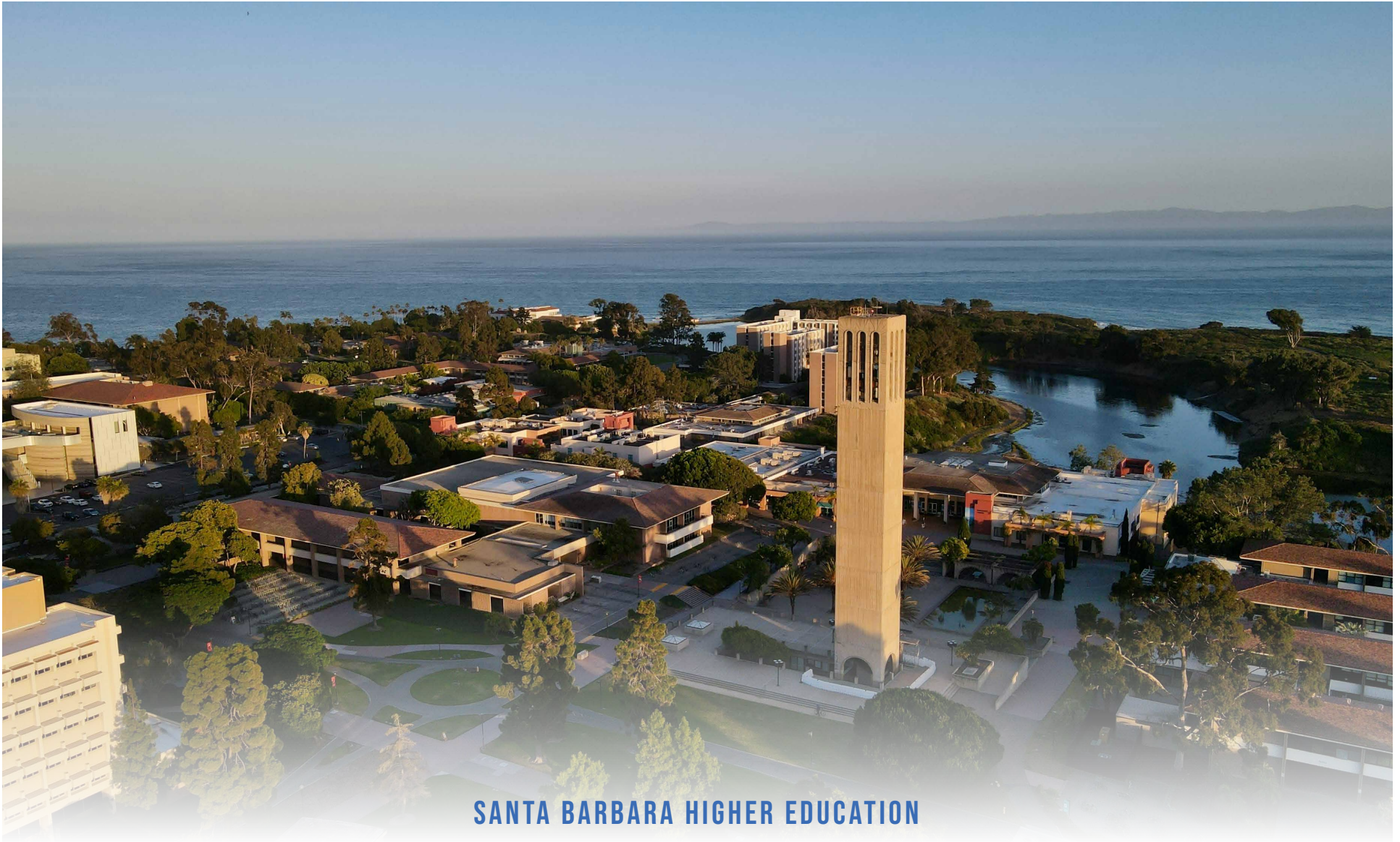




THE CITY OF GOLETA

Dubbed 'The Good Land', the Goleta Valley is known historically as a fertile farming region best known for citrus and avocados. In recent years, Goleta has become Santa Barbara County's tech hub, headquartering companies such as Decker's, AppFolio and Yardi, among others. With the recent tech influx, housing development has followed. Home to the ocean-front University of California at Santa Barbara (UCSB) and with a long stretch of unspoiled beach, Goleta brings together natural beauty, culture and an enduring agricultural tradition. Within Goleta, Isla Vista is a unincorporated region that sits adjacent to the University and has its own distinct housing and business profiles. Savvy locals know that Goleta, just up the coast from its glamour neighbor—Santa Barbara—has its own appeal and charm.





SANTA BARBARA HIGHER EDUCATION

Santa Barbara City College, a 100+ year old institution set on 74 acres, consistently ranks among the top community colleges in the country. Serving over 18,000 students the school offers a wide range of associate degree and certificate programs and is a major feeder school towards UCSB where students often complete their bachelor degree. To the north UCSB, home to over 26,000 students, is amongst the top 4-year programs in the United States and offers over 200 degrees and programs and hosts 12 national research centers. Westmont College is another noteworthy campus situated within the city of Santa Barbara.





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