

6648

DEL PLAYA DRIVE

ISLA VISTA, CA 93117

Trophy opportunity in the heart of Del Playa



Colliers



Executive Summary

Colliers is pleased to present 6648 Del Playa Drive, a trophy value add opportunity in the heart of Del Playa, the center of the action in Isla Vista and the address every UC Santa Barbara student wants. Sitting in the most active stretch of the street and a short walk from campus, the property offers an ownership position in a fully built out, coastal constrained submarket where new supply does not come to market and demand never lets up. The play is location and a clear income lift rather than current yield. Held under the same ownership for more than 50 years, the asset operates in place as a three bed two bath home has the ability to add an ADU to create additional income at this location.

6648
DEL PLAYA DRIVE



UNIVERSITY OF CALIFORNIA,
SANTA BARBARA

PROPERTY OVERVIEW

Steps from the Sand

UPSIDE POTENTIAL

Garage Conversion

Convert to another bedroom and bath. Current plumbing in place.

Back Office Conversion

Convert the office area into an additional studio.

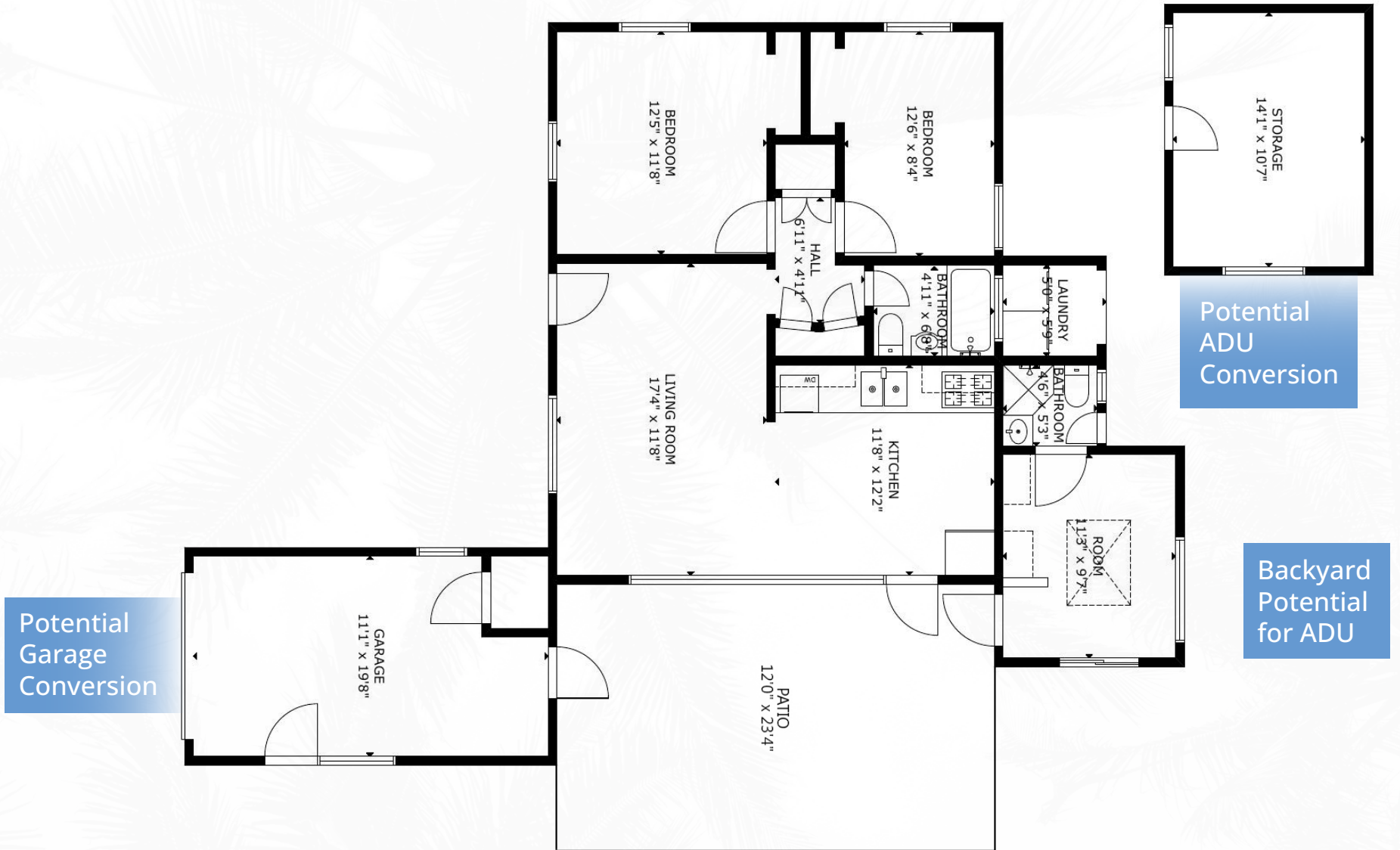
Below Market Rents

PRICE	\$1,950,000
TOTAL NUMBER OF UNITS	1
BED/BATH MIX	3 Bedrooms / 2 Baths
BUILDING SIZE	1,105 SQ. FT.
TOTAL LOT SIZE	4,971 SQ. FT.
ZONING	SR-M-18
APN	075-201-028
YEAR BUILT	1954

6648
DEL PLAYA DRIVE

Floor Plan

6648
DEL PLAYA DRIVE



Property Photos

6648
DEL PLAYA DRIVE



Summary

6648
DEL PLAYA DRIVE

Single family home - 3 Bed / 2 Bath

Garage conversion potential

ADU potential

26/27 school year rent: \$6,734/month

Number of Current Tenants: 5

Tenants pay ALL Utilities

Landlord pays for taxes, insurance, and operating expenses

On-site Laundry and New Roof Completed in 2026



Sales & On Market Comparables — 6648

DEL PLAYA DRIVE



Sales Comparables

6648
DEL PLAYA DRIVE

	Address	# of units	Asking Price	Sales Price	Building SF	Land SF	Unit Mix	Close Date
	Subject Property 6648 Del Playa Isla Vista, CA	1	\$1,950,000		1,105	4,971	3 bed / 2 bath	
1	925 Camino Lindo Isla Vista, CA	1	\$1,850,000	\$1,675,000	1,419	6,098	5 bed / 3.5 bath	11/21/25
2	6714 Pasado Rd Isla Vista, CA	1	\$1,990,000	\$1,900,000	2,163	7,841	5 bed / 3 bath	6/17/25
3	6716 Pasado Rd Isla Vista, CA	1	\$1,835,000	\$1,650,000	2,200	10,545	5 bed / 2 bath	4/22/25
4	6870 Trigo Rd Isla Vista, CA	1	\$1,695,000	\$1,695,000	1,976	6,098	4 bed / 3 bath	11/20/24
5	6877 Fortuna Rd Isla Vista, CA	1	\$1,649,000	\$1,595,000	1,409	6,098	3 bed / 3 bath	5/1/26



On Market Comparables

6648
DEL PLAYA DRIVE

	Address	# of units	Asking Price	Building SF	Land SF	Unit Mix
	Subject Property 6648 Del Playa Isla Vista, CA	1	\$1,950,000	1,105	4,971	3 bed / 2 bath
6	6730 Sabado Tarde Isla Vista, CA	1	\$1,975,000	2,173	4,792	5 bed / 3 bath
7	6724 Pasado Rd Isla Vista, CA	2 + Efficiency unit	\$2,795,000	3,435	8,712	(2) 3 bed / 2 bath, (1) 0 bed / 1 bath (efficiency unit)
8	6553 Del Playa Isla Vista, CA	1	\$1,600,000	1,626	6,098	4 bed / 2 bath



Rental Rates

6648
DEL PLAYA DRIVE

Address	Bed	Bath	Max Occupancy	26/27 Asking Rent	\$/Bed
6516 Del Playa Isla Vista, CA	3	2	6	\$10,000	\$1,667
6730 Sabado Tarde Rd Isla Vista, CA	5	3	11	\$13,000	\$1,182
6670 Sueno Rd Isla Vista, CA	3	2	6	\$7,900	\$1,317
6636 Pasado Rd Isla Vista, CA	3	2	6	\$7,200	\$1,200
6705 Trigo Rd Isla Vista, CA	3	2	7	\$8,990	\$1,284



Area Amenities



Nearby Amenities & Neighbors

Cabrillo Business Park

DECKERS — BRANDS —
ergomotion®

TEXAS INSTRUMENTS PACIFIC BEVERAGE COMPANY

hp inogen FLIR

ELLWOOD MESA OPEN SPACE & SPERLING PRESERVE

Storke Plaza

TELEDYNE TECHNOLOGIES INCORPORATED SONOS

LOCKHEED MARTIN

Hollister Village Plaza

Cottage Urgent Care CVS Smart&Final.

Camino Real Marketplace

COSTCO WHOLESALE FINNEY'S CRAFTHOUSE Starbucks ALBERTSONS

BEST BUY Natural Cafe Los Agaves RESTAURANT THE MARKET AT HOLISTER AT&T

planet fitness Smart&Final.

UCSB CAMPUS

Marriott

Old Town Goleta

McDonald's Habit BURGER & GRILL

TECOLOTE RESEARCH YARDI IntriPlex

NORTHROP GRUMMAN TREK AIRCRAFT STORE

Santa Barbara Airport

Tech Park Cremona

appfolio AutoVitals seek thermal

LOCKHEED MARTIN curvature

LogMeIn Google Toyon

Medtronic NORTHROP GRUMMAN SONOS

Microsoft transpharm

Raytheon Technologies APEEL SCIENCES™

REDWIRE YARDI aptitude

OpenLight.

GOLETA BEACH PARK

SBA
Santa Barbara Airport

Direct flights to:
San Francisco Phoenix
Los Angeles Denver
Seattle Portland
Dallas

American Airlines UNITED AIRLINES SURFAIR Alaska

Patterson Center

Cottage Goleta Valley Cottage Hospital

SOUTH COAST DELTA



Get In Touch

MIKE LOPUS

Vice President
Lic. 01970736
Direct: +1 805 518 1494
mike.lopus@colliers.com

MIKE CHUNG

Associate
Lic. 02156327
Direct: +1 805 518 3254
mike.chung@colliers.com

AUSTIN HERLIHY

Executive Vice President
Lic. 01518112
Direct: +1 805 518 1491
austin.herlihy@colliers.com

MILES WATERS

Vice President
Lic. 02047288
Direct: +1 805 518 1493
miles.waters@colliers.com

CHRIS PARKER

Vice President
Lic. 01887788
Direct: +1 805 518 1492
chris.parker@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should under take their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Greater Los Angeles, Inc.

COLLIERS
314 E. Carrillo Street
Santa Barbara, CA 93101
colliers.com