

# 6489

SUITE E  
GOLETA CA 93117

# CALLER REAL

**FOR LEASE**

**±1,550 SF OFFICE/WAREHOUSE SPACE  
WITH ROLL-UP DOOR**

**LEASE RATE - \$1.95/SF NNN (\$0.69)**

PRESENTED BY

**MIKE CHENOWETH**

**805.879.9608**

[mchenoweth@radiusgroup.com](mailto:mchenoweth@radiusgroup.com)

CA LIC. 01213196

**SIERRA FALSO**

**805.325.9283**

[sfalso@radiusgroup.com](mailto:sfalso@radiusgroup.com)

CA LIC. 01276646



**The Towbes Group**

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TOWBES.COM

6489 SUITE E  
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93117  
GALLE REAL

**This is a very versatile space that can be used as office, R&D and warehouse.** Close to the 101 Freeway, UCSB and shopping. The space features a temperature controlled room, private restroom and 12' roll-up door. Please call Listing Agent for additional information.



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## Offering Specifics

### Size

±1,550 SF

### Available

April 1, 2026

### Lease Rate

\$1.95/SF NNN (\$0.69)

### Deposit

First, Last & Security

### Tenant Expenses

Insurance, Utilities, NNN

### Term

3-5 Years

### Parking

2.8/1,000

### Zoning

Business Park (BP)

### HVAC

Yes

### Roll-Up Door

One (1) 12' Ground Level

### CPI

Annual Minimum 3%

### Restrooms

Common

### CSO

3%

*\* Suite F can be leased together with Suite E for a total of ±2,856 SF.*

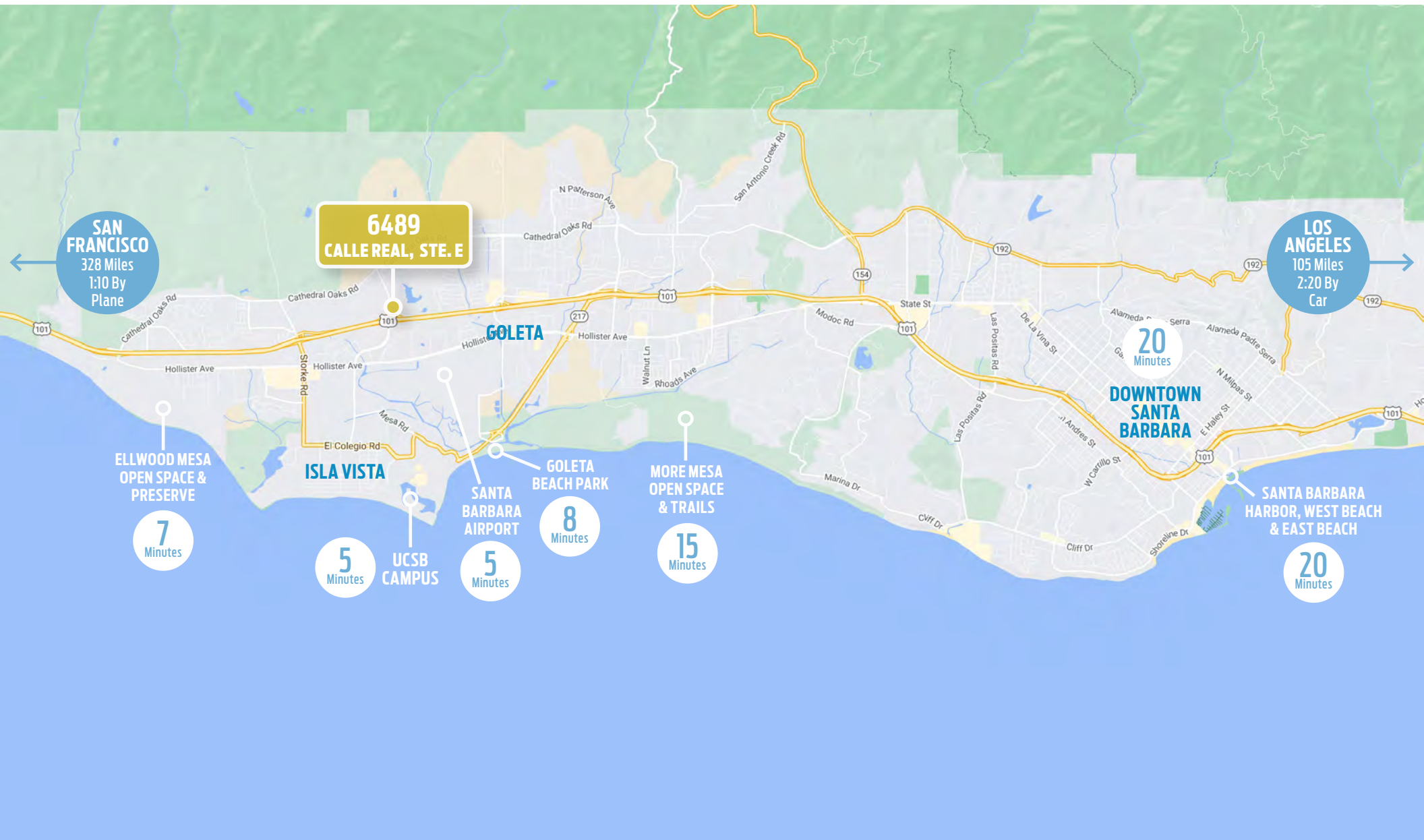
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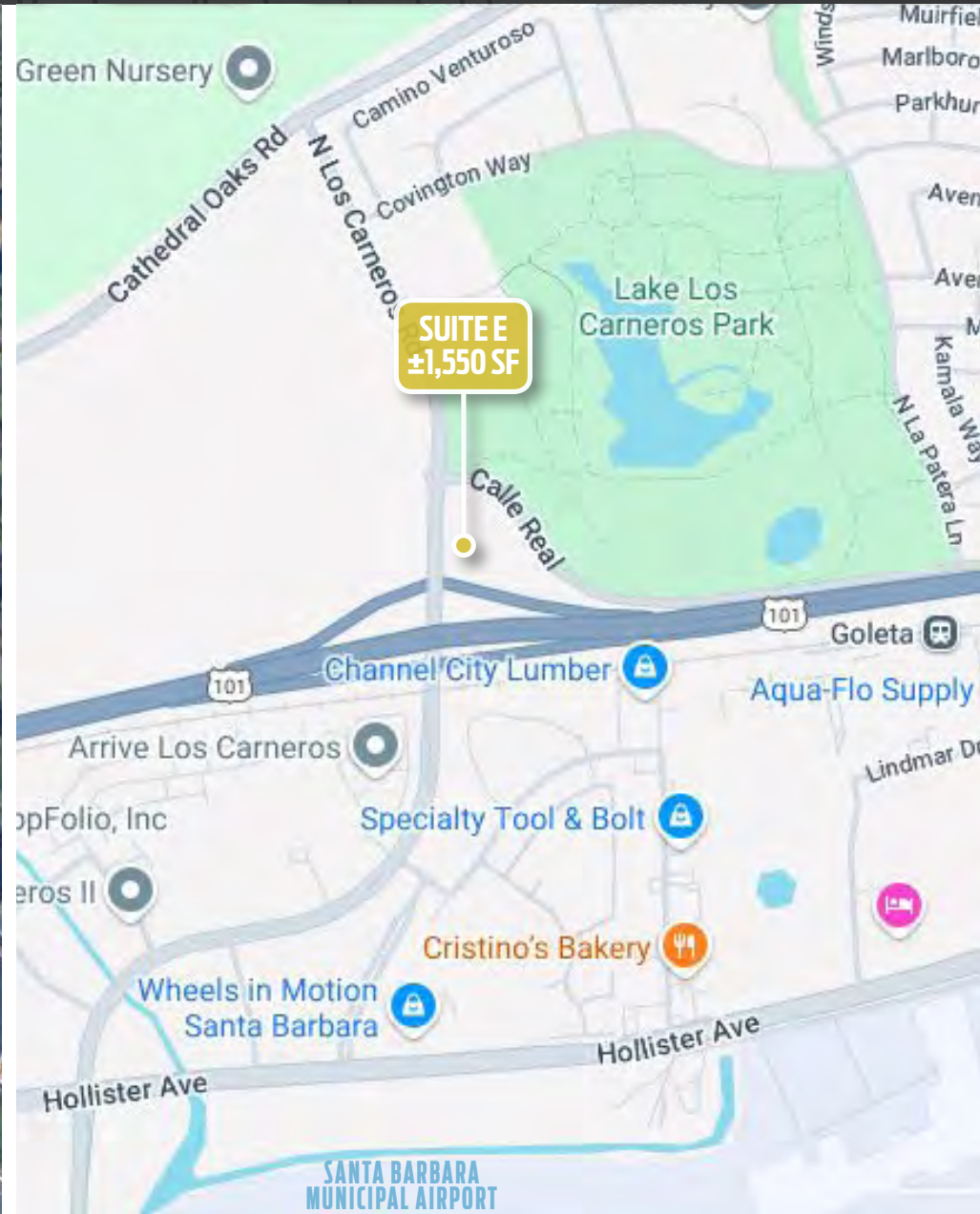


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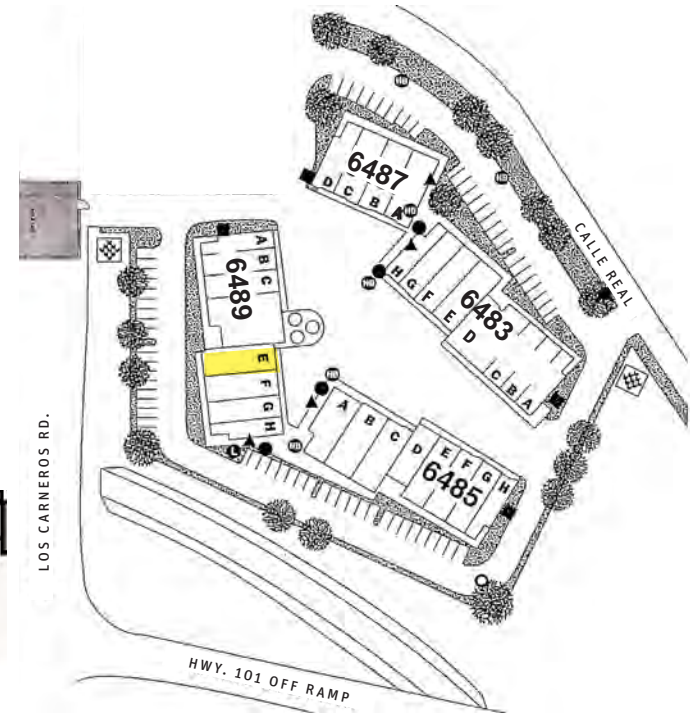
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**SITE & FLOOR PLANS**



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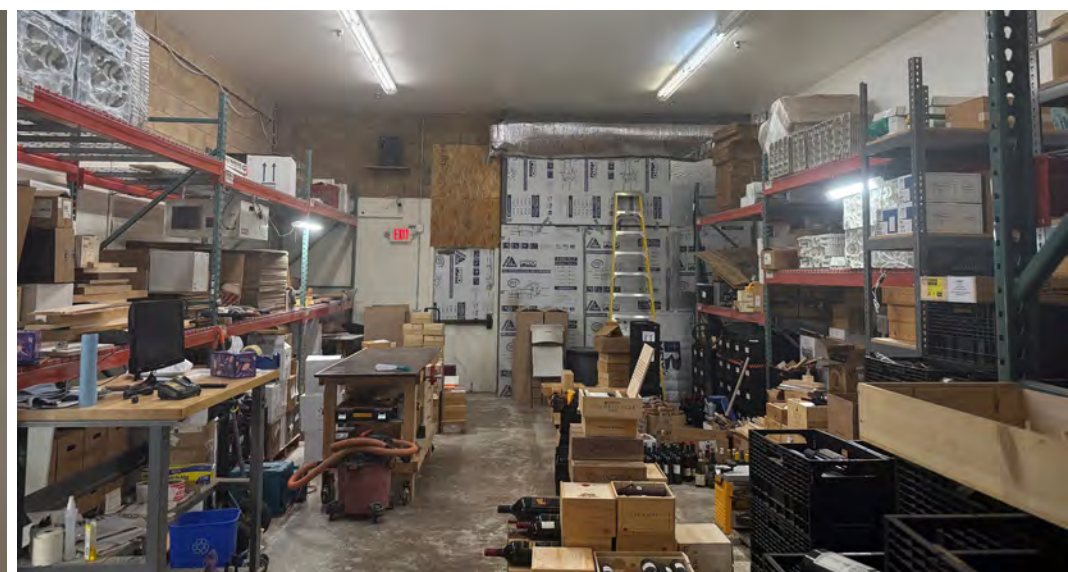
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SELECT  
NEARBY  
AMENITIES  
&  
BUSINESSES

ELLWOOD MESA OPEN SPACE  
& SPERLING PRESERVE

CAMINO REAL MARKETPLACE

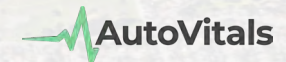


HOLLISTER VILLAGE PLAZA



GLEN ANNIE  
GOLF CLUB

SOUTH COAST  
TECH CORRIDOR



CABRILLO BUSINESS PARK



6489  
CALLE REAL, STE. E

UCSB CAMPUS



GOLETA  
BEACH PARK

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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](http://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.

