



City of Santa Barbara
Airport Department

Meeting: 9/25/19
Agenda Item 9

DATE: September 25, 2019
TO: Airport Commission
FROM: Henry Thompson, Airport Director 
SUBJECT: Lease Agreement – Big Sale Group, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a two (2) year Lease Agreement plus three (3), one (1) year options to extend, at the mutual agreement of all parties, with Big Sale Group, Inc., a California Corporation, for approximately 2,300 square feet of combined office/warehouse space in Building 3, Suite A, at 6100 Hollister Road, at the Santa Barbara Airport, commencing October 1, 2019, for a monthly rental of \$3,680, exclusive of utilities and CAM charges. The automatic options are predicated on Lessee's compliance with all lease terms.

DISCUSSION:

The subject Premises are located in the Airport's new light industrial development north of Hollister Avenue in an Airport Industrial (A-I-1) zone, at 6100 Hollister Avenue.

Big Sale Group, Inc. recently leased Suite B of Building 3, and would like additional space. Big Sale Group, Inc., owned by Brent Dill, is an ecommerce company that intends to utilize the space for storage, offices, and order fulfillment. Their business involves selling closeout, liquidation, and overstock items. They currently operate in San Luis Obispo and desire a central coast location. The use conforms to existing zoning. The business will operate Monday through Friday from 8am to 6pm.

The proposed monthly rental is based on a rate of \$1.60 per square foot, which is within the parameters of lease rates approved by the Commission. An annual CPI increase with a floor of 3% and a ceiling of 8% applies for each year of the term and options.

In addition, Big Sale Group, Inc. will pay monthly utility charges of \$22.51 for water and \$15.09 for sewer, or the metered amount, whichever is greater, as well as electrical and a CAM rate of \$.08 per square foot.

PREPARED BY: Business Development/Properties

ATTACHMENT: Map

BUILDING NUMBERS AND BUILDING ADDRESSES

- 503 103 DAVID LOVE PLACE
- 505 103 DAVID LOVE PLACE
- 506 81 DAVID LOVE PLACE
- 507 40 CYRIL HARTLEY PL - ART STA.
- 601 204 WM. MOFFETT PL - HANGAR 5
- 602 202 WILLIAM MOFFETT PLACE
- 603, 604, 605 40 GERALD CASS PLACE
- 124
- 210 101 CYRIL HARTLEY PLACE
- 209 01 DAVID LOVE PLACE
- 212 202 WILLIAM MOFFETT PLACE
- 213 6050 HOLLISTER AVE
- 223 94 FREDERICK LOPEZ RD. (A,B,C)
- 224 6150 FRANCIS BOTELLO ROAD (A,B,C,D)
- 225 6190 FRANCIS BOTELLO ROAD (A,B)
- 226 6190 FRANCIS BOTELLO ROAD (A,B)
- 238 453 FREDERICK LOPEZ ROAD
- 241 6180 WALLACE BECKWELL ROAD
- 242 6184 WALLACE BECKWELL ROAD (Sandberg Bldg.)
- 244 6196 WALLACE BECKWELL ROAD
- 245 405 AMPERSAND HANGAR
- 247 150 FAIRVIEW AVE
- 248 Hong Kong 285 S. FAIRVIEW AVE (LOT AREA)
- 249 405 AMPERSAND HANGAR
- 252 492 ROBERT MARSHALL PLACE (A,B,C)
- 253 600 NORMAN FIRESTONE ROAD
- 254 601 NORMAN FIRESTONE ROAD
- 255 601 NORMAN FIRESTONE ROAD
- 257 JOHN DONALDSON PLACE
- 261 505 MARSH FLESTONE ROAD (A,B,C)
- 267 303 JOHN DONALDSON PL - HANGAR 3
- 301 JOHN DONALDSON PLACE
- 303 50 JOHN DONALDSON PLACE (A,B,C,D)
- 304 50 JOHN DONALDSON PLACE
- 305 1680 DEAN ARNOLD PLACE
- 307 1489 CECIL COOK PL (HANGAR 1)
- 309 1495 CECIL COOK PL - HANGAR 2
- 310 1600 CECIL COOK PLACE
- 311 1585 CECIL COOK PLACE (A,B,C,D, F)
- 312 1585 CECIL COOK PLACE (A,B,C,D, F)
- 313 1523 CECIL COOK PLACE
- 317 1601 CECIL COOK PL - HANGAR 1
- 318 DEAN ARNOLD PLACE (A,B,C,D)
- 319 1601 CECIL COOK PL - HANGAR 1
- 327 CECIL COOK PL (LOWER LIFT STA)
- 333 1440 CECIL COOK PLACE
- 344 1440 CECIL COOK PLACE
- 345 100 CLYDE ADAMS ROAD (A,B)
- 349 1895 NORMAN FIRESTONE ROAD
- 351 1405 NORMAN FIRESTONE ROAD (A,B)
- 353 6034 HOLLISTER AVE (ONE ROAD)
- 363 1505 GOLF COURSE MAINT.
- 368 6034 HOLLISTER AVE
- 379 6034 HOLLISTER AVE
- 399 500 JAMES FOWLER ROAD
- 480 500 JAMES FOWLER ROAD
- 481 500 JAMES FOWLER ROAD
- 502 6591 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 606 25 DAVID LOVE PLACE
- 608 101 JOHN DONALDSON PLACE

PARCELS AND ADDRESSES

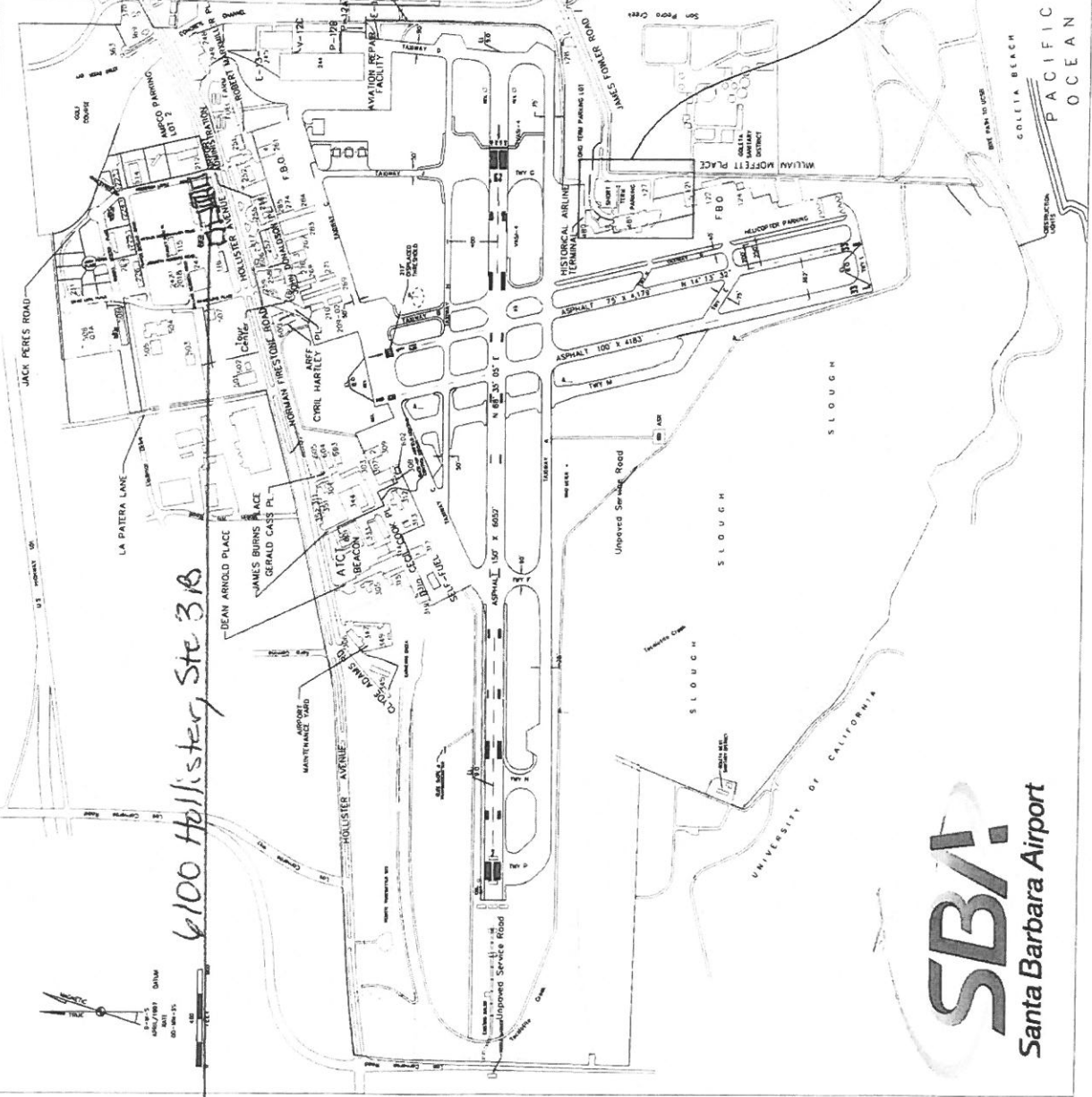
- 073-08-50 25 DAVID LOVE PL
- 073-08-55 40 DAVID LOVE PL
- 073-08-46 80 DAVID LOVE PL
- 073-08-41 104 DAVID LOVE PL
- 073-08-44 150 DAVID LOVE PL
- 073-08-58 20 JACK PERLS PL LN.
- 073-08-57 21 JACK PERLS PL.
- 073-08-54 41 JACK PERLS PL.
- 073-08-61 90 FREDERICK LOPEZ RD.
- 073-08-60 140 FREDERICK LOPEZ RD.
- 073-08-53 6160 ROBERT KEISLER PL.
- 073-08-52 6180 ROBERT KEISLER PL.
- 073-08-62 8700 HOLLISTER AVE

FUEL FARM 325 NORMAN FIRESTONE

- 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118

80 S. LA PATERA LN.

- 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



4100 Hollister Ste 318

REVISIONS

NUMBER	REVISION	DATE
1	NEW	APRIL 15, 95
2	REVISED	APRIL 15, 95
3	REVISED	APRIL 15, 95
4	REVISED	APRIL 15, 95
5	REVISED	APRIL 15, 95
6	REVISED	APRIL 15, 95
7	REVISED	APRIL 15, 95
8	REVISED	APRIL 15, 95
9	REVISED	APRIL 15, 95
10	REVISED	APRIL 15, 95

AIRPORT DATA
 AIRPORT REFERENCE POINT - LONGITUDE 119° 25' 38.7"
 AIRPORT ELEVATION 10' MSL (13.2' M O.S.)
 MEAN MAXIMUM TEMPERATURE OF HOLLISTER AVENUE
 1974 TOTAL ACRES - 1972 ACRES SOUTH OF HOLLISTER AVE
 695 ACRES NORTH OF HOLLISTER AVE
 AIRPORT
 801 FIRESTONE ROAD OCEOLA, GA 31317
 (800) 987-7111
 AIRPORT DIRECTOR DATE

DRAWING NO. C-5-1

SBA!
 Santa Barbara Airport