

165 Castilian Dr

G O L E T A , C A

FEATURING

- Up to 24' ceilings
- Two roll-up doors
- Skylights and LED lighting in warehouse
- Heavy power



For Sublease | High-Bay Industrial Space with Office | **12,252 SF**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Located at the intersection of Hollister and Los Carneros in Goleta's tech corridor, this industrial/office building offers prominent signage, high ceilings, loading, heavy power, and generous light via skylights and LED lighting. Abundant on-site parking, and close proximity to Highway 101, UCSB, and the Santa Barbara Airport.

Size: 12,252 SF (7,174 SF warehouse)
Rate: \$1.30 NNN (.44)
Available: Now
Term: Master lease expires 12/31/24
Zoning: BP (Business Park)
Ceiling: 20'-24' in warehouse

Loading: Two, ground-level (14'x 12')
Sprinklers: Fully sprinklered
Power: 5 panels. Largest: 800 amps, 277/480 volts, 3 wire. 3 panels at 200 amps each and 2 panels at 60 amps each

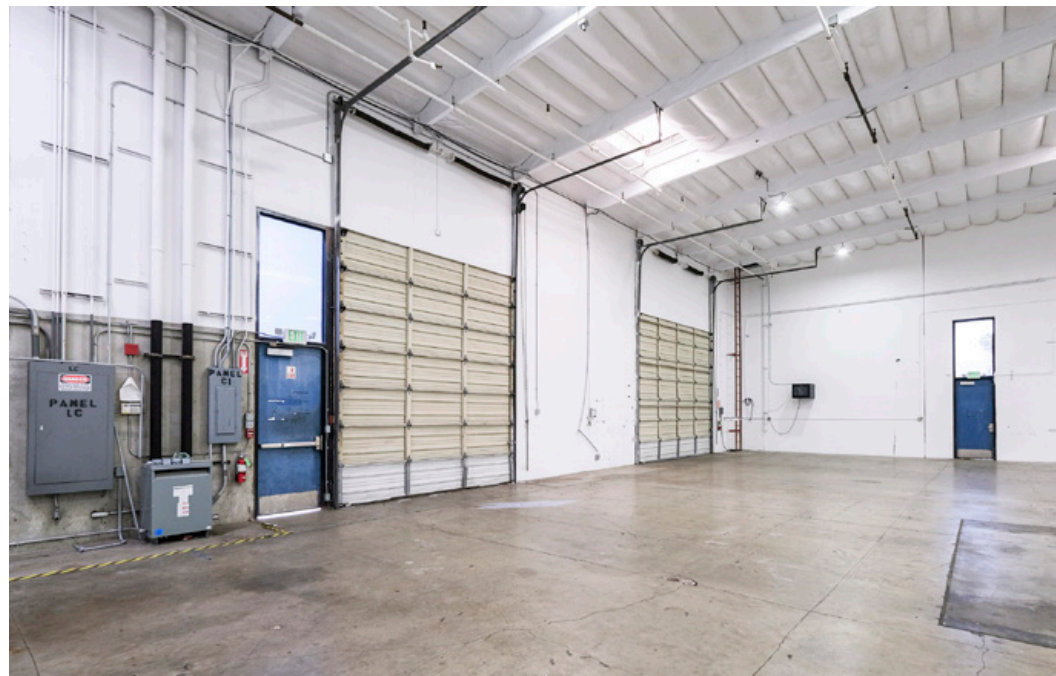
Restrooms: Common set
HVAC: Yes, throughout
Parking: 32 spaces
Signage: Monument, building
Showings: Call listing agents

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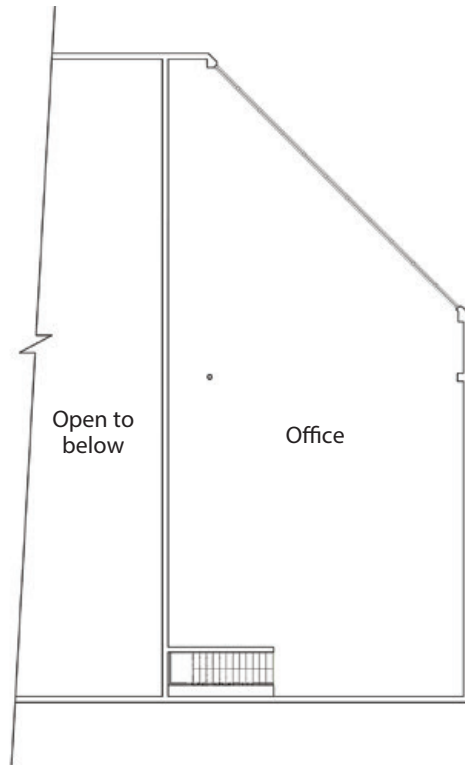
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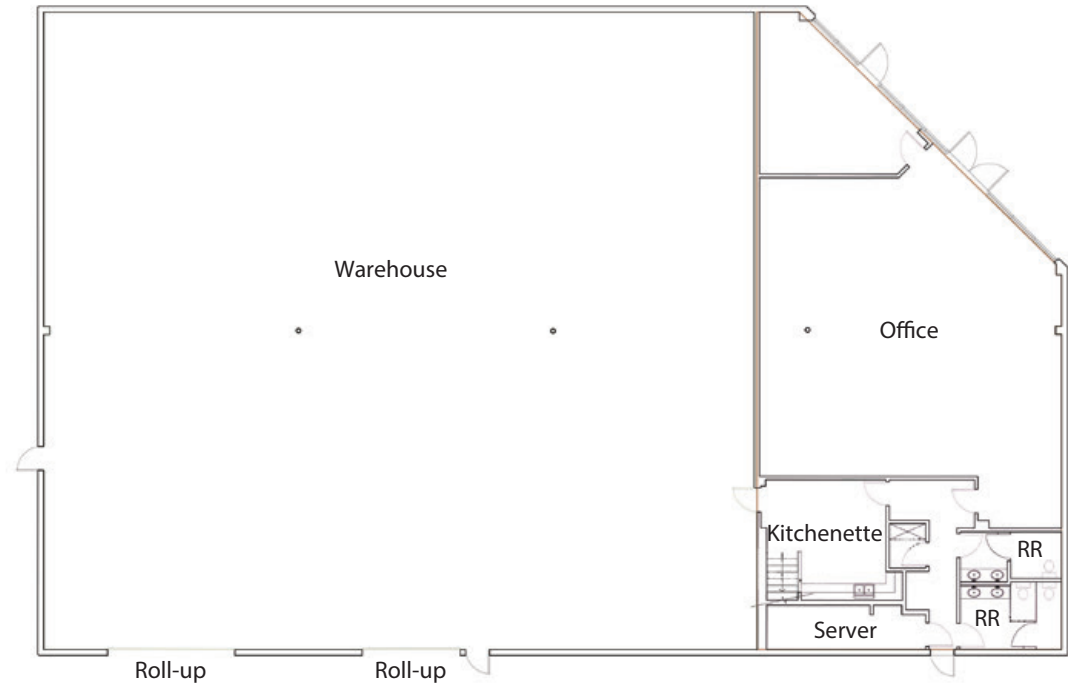


HayesCommercial.com | Santa Barbara, CA

FLOOR PLAN



Second floor



First floor

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NEARBY AMENITIES



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COMMERCIAL GROUP



Goleta

Tech giants make themselves at home on the South Coast

Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Citrix, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

32,413
current residents

\$117,708
Avg. household income

Pleasantville
dominant tapestry segment

The Pleasantville segment largely works in tech, finance, and education, and seeks out quality in their goods and services, willing to spend more on the timeless styles they crave.

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TECH & ENGINEERING SECTOR

The Santa Barbara area is a dynamic hub for high-tech research and development

The establishment of the University of California campus in 1954 and the arrival of aerospace and defense companies such as Raytheon and Delco changed the Goleta Valley forever from a prosperous farming region to a technology research area and an urban bedroom community. Today the area is home to more than 100 defense and government contractor companies, including Raytheon, Tecolote Research, Orbital ATK, and Kidde Technologies.

The area's computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense's ARPANet, the predecessor of the world wide web. Dubbed "Techtopia" by CNBC, Santa Barbara is dotted with internet companies and start-ups, many of which have spun out of UCSB research teams.



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