

7979 Hollister Ave  
GOLETA, CA

**OFFER DEADLINE**  
**JULY 31, 2023 BY 5 PM**

*(Seller reserves the right to accept  
an offer before the offer date.)*

**For Sale** | Oceanfront Commercial Property | 4.46 Acres

**Greg Bartholomew**  
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**Steve Hayes**  
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## PROPERTY SUMMARY

This oceanfront parcel with convenient freeway access is located between the Sandpiper golf course and the Ritz Carlton Bacara resort. Long owned and operated by Venoco, the property was used as an oil and gas processing facility since the 1970s. Contact listing agents for de-commissioning information.

<b>Price:</b>	Call for offers
<b>Parcel Size:</b>	4.46 acres (194,278 SF)
<b>APN:</b>	079-210-042
<b>Zoning:</b>	OSAR Open Space - Active Recreation
<b>Due Diligence:</b>	CLA
<b>To Show:</b>	CLA

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## AERIAL OF PARCEL

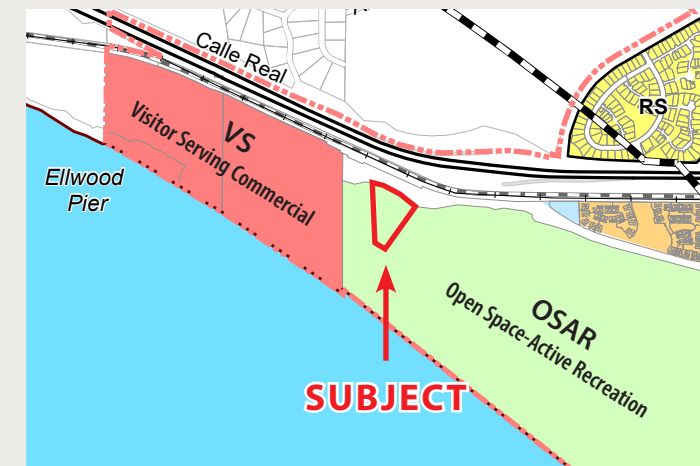


## ZONING DESIGNATION

### Open Space - Active Recreation (OSAR)

From the Goleta Land Use Element (2006):

*This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ball-parks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.*



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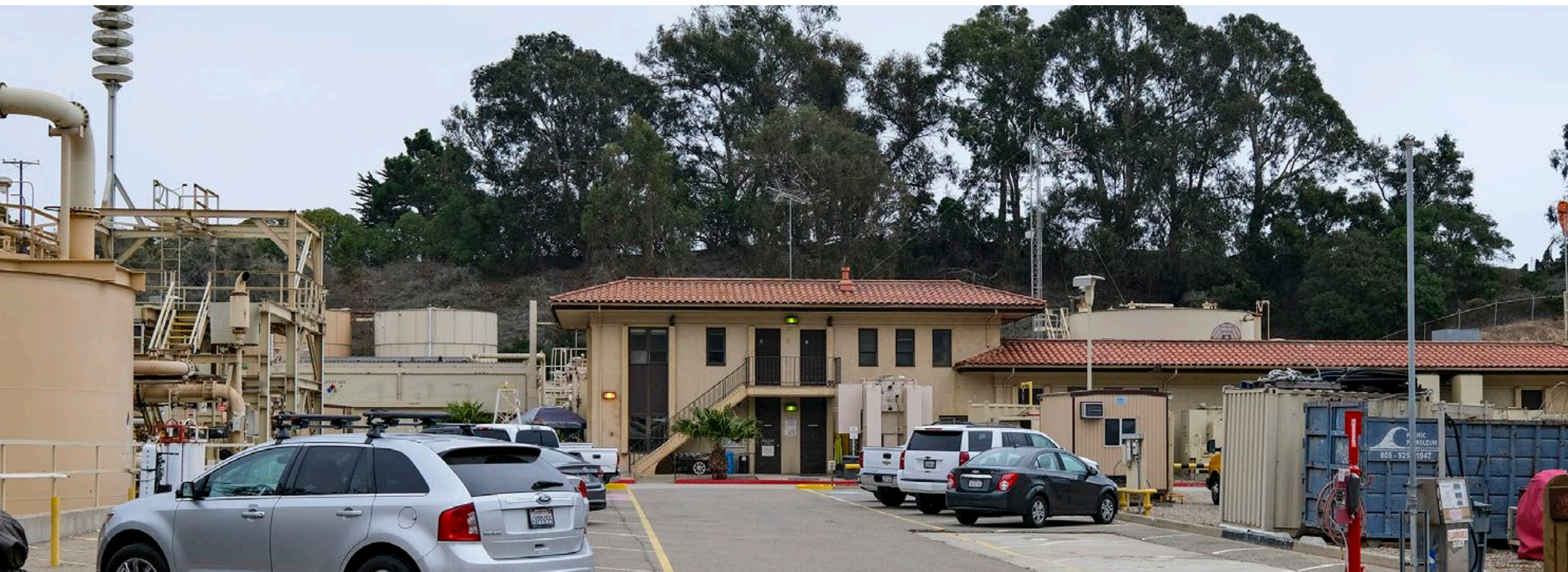
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 **Hayes**  
 COMMERCIAL GROUP



AMENITIES MAP

CrossFit the Habit TACO BELL GONDLAND KITCHEN McDonald's  
THREE PIGGIES Wendy's OLD TOWN COFFEE goleta.ca Hampton  
BY HILTON

Walgreens Miner's ACE Hardware Bank of America  
Albertsons TRADER JOE'S RUSTY'S PIZZA PARLOR CVS Starbucks  
AC4 SPROUTS FARMER MARKET WELLS FARGO

Draughtsmen T Mobile SHARKY'S WOODFIRED MEXICAN GRILL  
SUPER CUTS Smart & Final extra! verizon  
PET SMART

Target Saigon VICTUARY RESTAURANT  
TAR GET CHOP TOP  
SUBWAY Jack in the Box

Hilton Garden Inn

Residence Inn Marriott

COURTYARD Marriott

jane COSTCO WHOLESALE THE HOME DEPOT BEST BUY Albertsons  
Starbucks ROSS DRESS FOR LESS planet fitness HomeGoods  
Staples BevMo! McDonald's The Natural Cafe  
chili's METROPOLITAN OPERATORS UnionBank

THE RITZ-CARLTON  
BACARA, SANTA BARBARA

7979 Hollister Ave

SANDPIPER GOLF COURSE

SANTA BARBARA

GOLETA VALLEY COTTAGE HOSPITAL

GOLETA BEACH

sba Santa Barbara AIRPORT

UCSB

ISLA VISTA

GOLETA





32,484  
current residents

\$140,974  
Avg. household income

62.5%  
Age 25+ with College Degree or Higher

# Goleta

## *A year-round haven for outdoor enthusiasts*

The city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to a thriving business community, safe and family-oriented neighborhoods, and a world-class university, Goleta exemplifies the best of the California coastal lifestyle.

Goleta offers a diverse range of recreational opportunities enjoyed by its vibrant population. With a demographics characterized by a mix of families, professionals, and retirees, the Goleta community values an active and healthy lifestyle. The city's strategic location on the coast, with stunning beaches and breathtaking natural landscapes, adds to its appeal for businesses in the recreation industry. The abundance of outdoor spaces, including parks, hiking trails, and scenic vistas, provides an ideal setting for various activities—such as surfing, golf, biking, and hiking—to attract adventure seekers and nature enthusiasts year-round. The city's welcoming environment, coupled with a strong support system and infrastructure, positions Goleta as a prime destination for businesses looking to capitalize on the demand for recreational services and products in an idyllic coastal setting.



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# CONFIDENTIALITY AGREEMENT

The Seller, through Hayes Commercial Group ("Exclusive Agents"), has available for study certain information ("Evaluation Materials") regarding 7979 Hollister Ave, Goleta CA (the "Property"). We are prepared to furnish the Evaluation Materials to you in connection with discussions concerning your possible investment in the Property only on the condition that you agree to treat the Evaluation Materials confidentially and agree specifically as follows:

1. The Evaluation Materials furnished to you will not be used for any purpose other than to evaluate a possible investment in the Property by you as a Principal or broker;
2. You will not make any of the Evaluation Materials available, or disclose or distribute, either orally or in writing, any of the contents of the Evaluation Materials, to any person other than your counsel, analyst(s), equity partner(s), broker(s), or potential lender(s) (hereinafter "Excluded Persons");
3. You will not disclose to any person, other than Excluded Persons, either the fact that discussions or negotiations are taking place concerning a possible investment in the Property by you or any of the terms, conditions or other facts with respect to any such possible investment, including the status thereof;
4. You agree that you will not contact the tenant or property management staff of the Property in connection with your review of the Evaluation Materials. Any and all questions related to the Evaluation Materials must be directed solely to the Exclusive Agents;
5. You acknowledge that neither the Seller, nor the Exclusive Agents, nor any affiliate of either of such persons, nor any partner, director, officer, employee, agent of or consultant to any such persons (collectively, "Seller/Agent") has made any representation or warranty as to the completeness or accuracy of the Evaluation Materials, and any representation or warranty in connection therewith is hereby expressly excluded. The Evaluation Materials provided to you are subject to change of price or terms, withdrawal from market without notice, and prior sale. You agree that the Seller/Agent shall have no liability to you resulting from the delivery to, or use by, you of the Evaluation Materials or otherwise with respect thereto, and you agree to defend, indemnify and hold

the Seller/Agent harmless from and against all loss, damage or expense sustained or incurred by Seller/Agent by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or by any Excluded Person;

6. We may elect at any time to terminate access to the Evaluation Materials, and you agree that you will, following any request by us or if you do not wish to invest in the Property, promptly redeliver to us all written Evaluation Materials and any other written material (and agree to delete any analyses contained in a database or spreadsheet type format) containing information in the Evaluation Materials and will not retain copies of such written material;
7. You acknowledge that you have not dealt with any broker other than Exclusive Agents concerning the investment in the Properties; and
8. You acknowledge that when you make available the Evaluation Materials to any Excluded Person, you will inform such Excluded Persons of the confidential nature of the Evaluation Materials and the existence and terms of this Agreement.

Please acknowledge your agreement to and acceptance of the foregoing by signing where indicated below and returning one (1) executed copy of the agreement to our attention.

**ACCEPTED AND AGREED** effective as of \_\_\_\_\_, 2023

## **PRINCIPAL**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Tel.: \_\_\_\_\_

Email: \_\_\_\_\_

## **BROKER**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Tel.: \_\_\_\_\_

Email: \_\_\_\_\_

*Mailing Address:* Hayes Commercial Group  
222 E Carrillo St, Suite 101, Santa Barbara, CA 93101

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