

5290 Overpass Rd  
GOLETA, CA



**For Sale** | Flexible Office Condo in Garden Setting | 2,120 SF

*Experience. Integrity. Trust.*  
*Since 1993*

**Liam Murphy, CCIM**  
805.898.4385  
[liam@hayescommercial.com](mailto:liam@hayescommercial.com)  
lic. 01439777

**Toni Floyd**  
805.898.4369  
[toni@hayescommercial.com](mailto:toni@hayescommercial.com)  
lic. 2038568



## PROPERTY SUMMARY

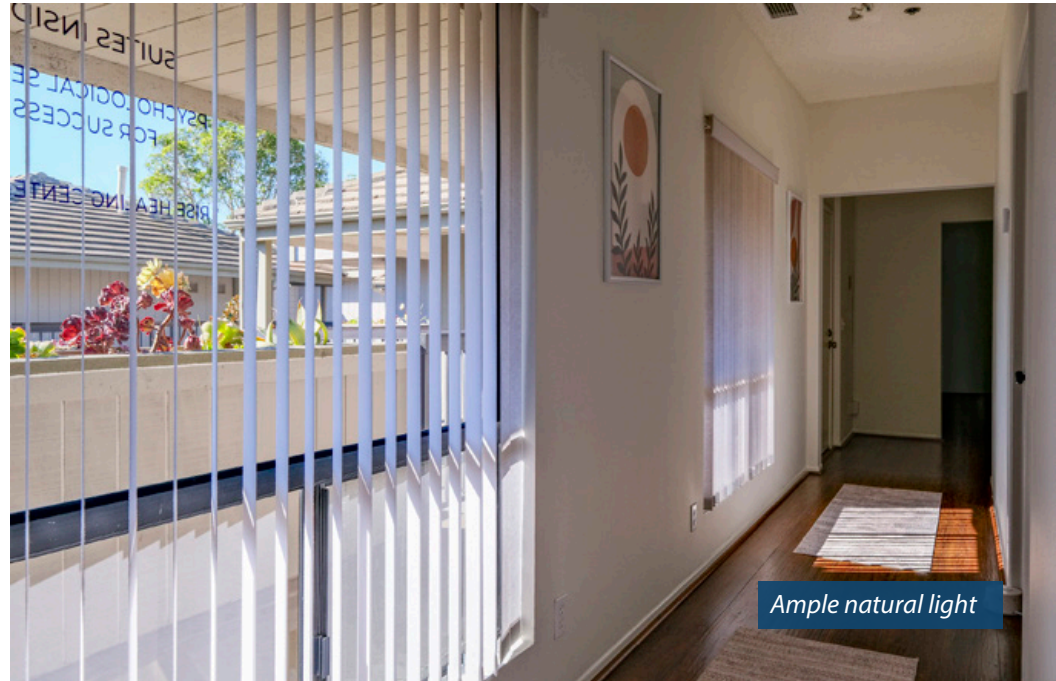
Office condo available for sale at Creekside Plaza, a garden-style complex with walking and biking trails nearby. Location offers easy access to Hwy 101, Magnolia Shopping Center, downtown Santa Barbara, and Santa Barbara Airport. This second-floor, elevator-served unit features multiple entrances and is currently 100% leased to multiple tenants (one lease expires in November 2025, the rest are month-to-month). Short-term leases allow flexibility for either an investor or an owner-user to utilize all or a portion of the property.



Kitchenette



Lobby



Ample natural light

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 **Hayes**  
COMMERCIAL GROUP



Unit entry



Courtyard

## OFFERING DETAILS

<b>Unit:</b>	220	<b>Restrooms:</b>	Common
<b>Price:</b>	\$880,000	<b>HOA:</b>	\$1,885/month
<b>Cap Rate:</b>	4.7%	<b>APN:</b>	065-660-058
<b>NOI:</b>	\$41,240	<b>Zoning:</b>	OI
<b>Size:</b>	2,120 SF	<b>HVAC</b>	Yes
<b>Floor</b>	2nd floor	<b>To Show:</b>	Call listing agents; please do not disturb tenants
<b>Elevator</b>	Yes		
<b>Parking:</b>	8 assigned spaces, plus ample guest parking		



Directory

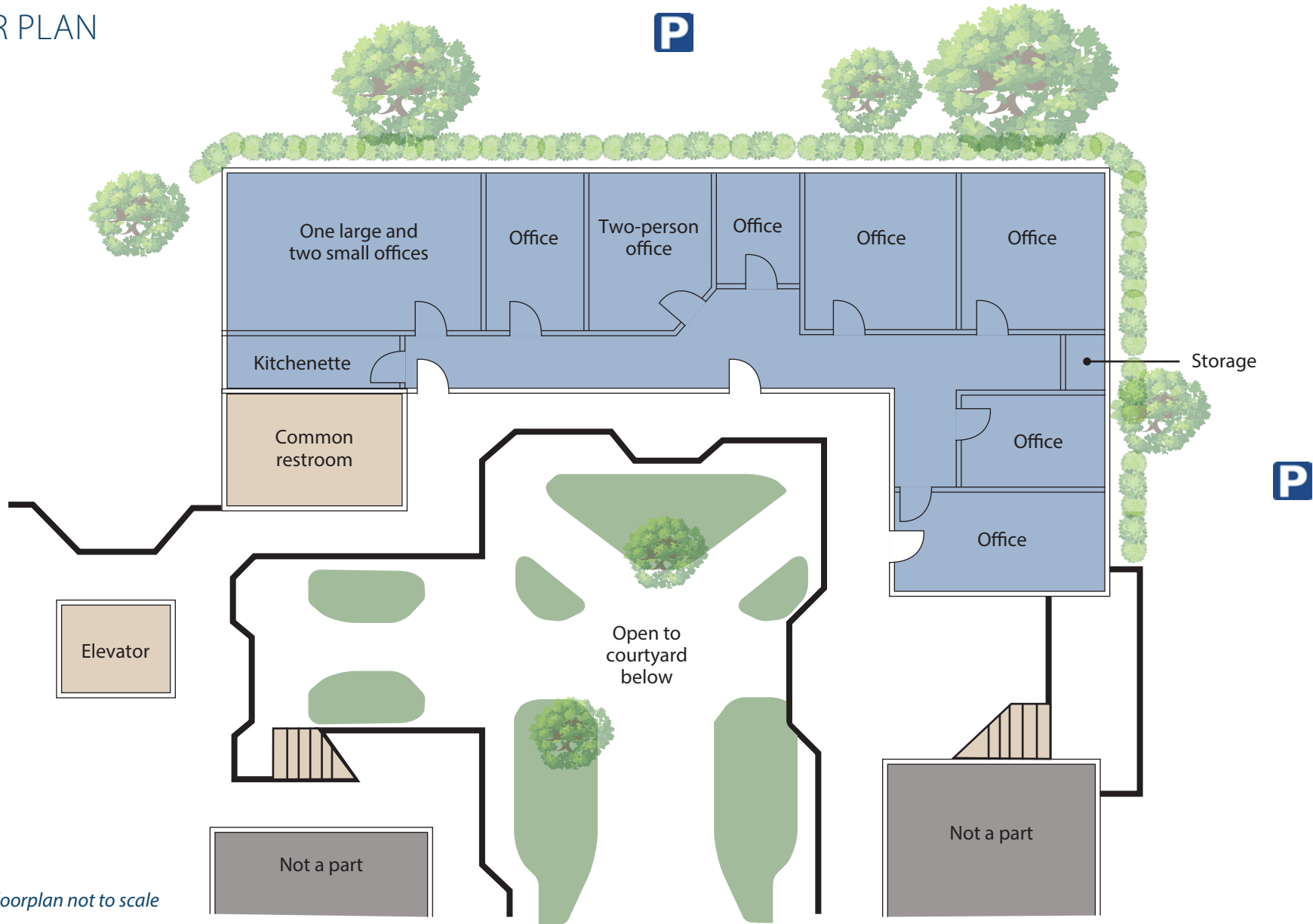
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# FLOOR PLAN



*\*Floorplan not to scale*

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# GOLETA



32,072  
current residents



\$159,350  
avg. household income



64%  
college-educated



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.



Source: esri. 2023 demographics

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