6500 Hollister Ave
GOLETA, CA

For Lease | Office and R&D Space in Tech Corridor | **2,733 - 3,561 SF**

Experience. Integrity. Trust. Since 1993

Dylan Ward
805.898.4392
dylan@hayescommercial.com
lic. 01472452

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570

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PROPERTY SUMMARY

Office and potential lab/warehouse space in one of the highest quality buildings on the South Coast. Amenities include on-site gym and common break area/kitchen. Ideal location in the center of Goleta's tech and engineering corridor with excellent access to Highway 101, Santa Barbara Airport, and UCSB.

Building Size:	75,659 SF
Year Built:	1994
Zoning:	BP
Restrooms:	Multiple common sets, one with showers
HVAC:	VAV system
Parking:	2.9/1,000 SF
Comments:	Arguably the nicest commercial building in Goleta. Common areas have recently been updated.
Amenities:	On-site gym, common break room/kitchen, and outdoor dining area available to tenants
To Show:	Call listing agents

Options	Suite	Size	Available
	Suite 100	3,561 SF	Now
	Suite 140	2,733 SF	Now

Rate:	$1.95 NNN (.56)
Utilities:	Approximately $0.34 PSF
Term:	3 - 10 years
Floor:	First
Loading:	Suite 100 has double doors

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FIRST FLOOR PLAN

Roll-up

Suite 130
Leased

Suite 120
Leased

Suite 110
Leased

Common

Common
Lobby

Lab

Suite 140
2,733 SF

Suite 150
Leased

Common
gym

Common
breakroom/
kitchen

Suite 105
Leased

Common

Common

Suite 100
3,561 SF

Common
Patio

LOS CARNEROS WAY

HOLLISTER AVENUE

*210 SF office/storage space only to be leased with other space in the building.

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Common kitchen

Common lobby
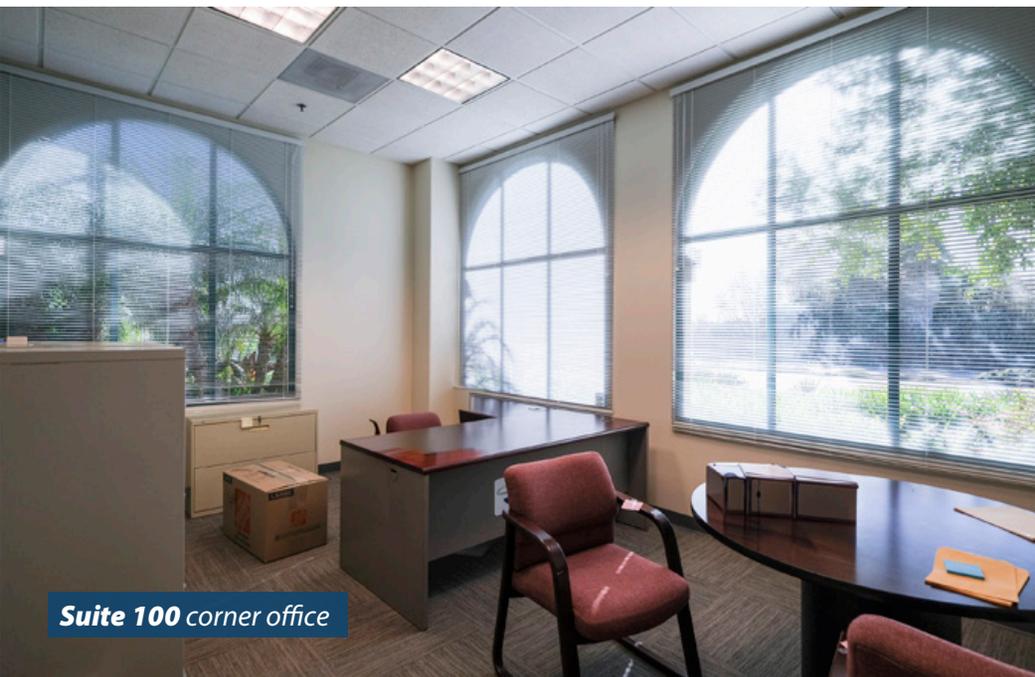
Suite 100 corner office

Common outdoor dining area

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6500 Hollister Ave

Los Carneros Way

Hollister Ave

US 101

Los Carneros Way

Cremona Dr

Hollister Ave

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P. 5   3/24/25   *The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*   HayesCommercial.com | Santa Barbara, CA
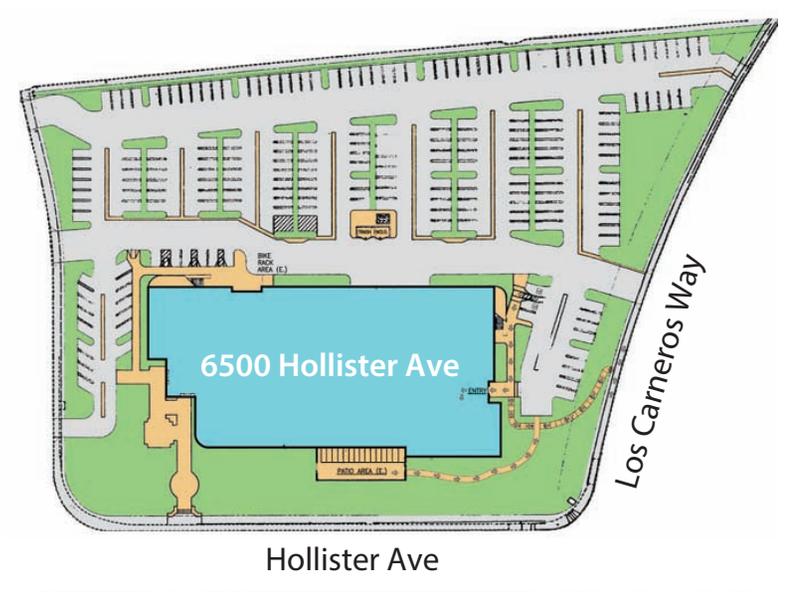
NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. City of Goleta
4. True Vision Systems
5. Garmin
6. SHP
7. Deckers Outdoor
8. Foodbank
9. iCRco
10. Redwire
11. LGS Innovations
12. Transphorm
13. AppFolio
14. Cottage Health
15. Google
16. CMC Rescue
17. Toyon Research
18. Raytheon
19. DRS
20. Toyon Research
21. Raytheon
22. Teledyne (FLIR)

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NEARBY AMENITIES

GOLETA VALLEY COTTAGE HOSPITAL

GOLETA

GOLETA BEACH

SITE

UCSB

ISLA VISTA

Patterson Ave

Hollister Ave

Turnpike Rd

Fairview Ave

Ward Dr

Los Carneros Rd

Storke Rd

Hollister Ave

sba Santa Barbara AIRPORT

US 101

CALIFORNIA 217

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GOLETA

32,072 current residents

$159,350 avg. household income

64% college-educated

Santa Barbara

Goleta

Airport

UCSB

UNIVERSITY OF CALIFORNIA SANTA BARBARA

deckers
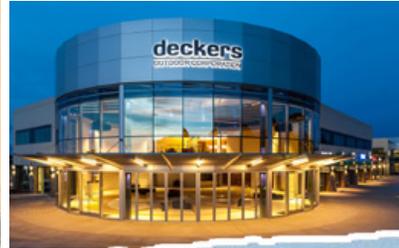
Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among Califorina's premier locations for businesses.
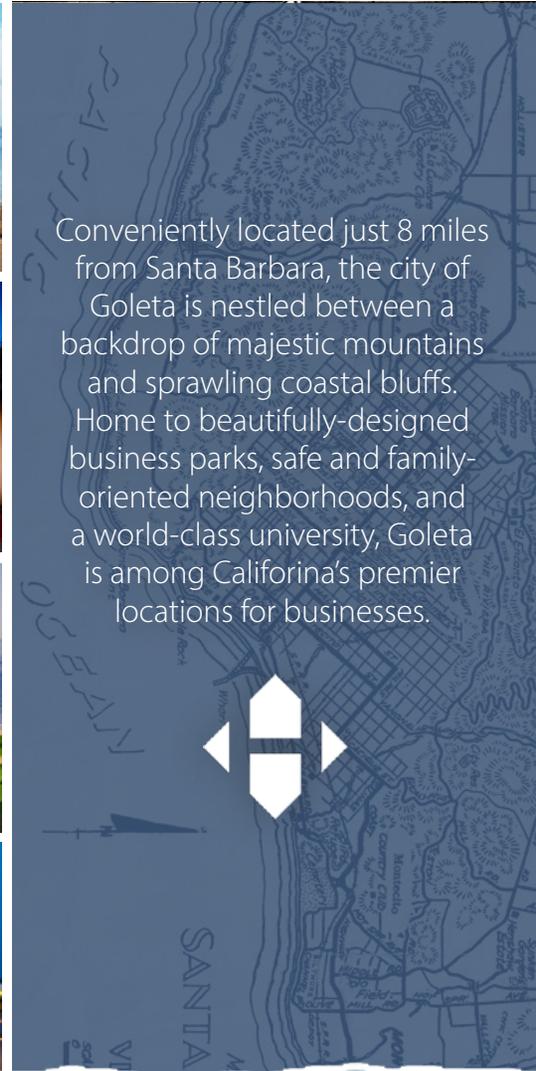
Source: esri. 2023 demographics

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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 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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Ranked #12 in U.S. News & World Report's Top Public Universities

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total **undergraduate enrollment of 25,034,** its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, **UCSB is integral to the Goleta community and its largest employer**. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

WALKSCORE 79

BIKESCORE 100

The UCSB campus sits on a south-facing shore and overlooking the Pacific Ocean.