

# 5370 Hollister Ave

SANTA BARBARA, CA



**For Lease** | Efficient Medical/Office Suites | **950 - 1,952 SF**

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Kristopher Roth**  
805.898.4361  
[kris@hayescommercial.com](mailto:kris@hayescommercial.com)  
lic. 01482732



# PROPERTY SUMMARY

Medical/office suites conveniently located near Cottage Hospital, popular eateries, and half a mile from Magnolia Shopping Center with easy access to Highway 101. **Suite B** features eight offices (three of which have sinks), two restrooms, a large reception area, and waiting room. **Suite G** features four exam rooms, two restrooms, reception, lobby and private office.

<b>Suites:</b>	<u>Ste B</u>	<u>Ste G</u>
<b>Size:</b>	1,952 SF	950 SF
<b>Rate:</b>	\$1.45 NNN	\$1.60 NNN

- NNNs:** \$0.45
- Utilities:** \$0.31/SF (electricity, gas, sewer, water, trash)
- Available:** Immediately
- Term:** 3-5 years
- Zoning:** C-N
- HVAC:** Throughout
- Parking:** Ample visitor parking on site
- Restrooms:** Private set
- To Show:** Call listing agent



- 1 Crushcakes Cafe
- 2 South Coast Deli
- 3 Cottage Hospital
- 4 Union Bank
- 5 Magnolia Shopping Center

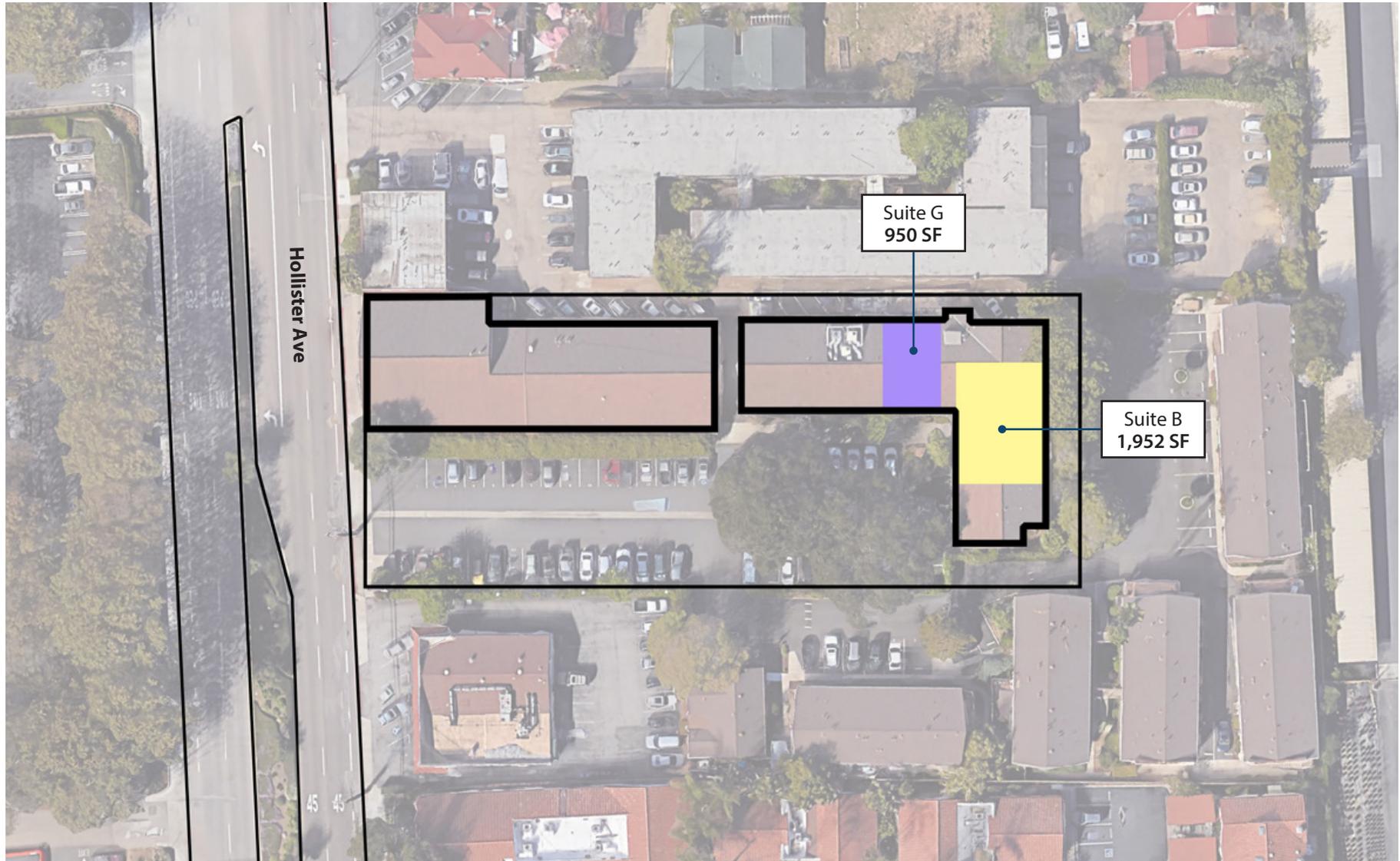
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# SITE PLAN



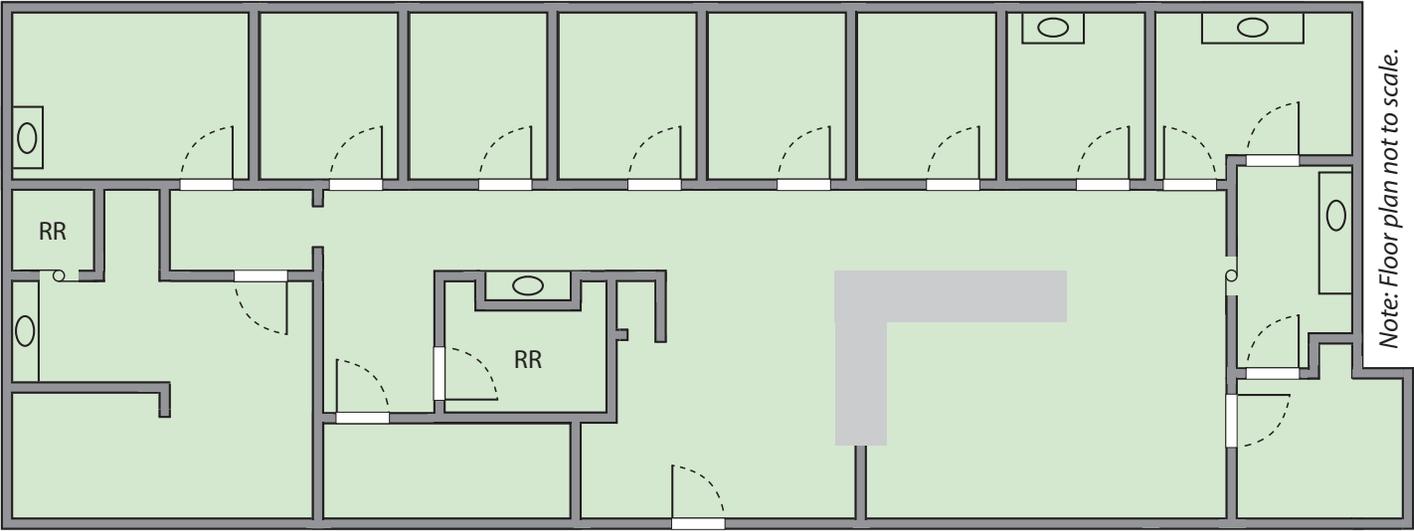
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# FLOOR PLAN | SUITE B



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