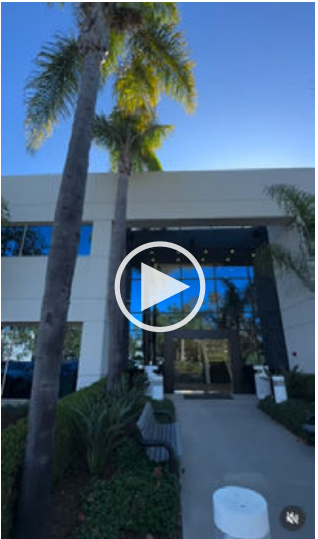


# CLASS A OFFICE CAMPUS IN GOLETA TECH CORRIDOR



CLICK HERE OR VISIT  
OUR WEBSITE FOR  
THE **VIDEO TOUR!**

## CONTACT

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# TECH PARK @ CASTILIAN

150 CASTILIAN DR | GOLETA, CA

SUITE 202

3,046 SF

THINK. CREATE. ACHIEVE.

## PROPERTY OVERVIEW

### 150 CASTILIAN DR - OVERVIEW

Square Feet	3,046 SF
Rental Rate	\$2.20 NNN
Available	3/1/2026
Parcel Size	Approximately 4 acres
Zoning	BP
Year Built	1996
Amenities	Common gym, outdoor seating, walking trails
Parking	3.1/1,000
Electrical	800 AMPS / 277/480 V
HVAC	Yes
Ceiling Height	9'-10'
Restrooms	Two sets, one with showers
Sprinklers	Yes

TECH PARK @ CASTILIAN



# OFFERING SUMMARY

150 Castilian is one of three buildings in this 4.07-acre project, currently being transformed by Majestic Asset Management into one of the elite creative office campuses in the market. The building offers exceptional visibility fronting Hollister Avenue on a signalized corner.

Suite 202 is a second-floor space with open ceilings, expansive window line, lots of natural light and is ideal for creative office use, currently configured with a flexible open floorplan.

The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.



## TECH PARK @ CASTILIAN HIGHLIGHTS

- Class A Project, consisting of 3 office/R&D buildings over 4 acres in the Goleta Tech Corridor.
- Easy access to freeway, UCSB, and Santa Barbara airport.
- Attractive for Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.
- Amenities of this class A campus include prominent signage, a common gym and peaceful walking trails.



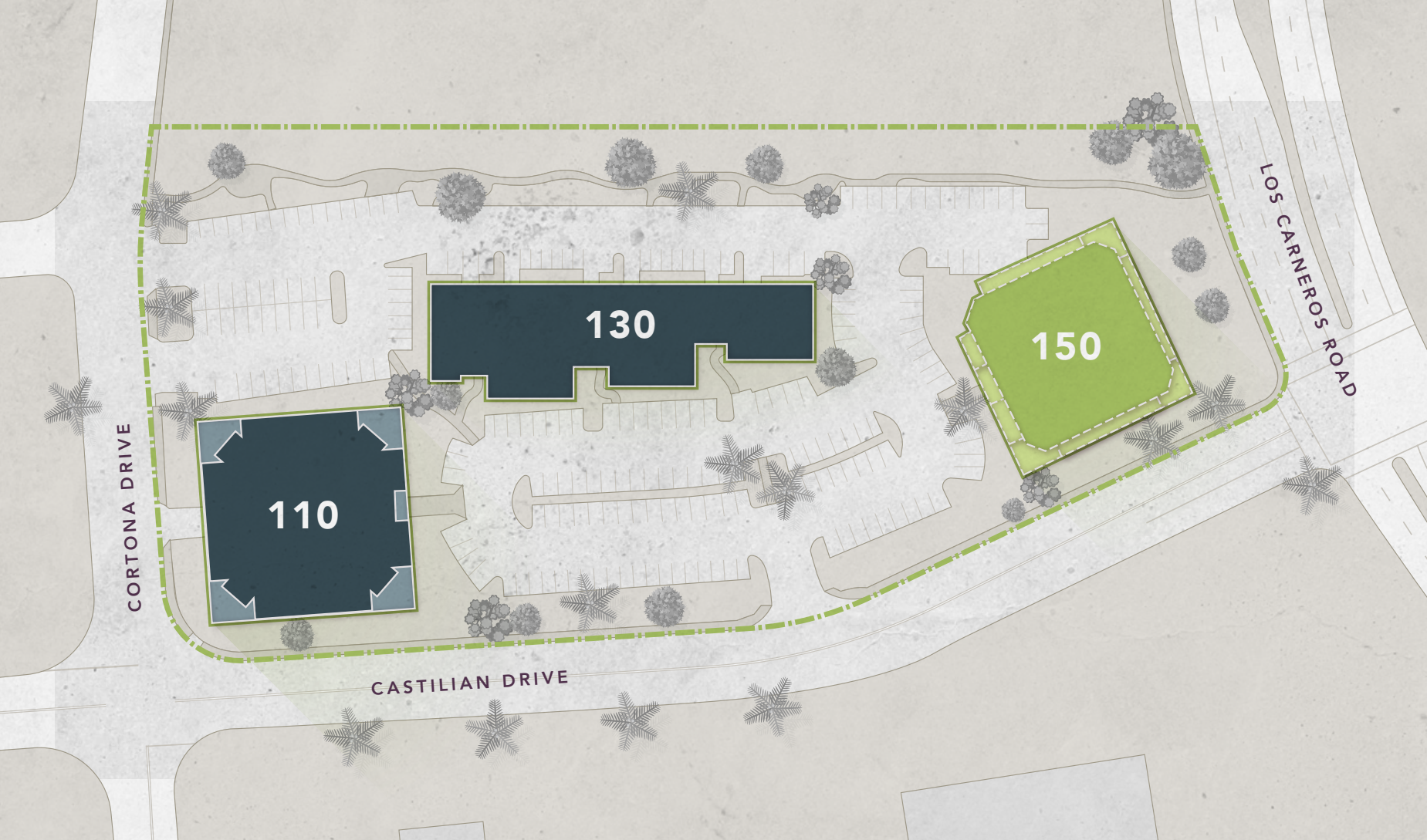
## THE LOCATION

Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techtopia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, industrial, bioscience lab or research & development uses ("Flex Buildings"). Goleta offers quality housing, sought-after beach location, and an excellent lifestyle, coupled with great weather year-round. Flex Buildings have been desirable for many years and are attracting increased demand for the long term due to their various uses. Majestic currently owns 17 Flex Buildings in Goleta.





# FLOOR PLAN - SECOND FLOOR

TECH PARK @ CASTILIAN



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

101

TECH PARK @ CASTILIAN

# AMENITIES MAP

# SANTA BARBARA

State St



N

TRADER JOE'S  
Walgreens  
AC4  
CVS  
SUBWAY  
Albertsons  
Bank of America  
RUSTY'S PIZZA PARLOR

crushcakes  
SOUTH COAST DELI  
UNITED STATES POSTAL SERVICE

VONS  
HAVES DOGS  
Cody's Cafe  
RUSTY'S PIZZA PARLOR  
CVS

Ralphs  
LASSENS  
SUBWAY

RITE AID  
M'ner's ACE Hardware  
Michaels  
SPROUTS  
Starbucks

TACO BELL  
WOODLAND KITCHEN  
McDonald's  
OLD TOWN COFFEE  
Hampton  
CrossFit  
The Habit BURGER GRILL  
THREE PICKETS  
Wendy's

COSTCO WHOLESALE  
THE HOME DEPOT  
BEST BUY  
Starbucks  
Albertsons  
ROSS DRESS FOR LESS  
chili's  
HomeGoods  
planet fitness  
BevMo!  
AT&T  
McDonald's  
The Natural Cafe  
jane  
METROPOLITAN THEATERS  
UnionBank  
Staples

## GOLETA



## GOLETA BEACH



## ISLA VISTA

### TECH PARK @ CASTILIAN

Hilton Garden Inn

Target  
Saigon Vietnamese Restaurant  
SUBWAY  
Jack in the box

COURTYARD  
Marriott

Residence Inn  
Marriott

Patterson Ave

Hollister Ave

Turnpike Rd

Fairview Ave

Ward Dr

Hollister Ave

Los Carneros

Storke Rd



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150 Castilian Drive	
Serimmune	100
CACI	101
CACI	200
Murray Duncan Architects	201
Sagent	202
Odulair LLC	201A

WHERE IDEAS TAKE FLIGHT.

THERE ARE NO LIMITS TO WHAT WE AS A TEAM CAN ACCOMPLISH TOGETHER.

- VINCE LOMBARDI

TECH PARK @ CASTILIAN

150 CASTILIAN DRIVE | GOLETA, CA, 93117



MAJESTIC

INVESTMENTS | MANAGEMENT | DEVELOPMENT

info@majesticllc.com

The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.