

425 Pine Ave

GOLETA, CA



For Lease | Turnkey Office/R&D Space in Goleta | 7,528; 15,536; or 23,064 SF

*Experience. Integrity. Trust.
Since 1993*

Greg Bartholomew
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Santa Barbara

PROPERTY SUMMARY

Freestanding single story-office/R&D building that is beautifully furnished for turn-key occupancy. Centrally located within the Goleta Business Park near the many amenities of Old Town Goleta and Santa Barbara Airport. Space features skylights, conference rooms, large bullpen areas, spacious break room, kitchenette, ADA-accessible restrooms with showers, and the potential to add roll-up doors.

Calle Real Shopping Center

SITE

Santa Barbara Airport

Fairview Shopping Center

Fairview Ave

Hollister Ave



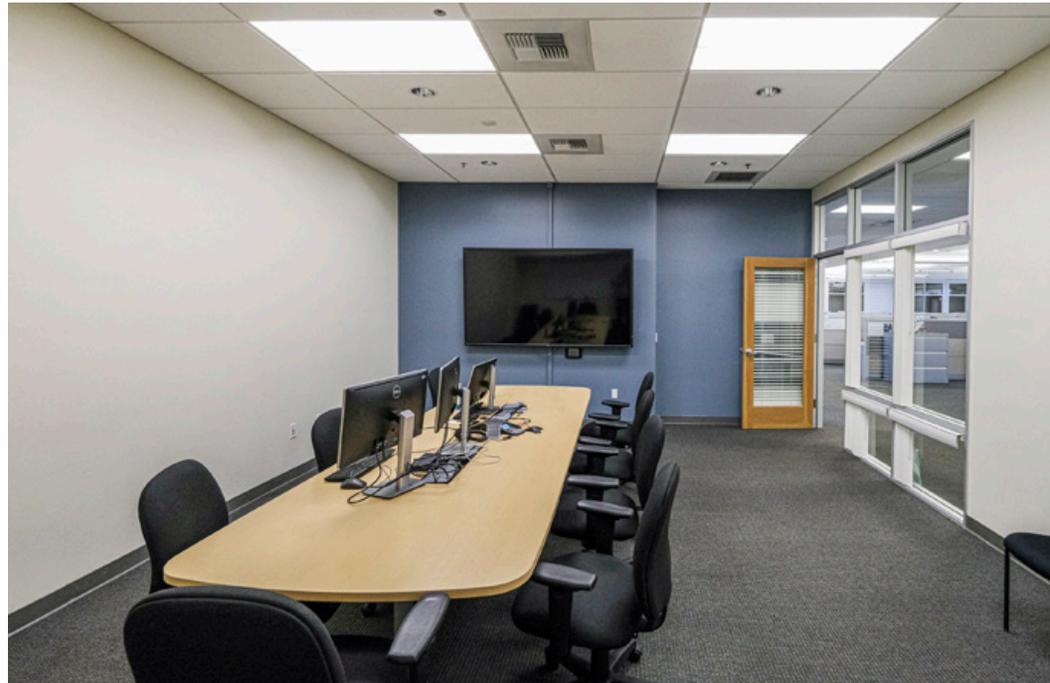
Size: 7,528; 15,536; or 23,064 SF
Rate: \$2.10 NNN (.55)
Available: Now
Term: Negotiable
Zoning: C-G
Roll-ups: Potential to add, see pg. 4

Furniture: Can remain or be removed, CLA for details
Sprinklers: Yes
Parking: 3.2/1,000 SF
Restrooms: Two sets, ADA (one set has showers)
To Show: Call listing agents

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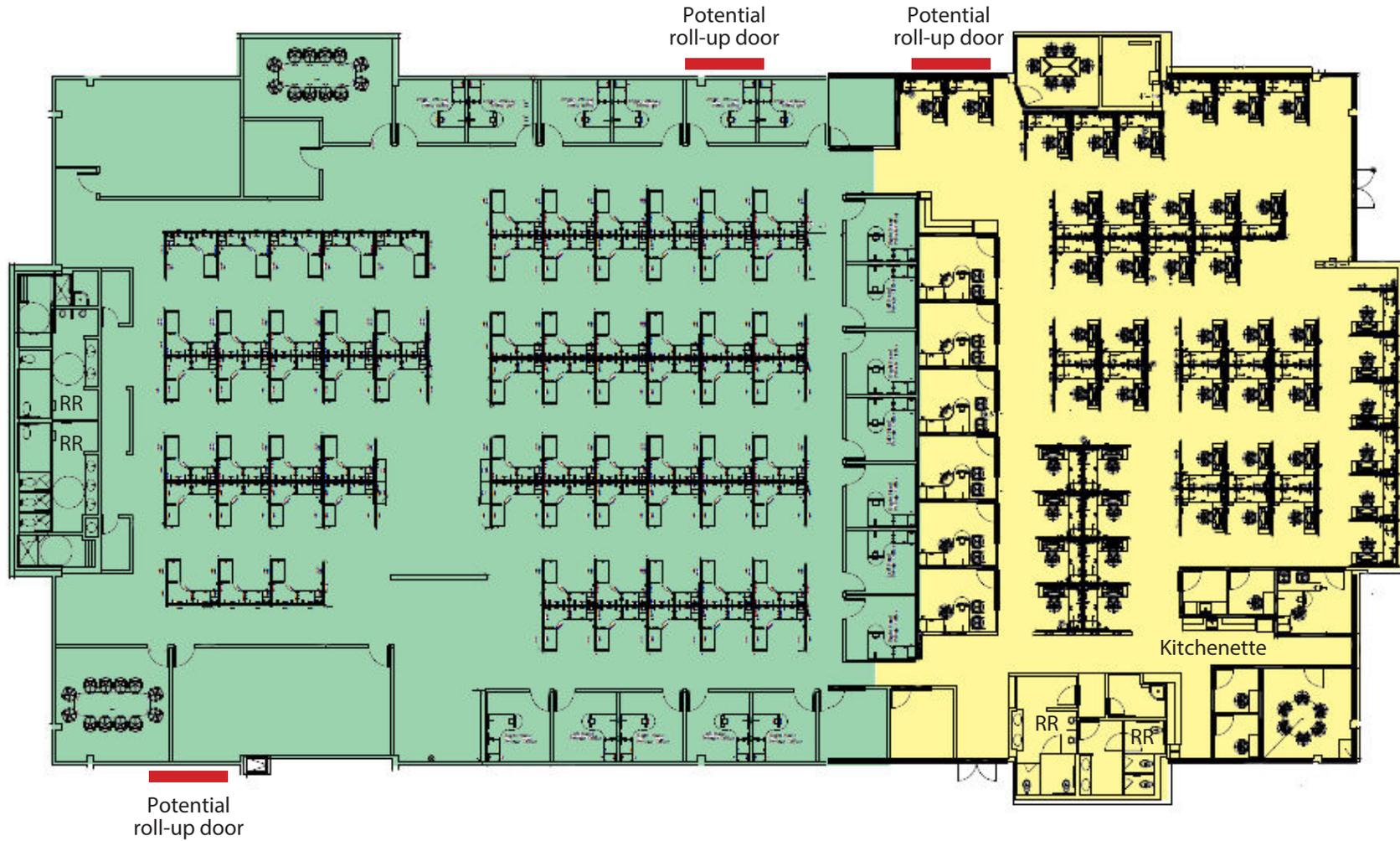


FLOOR PLAN

15,536 SF

+ 23,064 SF

7,528 SF



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NEARBY AMENITIES



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Santa Barbara & Goleta



Tech giants make themselves at home on the South Coast

Conveniently located next to **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.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Redwire, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation built its international headquarters at Cabrillo Business Park. Raytheon, FLIR/Teledyne, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

122,488
current residents

\$120,068
Avg. household income

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