

425 Pine Ave

GOLETA, CA



For Lease | R&D/Office Space in Goleta | 11,778 SF

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
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Santa Barbara

PROPERTY SUMMARY

Space available in this freestanding single-story R&D/office building 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 area, spacious break room, kitchenette, and ADA-accessible restrooms with showers.

Calle Real Shopping Center

SITE

Santa Barbara Airport

Fairview Shopping Center

Fairview Ave

Hollister Ave



Size: 11,778 SF
Rate: \$2.10 NNN (.55)
Available: 8/1/26
Term: 5-10 years
TI: Negotiable; lessor open to making improvements
Zoning: B-P

Roll-ups: Planning/permitting in progress to add one roll-up (see pg. 4)
Furniture: Can remain or be removed, CLA for details
Sprinklers: Yes
Parking: 3.2/1,000 SF
Restrooms: One set, ADA, with showers

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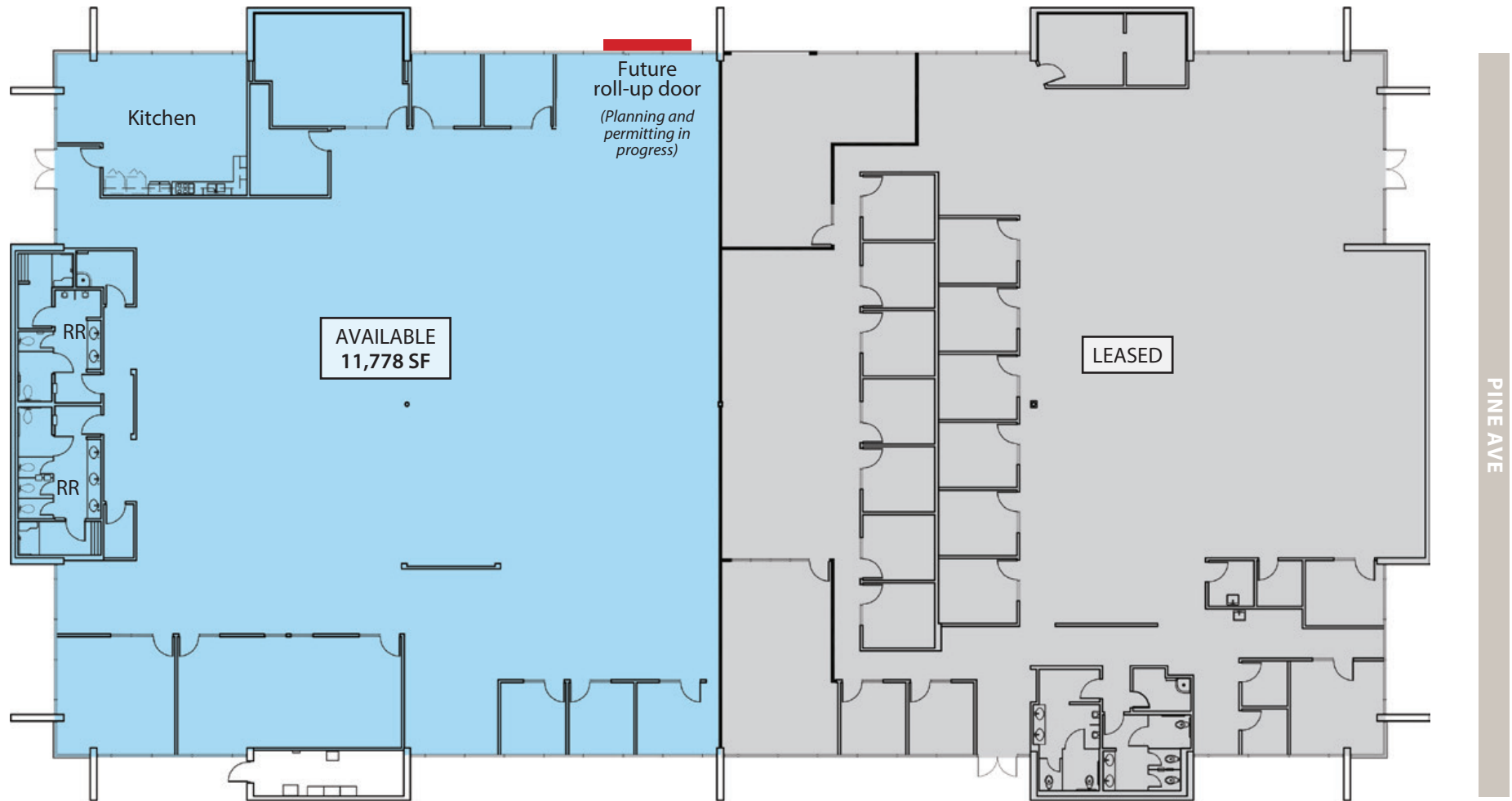




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NEARBY AMENITIES



TRADER JOE'S
Walgreens
AC4
SUBWAY

Albertsons
Bank of America
CVS
RUSTY'S PIZZA PARLOR

crushcakes
SOUTH COAST DELI
UNITED STATES POSTAL SERVICE

WELLS FARGO
SPROUTS
Starbucks
UnionBank

GOLETA VALLEY COTTAGE HOSPITAL

TACO BELL
GOODLAND KITCHEN
McDonald's
OLD TOWN COFFEE
Hampton
CrossFit
the Habit
BURGER GRILL
THREE PICKLES
Wendy's

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

Residence Inn
Marriott

Hilton Garden Inn

COURTYARD
Marriott

CHIPOTLE
SILLY'S TAPASIA
Saigon
SUBWAY
Jack
in the box
TARGET

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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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