

425 Pine Ave

GOLETA, CA



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

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



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

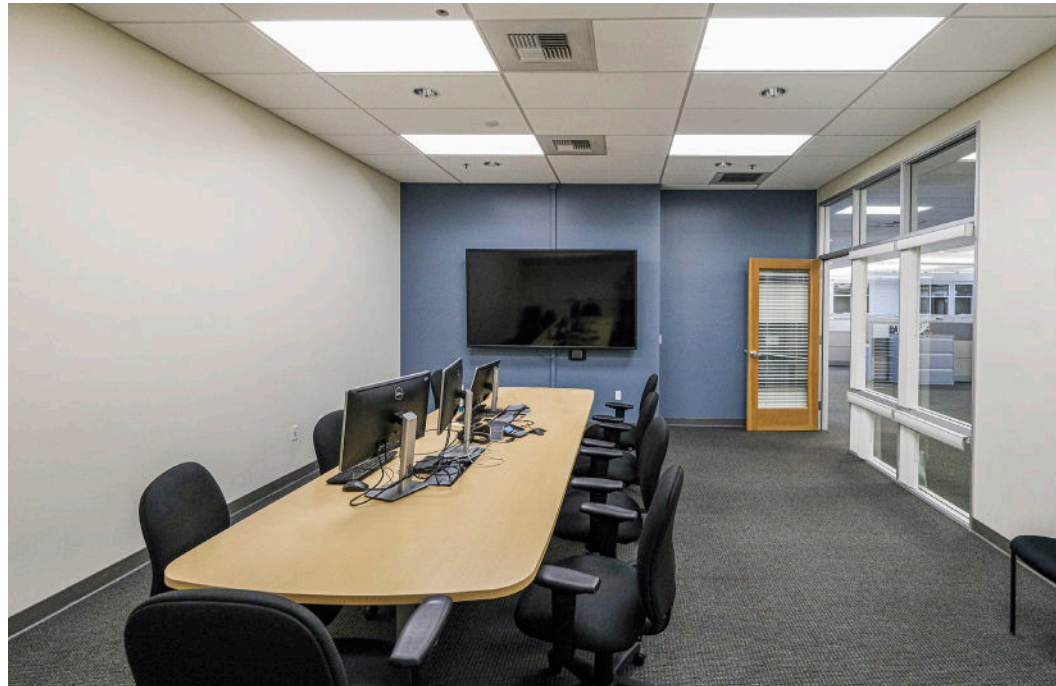
Size: 11,778 SF
Rate: \$2.10 NNN (.55)
Available: 8/1/26
Term: 5-10 years
TI: Negotiable; lessor open to making improvements
Zoning: B-P

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: 33 spaces (2.9/1,000 SF)
Restrooms: One set, ADA, with showers

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126





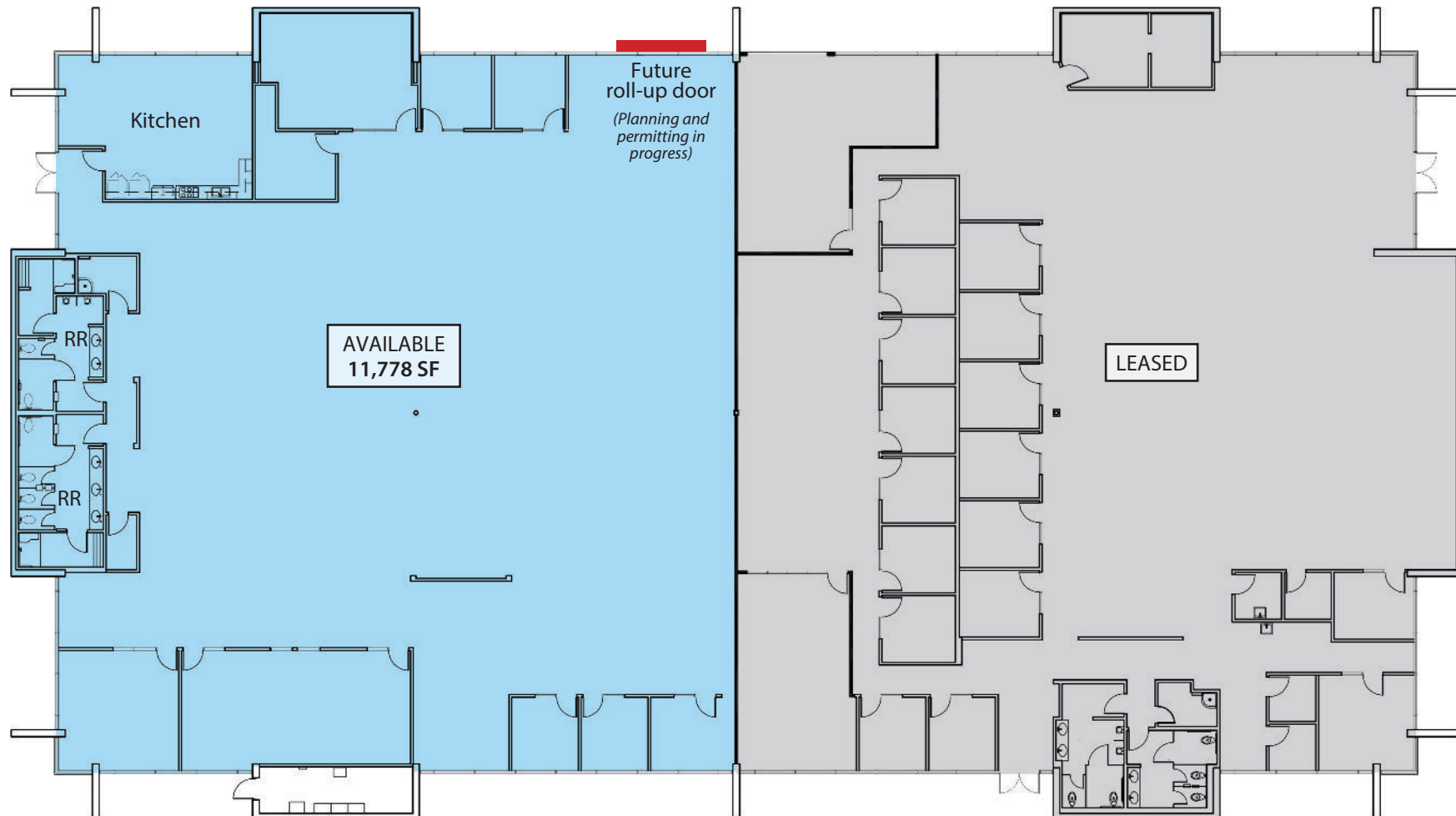
Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



FLOOR PLAN

CARSON ST

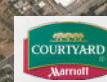
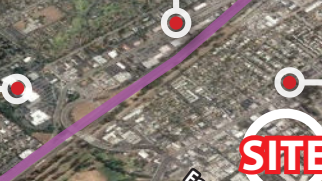
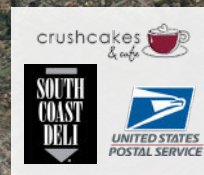


Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



NEARBY AMENITIES



Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126



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

Experience. Integrity. Trust.
Since 1993

Greg Bartholomew
805.898.4395
greg@hayescommercial.com
lic. 01131126

