

445 Pine Ave

G O L E T A , C A

Ownership will consider
substantial remodel



For Lease

R&D/Office Space in Goleta

20,684 SF (divisible)
~8,000; 10,000; or 12,000 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 Santa Barbara Airport and the many amenities of Old Town Goleta. Features conference rooms, private restrooms, and a blend of private offices and bullpen areas. Ownership will consider a substantial remodel.

SITE

Calle Real Shopping Center

Fairview Shopping Center

Santa Barbara Airport

Fairview Ave

Hollister Ave

Size: 20,684 SF
(divisible to 8,000; 10,000; or 12,000 SF, see pg. 5 for details)

Rate: \$2.10 NNN (.55)

Available: 4/1/27 (possibly sooner)

Term: 5-10 years

TI: Negotiable; ownership open to substantial remodel

Zoning: B-P (Business Park)

Roll-ups: Planning in progress to add multiple roll-up doors (see pg. 5)

Sprinklers: Yes

Parking: 3.0/1,000 SF

Restrooms: Two (2) sets

To Show: Call listing agents

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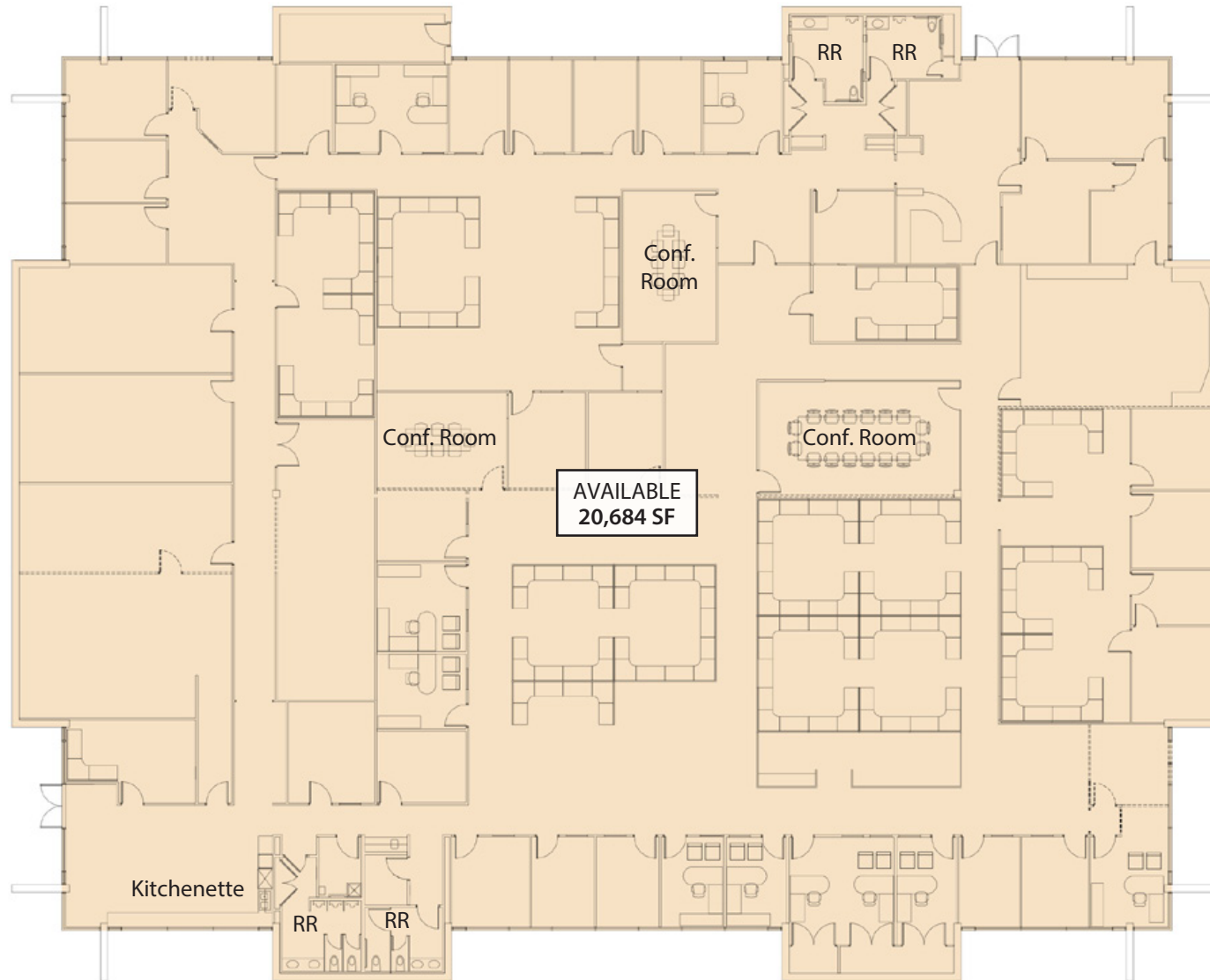


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CURRENT FLOOR PLAN

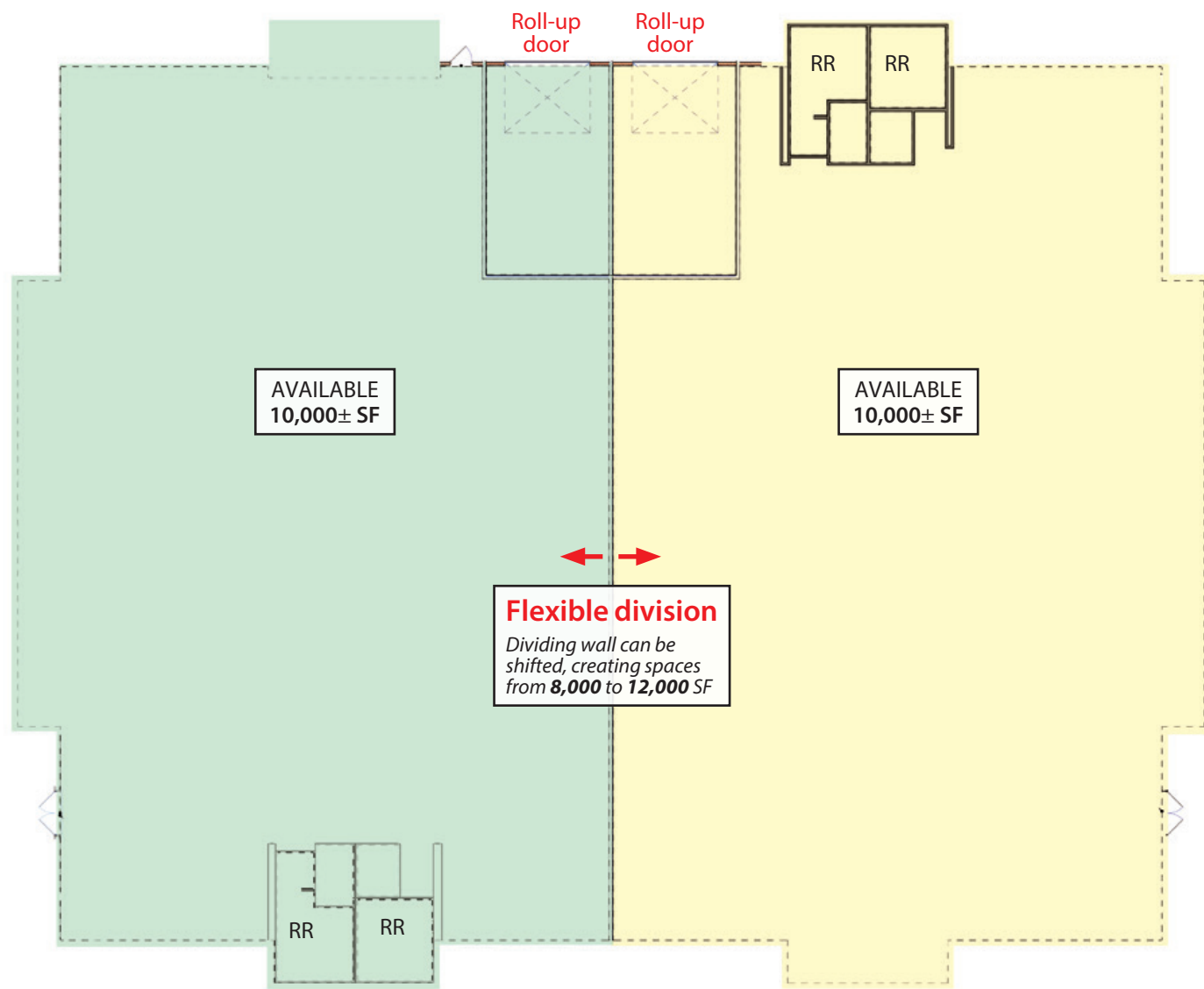


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POTENTIAL FLOOR PLAN



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NEARBY AMENITIES

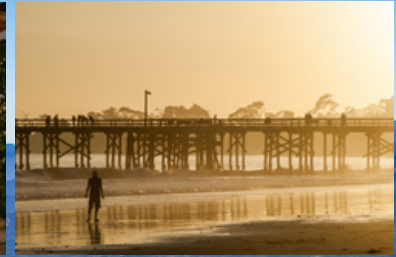


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Hayes
COMMERCIAL GROUP

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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