5290 Overpass Rd
Units 201, 202 & 203

GOLETA, CA

PRICE REDUCED



For Sale | Flexible Office Condo in Garden Setting | 1,114 SF

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Naja Helmer
213.797.2453
naja@hayescommercial.com
lic. 02446195

Hayes
COMMERCIAL GROUP

8/4/26
The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PROPERTY SUMMARY

Office condo available for sale at Creekside Plaza, a garden-style complex with walking and biking trails nearby. Location offers easy access to Hwy 101, Magnolia Shopping Center, downtown Santa Barbara, and Santa Barbara Airport. This second floor elevator served condo features three units and entrances and is currently 100% leased to multiple tenants (two of which can be occupied shortly after escrow) providing maximum flexibility for either an investor or an owner-user.

Price:	$455,000
HOA:	$933/mo
Utilities:	$125/mo
Floor:	2nd floor
Elevator:	Yes
Parking:	4 assigned spaces plus ample guest parking
Restrooms:	Common
APN:	065-660-071
Zoning:	OI
To Show:	Call listing agents; please do not disturb tenants



Unit Mix:	**Unit**	**SF**	**Tenant**
	201	294 SF	Callie Barbour Sewing
	202	295 SF	Huey and Santoyo Accounting
	203	525 SF	Ramanda and Buie Lawyers
	Total:	**1,114 SF**	

Experience. Integrity. Trust.
Since 1993

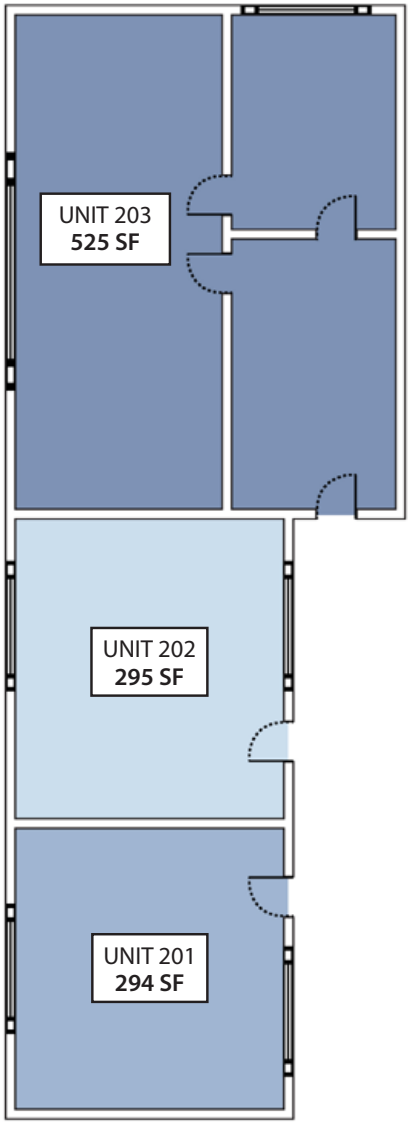
Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Naja Helmer
213.797.2453
naja@hayescommercial.com
lic. 02446195

Hayes COMMERCIAL GROUP

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

FLOOR PLAN







Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Naja Helmer
213.797.2453
naja@hayescommercial.com
lic. 02446195

Hayes COMMERCIAL GROUP

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



Experience. Integrity. Trust. Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Naja Helmer
213.797.2453
naja@hayescommercial.com
lic. 02446195

Hayes COMMERCIAL GROUP

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

GOLETA



32,072 current residents

$159,350 avg. household income

64% college-educated













Conveniently located just 8 miles from 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 Califorina's premier locations for businesses.



Source: esri. 2023 demographics

Experience. Integrity. Trust.
Since 1993

Dan Ferrick
805.898.4371
dferrick@hayescommercial.com
lic. 01936711

Naja Helmer
213.797.2453
naja@hayescommercial.com
lic. 02446195

Hayes
COMMERCIAL GROUP

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