

# 5290 Overpass Rd Units 201, 202 & 203

GOLETA, CA

PRICE REDUCED

5290

CREEKSIDE  
Plaza

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

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
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## 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
<b>Total:</b>		<b>1,114 SF</b>	

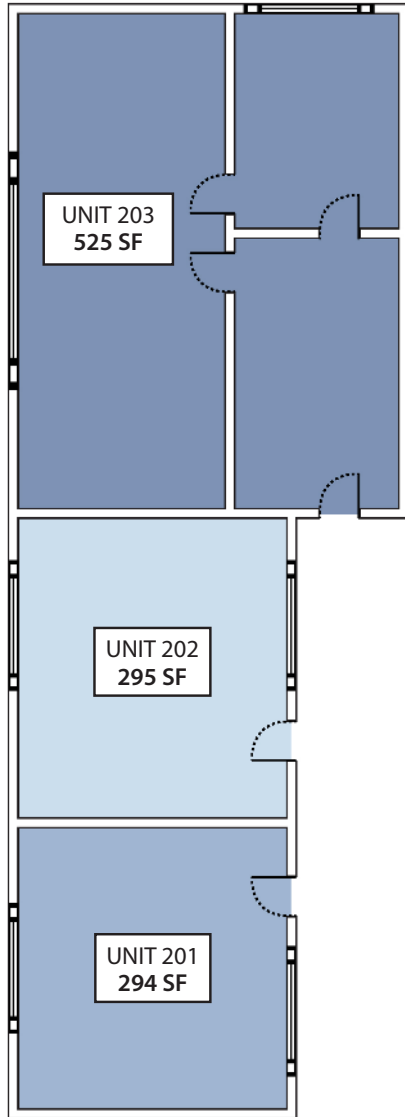
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# FLOOR PLAN



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Goleta Valley  
Cottage Hospital

Post office

Goleta

Santa Barbara

1 block to  
Hwy 101

Units 201 - 203

S Patterson Ave

Overpass Rd

P

P

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# GOLETA



32,072  
current residents



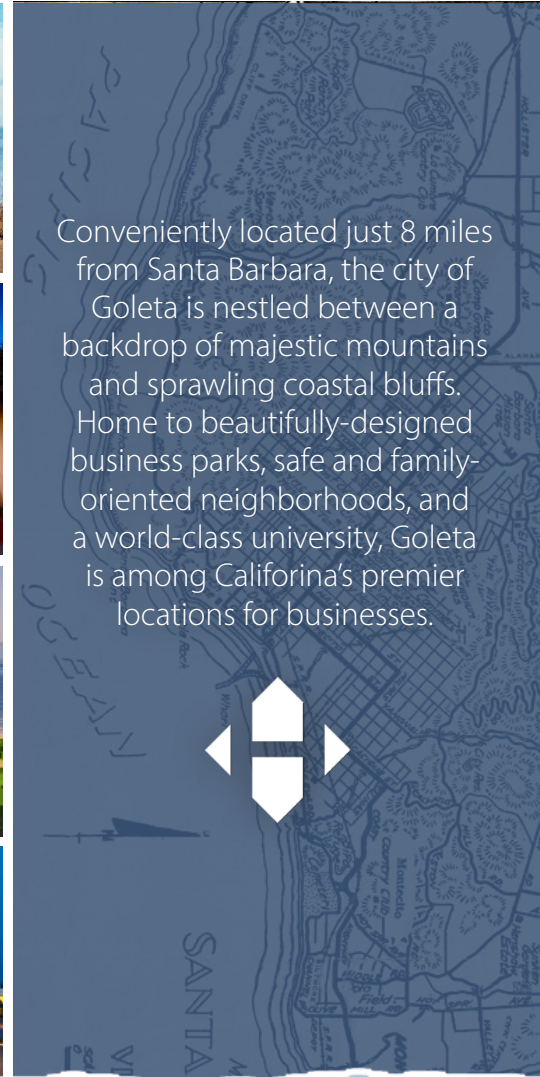
\$159,350  
avg. household income



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 California's premier locations for businesses.



Source: esri, 2023 demographics

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