6 5 0 0
Hollister Ave
G O L E T A ,   C A

For Lease | Office and R&D Space in Tech Corridor | **2,733 - 7,274 SF**

Experience. Integrity. Trust.
Since 1993

Dylan Ward
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PROPERTY SUMMARY

Office and potential lab/warehouse space in one of the highest quality buildings on the South Coast. Amenities include on-site gym and common break area/kitchen. Ideal location in the center of Goleta's tech and engineering corridor with excellent access to Highway 101, Santa Barbara Airport, and UCSB.

Building Size:	75,659 SF
Year Built:	1994
Zoning:	BP
Restrooms:	Multiple common sets, one with showers
HVAC:	VAV system
Parking:	2.9/1,000 SF
Comments:	Arguably the nicest commercial building in Goleta. Common areas have recently been updated.
Amenities:	On-site gym, common break room/kitchen, and outdoor dining area available to tenants
To Show:	Call listing agents

	Suite	Size	Available
Options	Suite 100	7,064 SF	Now
	Suite 140	2,733 SF	May 2024
	Office/storage*	210 SF	Now

*Only to be leased in conjunction with other suites in the building.

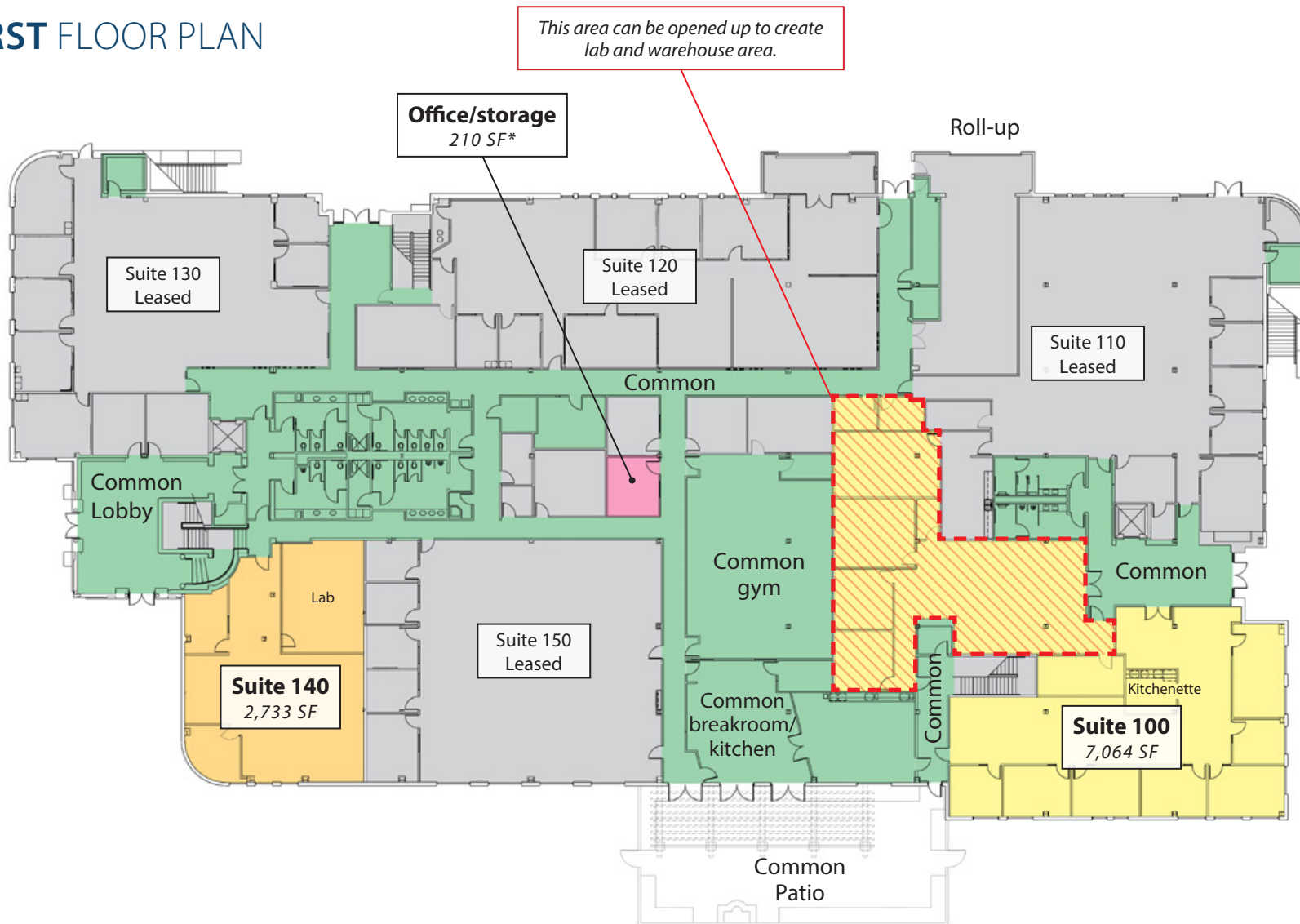|	
Rate:	$1.75 NNN (.57)
Utilities:	Approximately $0.32 PSF
Term:	3 - 10 years
Floor:	First
Loading:	Suite 100 has double doors

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FIRST FLOOR PLAN

This area can be opened up to create lab and warehouse area.

Office/storage
210 SF*

Roll-up

Suite 130
Leased

Suite 120
Leased

Suite 110
Leased

Common

Common
Lobby

Lab

Suite 140
2,733 SF

Suite 150
Leased

Common
gym

Common

Common
breakroom/
kitchen

Common

Kitchenette

Suite 100
7,064 SF

Common
Patio

LOS CARNEROS WAY

HOLLISTER AVENUE

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Common kitchen

Common lobby

Suite 100 corner office

Common outdoor dining area

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6500 Hollister Ave

Los Carneros Way

Hollister Ave

US 101

Los Carneros Way

Cremona Dr

Hollister Ave

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NEIGHBORING BUSINESSES

1. Karl Storz Imaging
2. Apeel Sciences
3. City of Goleta
4. True Vision Systems
5. Garmin
6. SHP
7. Deckers Outdoor
8. Foodbank
9. iCRco
10. Redwire
11. LGS Innovations
12. Transphorm
13. AppFolio
14. Cottage Health
15. Google
16. CMC Rescue
17. Toyon Research
18. Raytheon
19. DRS
20. Toyon Research
21. Raytheon
22. Teledyne (FLIR)

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NEARBY AMENITIES

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Goleta

Tech giants make themselves at home on the South Coast

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.

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, Citrix, 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 recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

32,413
current residents

$140,974
Avg. household income

Pleasantville
dominant tapestry segment

The Pleasantville segment largely works in tech, finance, and education, and seeks out quality in their goods and services, willing to spend more on the timeless styles they crave.

TECH & ENGINEERING SECTOR

The Santa Barbara area is a dynamic hub for high-tech research and development

The establishment of the University of California campus in 1954 and and the arrival of aerospace and defense companies such as Raytheon and Delco changed the Goleta Valley forever from a prosperous farming region to a technology research area and an urban bedroom community. Today the area is home to more than 100 defense and government contractor companies, including Raytheon, Tecolote Research, Orbital ATK, and Kidde Technologies.

The area's computer science pedigree was founded decades ago when UCSB was one of four sites selected to develop the Department of Defense's ARPAnet, the predecessor of the world wide web. Dubbed "Techtopia" by CNBC, Santa Barbara is dotted with internet companies and start-ups, many of which have spun out of UCSB research teams.

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On the leading edge of technology and innovation

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total undergraduate enrollment of 22,186, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, UCSB is integral to the Goleta community and its largest employer. Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.

UCSB encompasses five schools and colleges offering over 200 majors. Graduate programs at UCSB include the highly ranked College of Engineering. The Gevirtz Graduate School of Education and Donald Bren School of Environmental Science and Management are other notable graduate schools at UCSB. Undergraduates can apply for the College of Creative Studies, which emphasizes focused studies in one of eight disciplines: art, biology, chemistry and biochemistry, computer science, literature, mathematics, music composition or physics.

UCSB

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