

Colliers

FOR LEASE

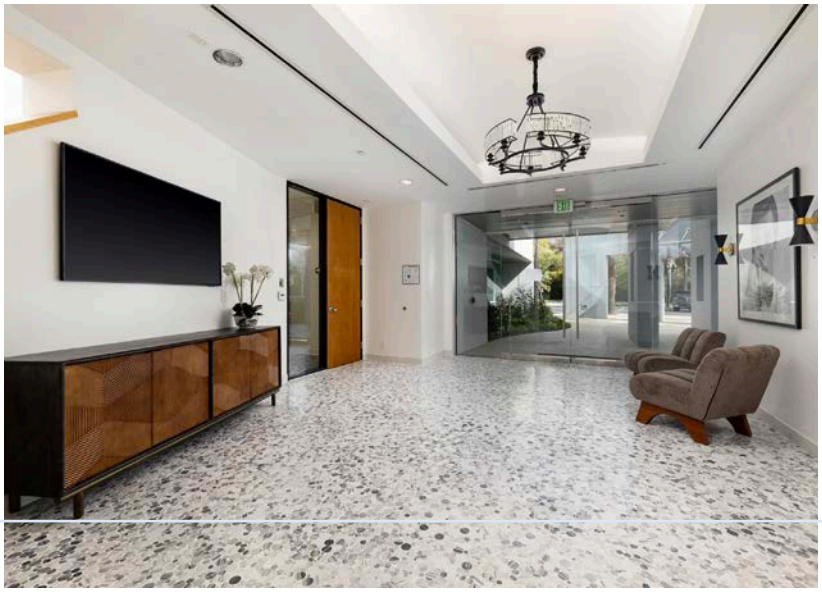
NEWLY REMODELED

6550 HOLLISTER AVENUE

GOLETA, CA 93117

PROPERTY OVERVIEW





6550 HOLLISTER AVE

GOLETA, CA 93117

Most desirable location in Goleta for lease at the corner of Hollister Ave and Los Carneros Road on the South Coast. Close proximity to Highway 101, UCSB and the Santa Barbara Airport. 10 minutes west of Santa Barbara.

HIGHLIGHTS

Size	37,991 SF | 1st Floor ± 18,482 SF | 2nd Floor ± 15,905 SF
Lease Rate	$2.25 PSF NNN ($0.46)
Individual Suites for Lease	1st Floor Suites: A (± 7,549 SF), B (± 6,740 SF), C-2 (± 1,314 SF) 2nd Floor Suites: D (± 5,867 SF), E (± 8,328 SF), F (± 5,314 SF)
Year Built	Built in 1986 and fully remodeled in 2010
Zoning	BP (Business Park)
Parking	Approx. 150 spaces (3.79/1,000 RSF)
Construction	Concrete tilt-up
Elevator	Yes
HVAC	Yes
Power	1,200 Amps, 480V, 3-Phase
Restrooms	One full set of men's and women's restrooms per floor, one with shower

FLOOR PLAN | FIRST FLOOR

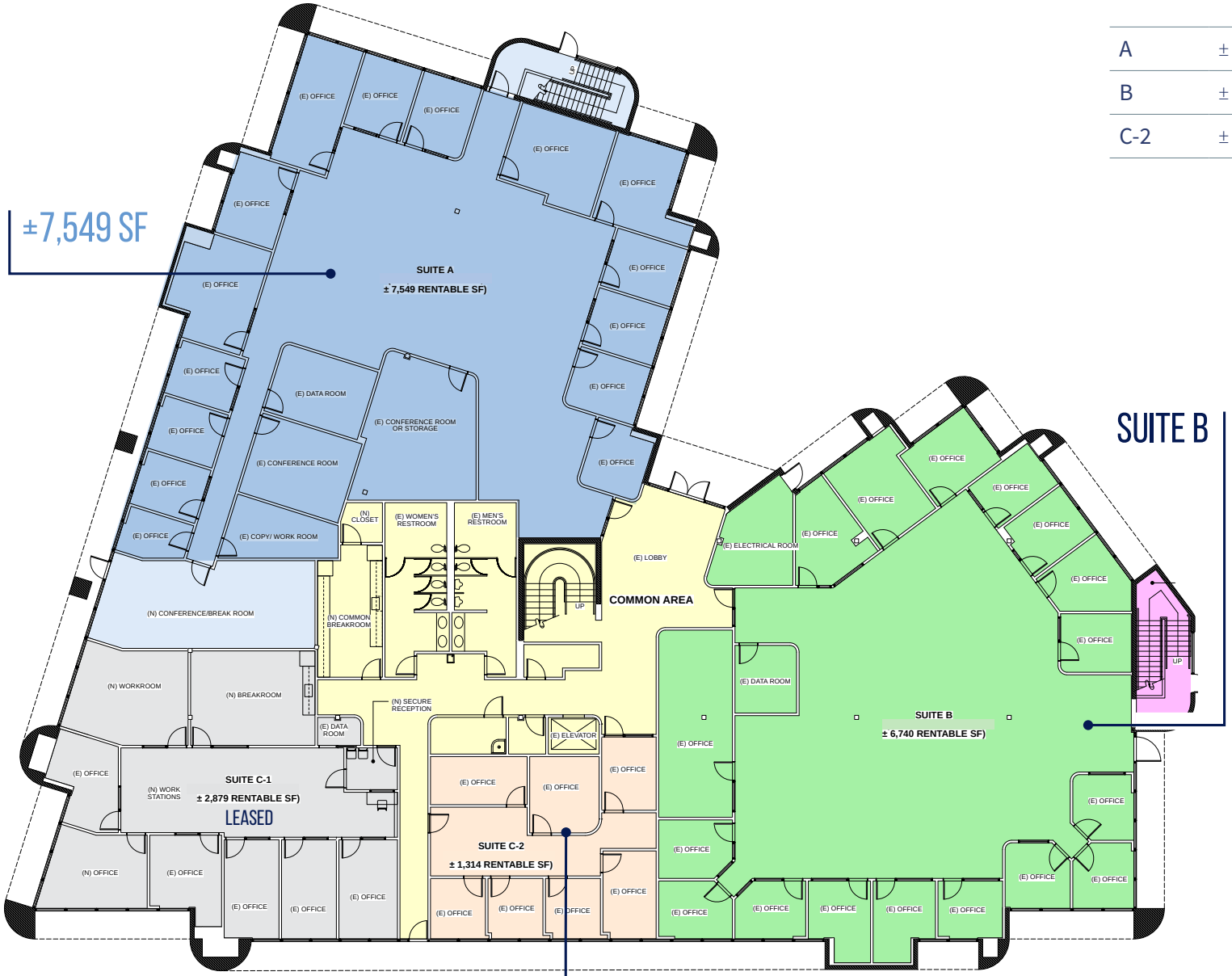
SUITE AVAILABILITY

A	± 7,549 SF
B	± 6,740 SF
C-2	± 1,314 SF

SUITE A | ±7,549 SF

SUITE B | ±6,740 SF

SUITE C-2 | ±1,314 SF



PROPERTY PHOTOS | SUITE A













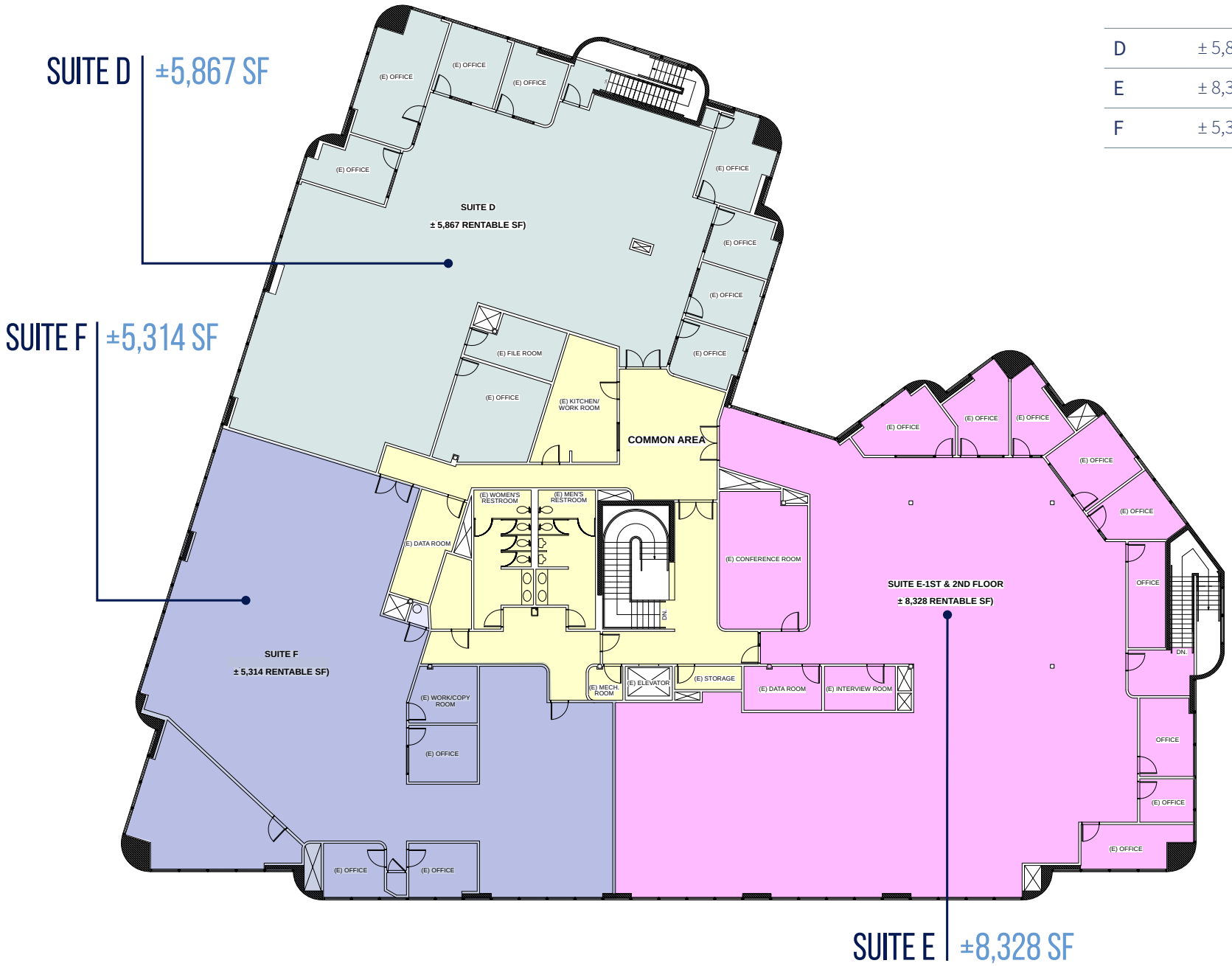
FLOOR PLAN | SECOND FLOOR

SUITE AVAILABILITY

D	± 5,867 SF
E	± 8,328 SF
F	± 5,314 SF

SUITE D | ±5,867 SF

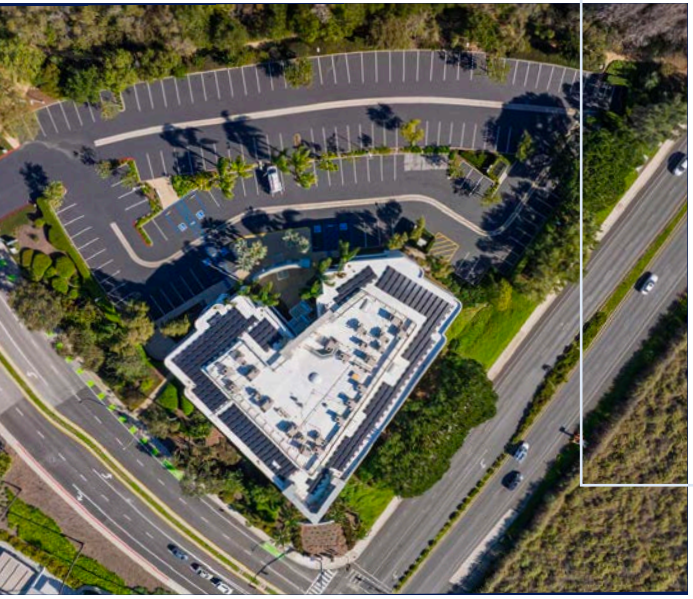
SUITE F | ±5,314 SF

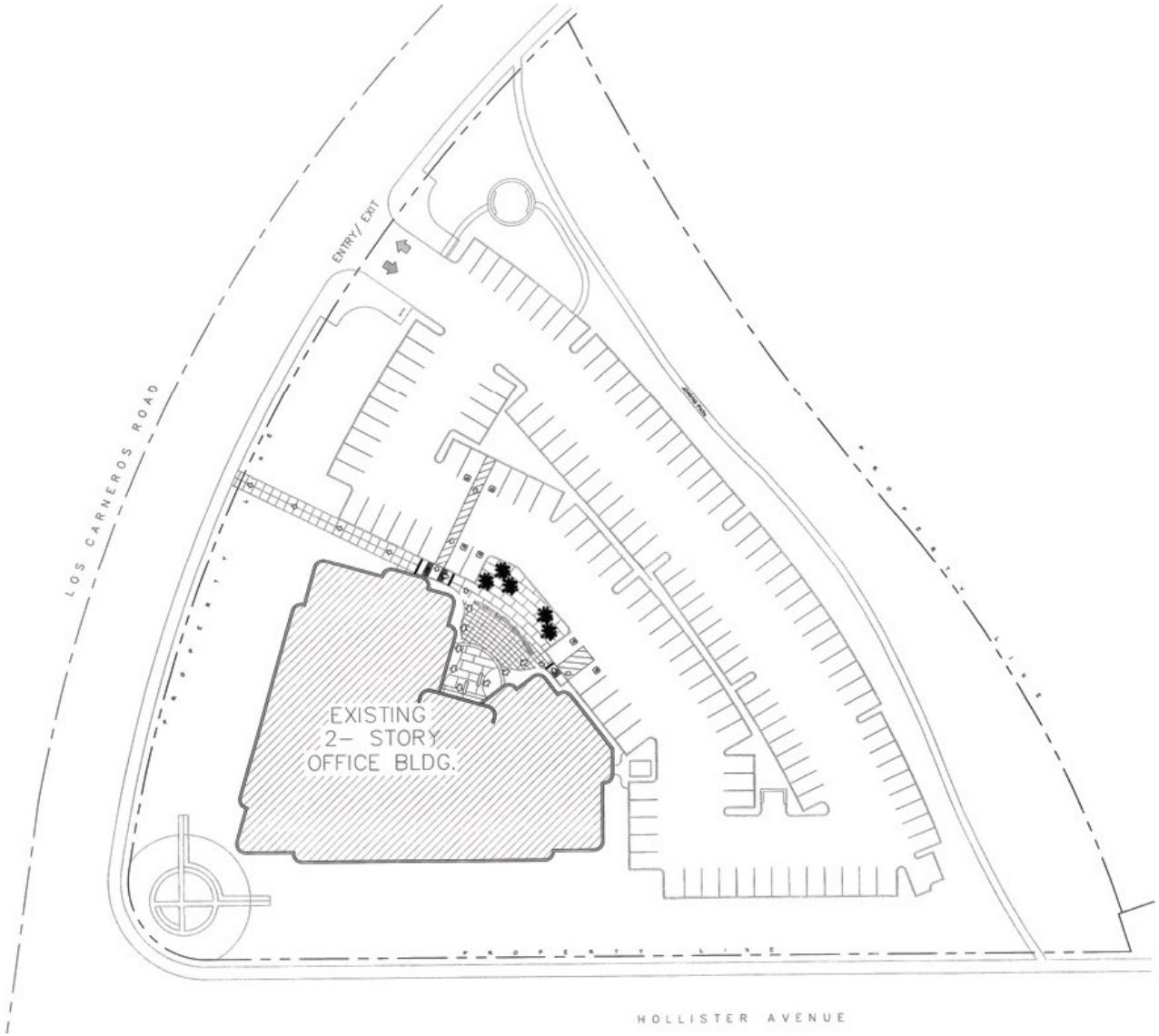


SUITE E | ±8,328 SF

SITE MAP






ENTRY / EXIT
LOS CARNEROS ROAD
EXISTING
2- STORY
OFFICE BLDG.
HOLLISTER AVENUE

GOLETA

The city of Goleta rests a few minutes north of Santa Barbara in the South Coast region of Santa Barbara County, roughly 330 miles south of San Francisco and 90 miles north of Los Angeles.

Goleta and the Gaviota Coast to the north make up 12 picturesque miles of the Santa Barbara coastline. In fact the area is known as The Good Land for its sprawling ranches, fertile farms, lemon orchards and sustainable gardens that supply local restaurants and farmers markets year round. From the Goleta pier to Point Arguello, the area is a recreational paradise. Whether fishing off the pier, hiking the bluffs, surfing Campus Point or getting up close and personal with wildlife while kayaking in the Goleta Slough, there is something for everyone.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Goleta and Santa Barbara are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



CITY OF GOLETA

NEARBY AMENITIES MAP





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GOLETA, CA 93117

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