

FOR SALE | 6,132 SF Building | 1.1 Acres

NEC Hollister Ave & Santa Felicia Drive | Goleta, CA

beta.



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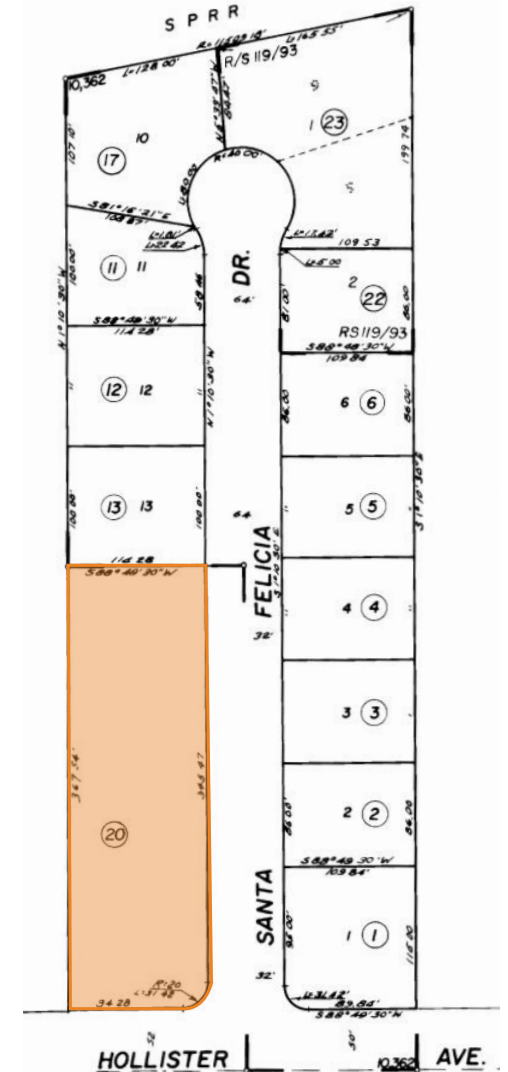
EXECUTIVE SUMMARY

Beta is pleased to offer for sale the existing Kinecta credit union branch property in Goleta, CA. Kinecta is the owner of the property and plans to relocate to another location in the trade area.

The subject building is 6,132 square feet and is situated on 48,015 square feet of land (1.10 Acres). The building was built in 1980.

The subject property is located in the City of Goleta in Santa Barbara County. The property is well positioned just West of the 101 Freeway near the the University of California, Santa Barbara campus. The property features over 110 feet of frontage on Hollister Ave, the major retail arterial in the trade area. Neighboring retailers include: Costco, Target, Home Depot, and many more.

The subject property represents a unique opportunity for either an owner user or an investor/ developer to re-develop the asset.



[FOR ZONING
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INVESTMENT HIGHLIGHTS

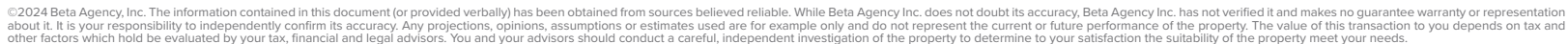


- ▶ **Price: \$2,900,000**
- ▶ Zoning: BP ([Business Park](#))
- ▶ Property can be delivered vacant upon sale
- ▶ Situated on 1.1 Acres of Land
- ▶ Located just West of the 101 Freeway
- ▶ Owner-user or investor/developer re-use opportunity
- ▶ Convenient access to the 101 Freeway (102,546 CPD)
- ▶ Upscale suburban neighborhood
- ▶ Average household income within 1-mile radius is \$137,741
- ▶ Nearby Major Retailers Include: Target, Costco, Home Depot and more



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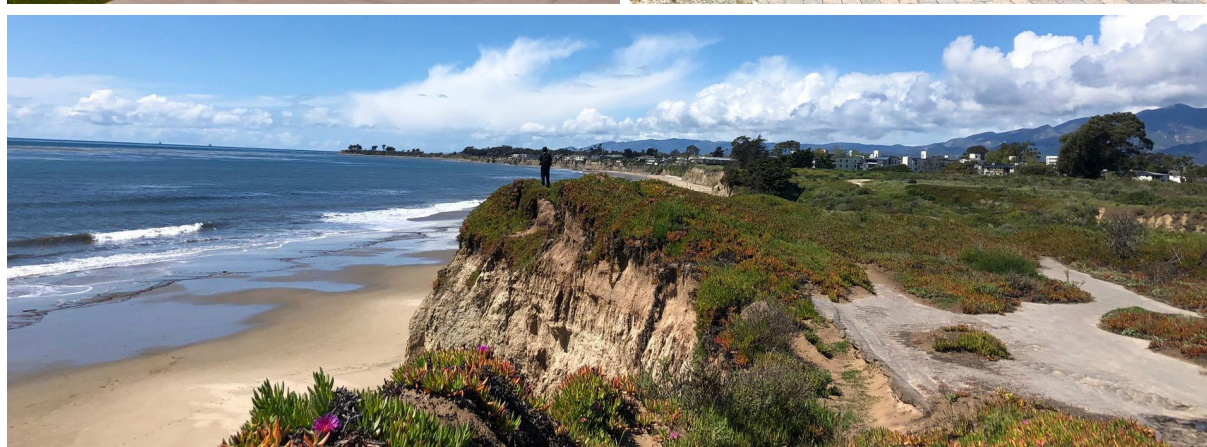


GOLETA CA

A COASTAL GEM WITH A
VIBRANT COMMUNITY AND
THRIVING ECONOMY

Goleta, California, is a scenic city located in southern Santa Barbara County, along California's central coast. Known for its stunning coastal views, fertile agricultural lands, and proximity to the Santa Ynez Mountains, Goleta enjoys a Mediterranean climate conducive to outdoor activities year-round. The city's economy is diverse, with significant contributions from education, technology, agriculture, and tourism. The University of California, Santa Barbara (UCSB), located within the city, plays a pivotal role in the local economy and culture, driving innovation and providing numerous employment opportunities.

Residents and visitors alike enjoy Goleta's parks, beaches, and recreational facilities. The Goleta Butterfly Grove, also known as Ellwood Mesa, is a popular destination during the monarch butterfly migration season. The city hosts various events and festivals throughout the year, fostering a lively and inclusive atmosphere. Goleta maintains a small-town feel with a strong sense of community, offering a mix of suburban neighborhoods and rural properties. Its well-connected transportation system, including U.S. Route 101, provides easy access to neighboring Santa Barbara and other coastal communities, making Goleta an attractive place to live, work, and visit.



DEMOGRAPHIC PROFILE

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2024)	13,995	51,122	73,813
Projected Population (2029)	13,603	49,738	71,408
Census Population (2020)	13,816	52,111	75,442
Census Population (2010)	12,445	46,953	69,367

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2024)	4,786	14,470	22,490
Projected Households (2029)	4,734	14,293	22,123
Census Households (2020)	4,809	14,771	23,067
Census Households (2010)	4,398	13,238	21,449
Historical Annual Change (2010-2024)	388	1,232	1,041

AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Estimated Average Household Income (2024)	\$153,191	\$128,924	\$151,350
Projected Average Household Income (2029)	\$163,420	\$137,770	\$162,991
Census Average Household Income (2010)	\$81,448	\$69,545	\$78,086
Census Average Household Income (2000)	\$63,587	\$52,578	\$62,320
Projected Annual Change (2024-2029)	\$10,230	\$8,846	\$11,641
Historical Annual Change (2000-2024)	\$89,604	\$76,346	\$89,031

HOME VALUES (2024)	1-MILE	3-MILE	5-MILE
Owner Specified Housing Units	2,165	5,064	10,140
Home Values \$1,000,000 or More	627	1,900	4,532
Home Values \$750,000 to \$999,999	742	1,437	2,570
Home Values \$500,000 to \$749,999	463	834	1,633
Home Values \$400,000 to \$499,999	69	293	469
Home Values \$300,000 to \$399,999	34	97	178
Home Values \$250,000 to \$299,999	24	81	102
Home Values \$200,000 to \$249,999	31	67	97
Home Values \$175,000 to \$199,999	2	3	8
Home Values \$150,000 to \$174,999	40	69	86
Home Values \$125,000 to \$149,999	2	7	10
Home Values \$100,000 to \$124,999	40	94	130
Owner-Occupied Median Home Value	\$830,651	\$886,745	\$999,951

ETHNICITY (2024)	1-MILE	3-MILE	5-MILE
White	48.2%	48.1%	50.5%
Hispanic or Latino Population	53.5%	45.6%	45.6%
Black or African American	1.6%	2.6%	2.6%
American Indian or Alaska Native	1.7%	1.2%	1.3%
Asian	4.8%	10.8%	9.3%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%
Other Race	20.3%	17.1%	16.2%

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