

5951 ENCINA ROAD

GOLETA CALIFORNIA 93117

**Professional
Office Space Near
Calle Real Shopping
& Fairview Center**

With Excellent Off-street
Parking & Courtyard

FOR LEASE
\$2.85/SF MG
SUITE 200

SIERRA FALSO
805.869.2809
sfalso@radiusgroup.com
CA LIC. 01276646

MIKE CHENOWETH
805.879.9608
mchenoweth@radiusgroup.com
CA LIC. 01213196





Located steps away from wonderful amenities along the commercial district off Calle Real. Contact Listing Agent for details and to schedule a showing.

All suites currently being improved with new lighting, paint & flooring

Offering Specifics

Lease Rate	\$2.85/SF Modified Gross
Size	Suite 200: 714 SF
Tenant Expenses	Insurance & Utilities
Utilities	\$0.27/SF
Deposit	Equal to one month's rent
Term	Negotiable
Available	November 2025
CPI	CPI w/ minimum of 3%
Zoning	OI (Office Institutional)
Parking	5/1,000
HVAC	Yes
Restrooms	Common
CSO	3%

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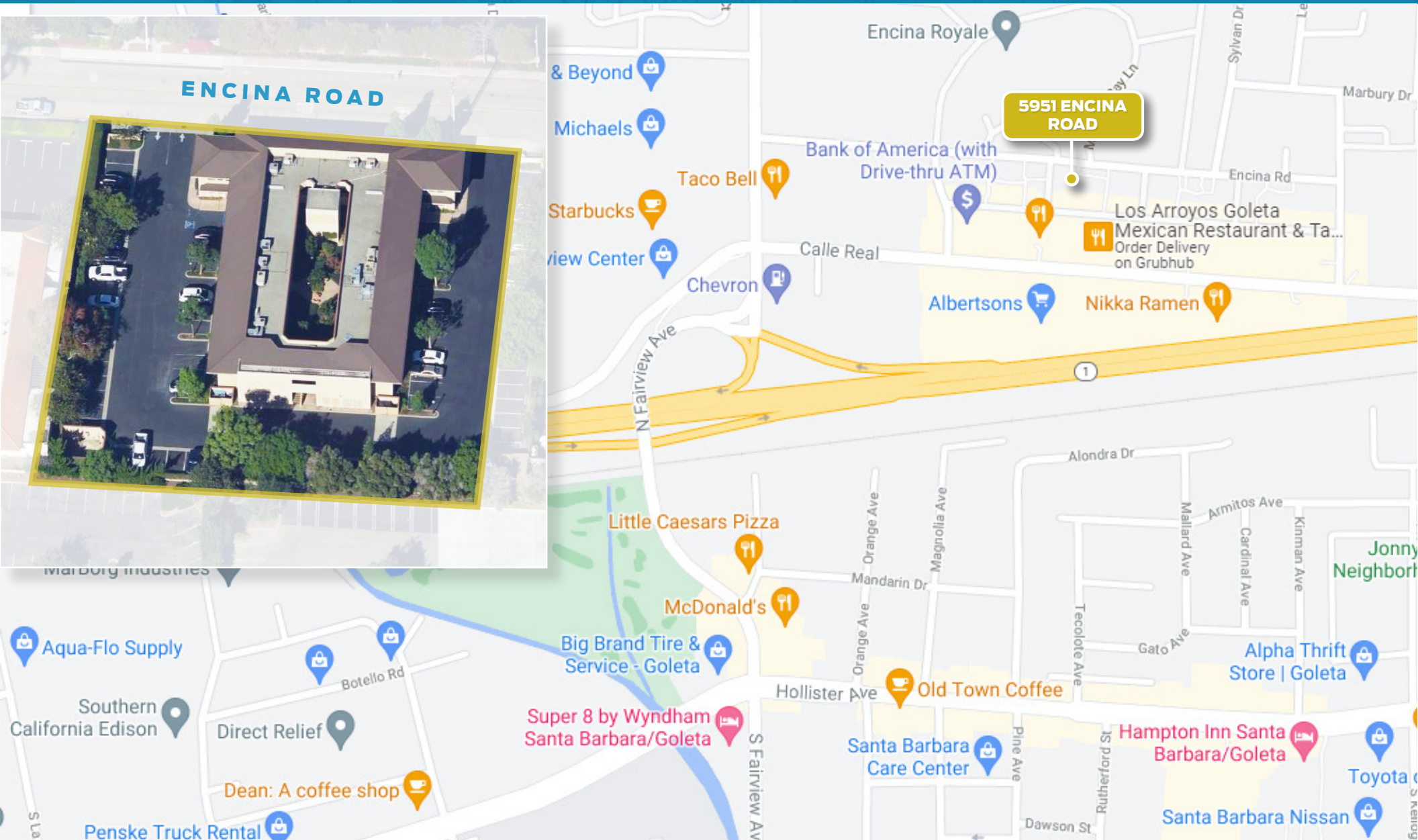
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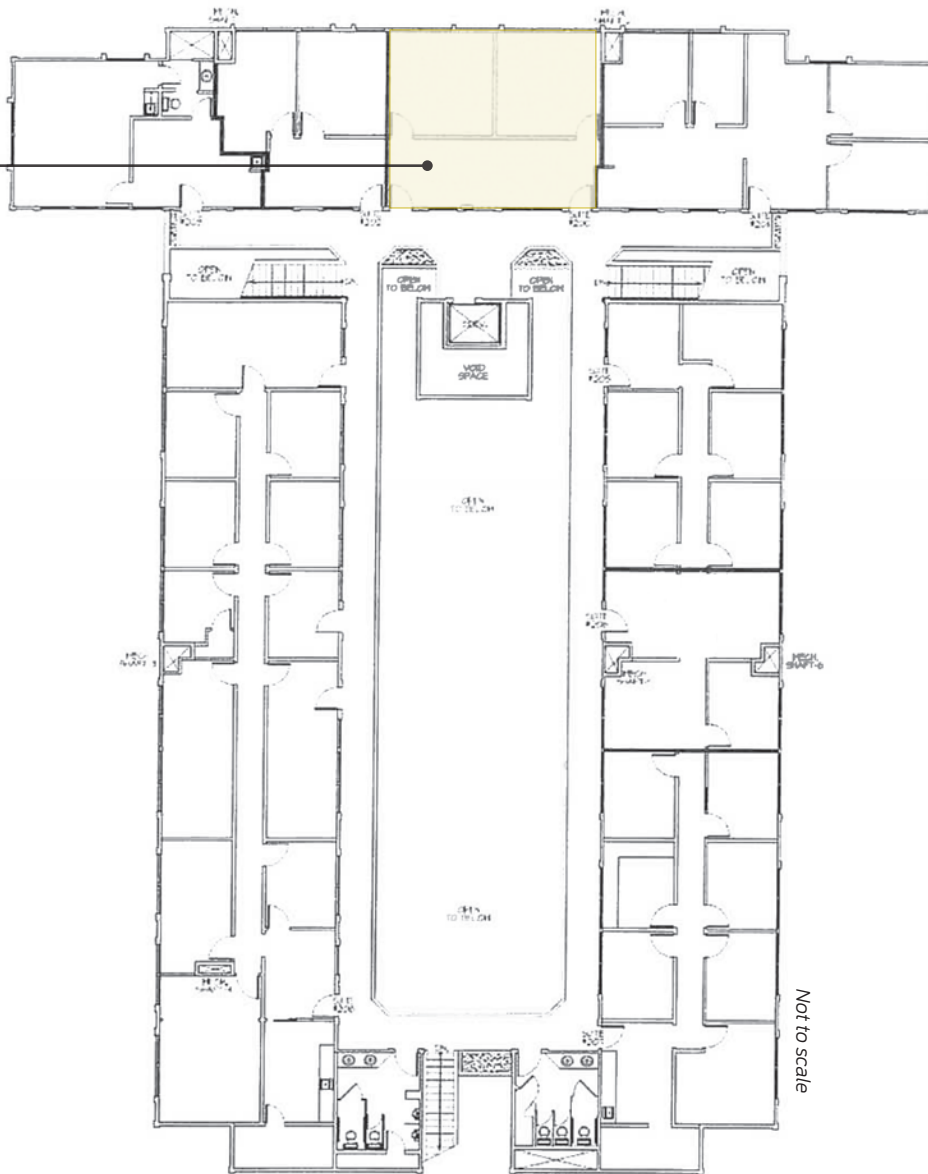
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SITE PLAN
2ND FLOOR

STE 200
±714 SF DIVISABLE
TO ±357 SF



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Nearby Businesses, Amenities & Developments

- 1 University of California, Santa Barbara
- 2 Santa Barbara Municipal Airport
- 3 Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)
- 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway)
- 5 Kimpton Goodland Hotel, Best Western South Coast Inn
- 6 Hollister Village (Smart & Final, PetSmart, CVS, Pieology, More)
- 7 More Mesa Beach
- 8 Camino Real Marketplace & Storke Plaza (Costco, Best Buy, Home Depot, Target, Albertson's, Metropolitan Cinemas, More)
- 9 Cabrillo Business Park (Decker's Brands, HP, Ergomotion, Flir, Pacific Beverage)
- 10 Goleta Valley Cottage Hospital
- 11 South Coast Deli
- 12 Crushcakes and Cafe
- 13 Public Storage
- 14 Sansum Clinic
- 15 US Post Office
- 16 Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ)
- 17 Fairview Shopping Center (Sprouts, Ace Hardware, Bed, Bath & Beyond)
- 18 Future Project: The Village: 465 Housing Units
- 19 New Development: Heritage Ranch: 360 Housing Units



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“THE GOOD LAND”

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.

MARKET



Ellwood Mesa Sperling Preserve

This 230-acre preserve is the largest publicly-owned coastal open space on Santa Barbara County's South Coast. Popular with runners, surfers, bikers and equestrians, the Ellwood Mesa Coastal Trail meanders through natural habitats and provides beach access via the Ellwood Mesa bluffs. The Monarch Butterfly Grove lies just north and spans 78 acres of eucalyptus groves giving safe shelter to the butterflies who bear its name from late autumn through winter.