

# STORKE-HOLLISTER

RESEARCH CENTER | 6950 HOLLISTER AVE. | GOLETA CA 93117

**±18,767 SF Office Space Available  
(Medical Use Allowed)**

**New HVAC & Improved  
filtration system**

**Directly adjacent from the Camino Real  
Marketplace Center & Hollister Village Plaza**

**Lots of natural light with floor-to-ceiling  
windows & a gym on-site**

**High identity building prominently  
located in Goleta's booming  
tech corridor**

**Efficient freeway & airport access**

**Walking distance to numerous  
premium amenities**



FOR LEASE

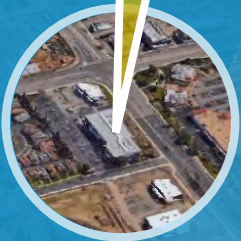


Santa Barbara  
Municipal Airport

University  
of California,  
Santa Barbara

Goleta  
Tech Corridor

6950 HOLLISTER  
AVENUE



Camino Real  
Marketplace  
Storke Plaza  
Hollister Village  
Plaza

# UNBEATABLE LOCATION



# FOR LEASE · 6950 HOLLISTER AVE., GOLETA, CA 93117



This Class A office space features abundant natural light, mountain views, excellent parking and an on-site fitness center. The building is conveniently located across the street from Camino Real Marketplace, Hollister Village Plaza and within walking distance to a variety of shops and restaurants.

## Offering Specifics

Type*	Office *(Medical Use Allowed)
Lease Rates & Sizes	<b>2nd Floor</b> Suite 200: ±18,767 SF: (\$1.35/SF NNN \$0.61)
Term	5-10 Years
Zoning	O1 (Office & Institutional)
Parking	3/1,000
HVAC	Yes (Throughout)
Restrooms	Common
Showers	Yes
On-site Fitness Center	Yes
Available	Immediately
CSO	3%

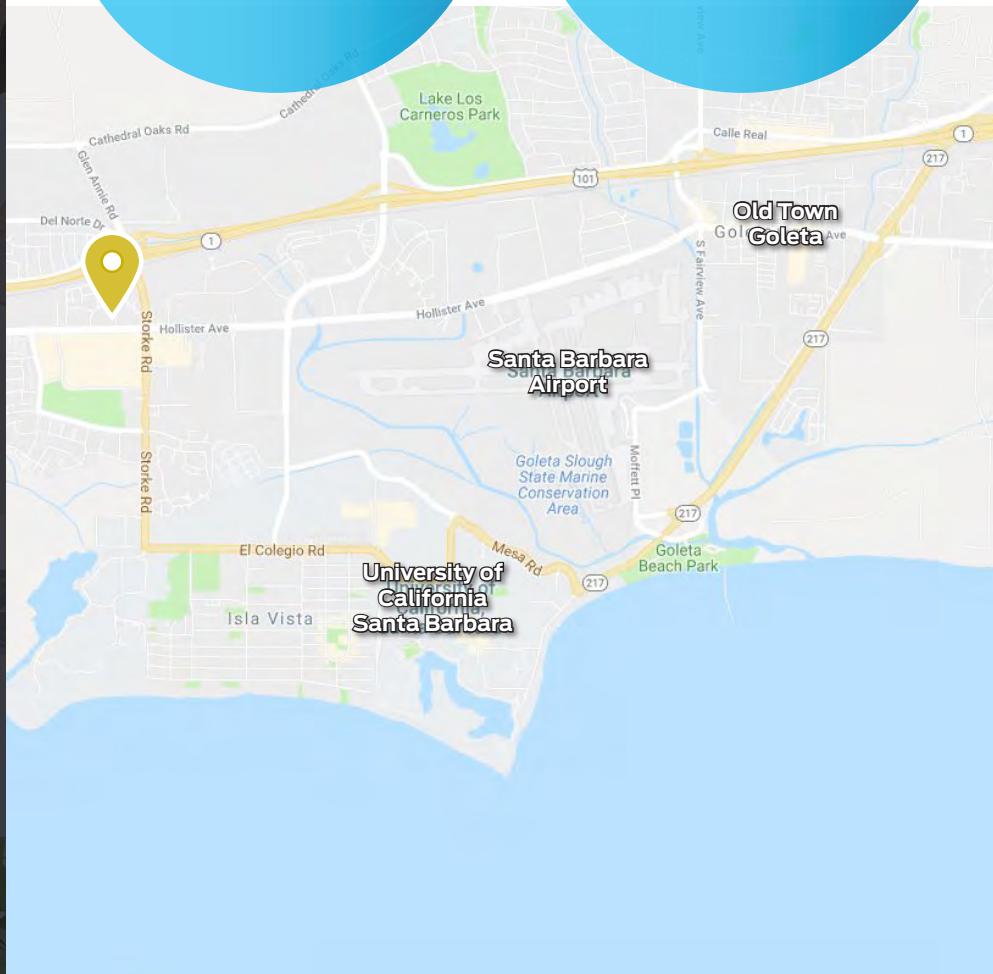
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8.21.23

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CONVENIENT  
ACCESS TO  
101 FREEWAY

CLOSE  
PROXIMITY  
TO MAJOR  
UNIVERSITY



The 101 Freeway is the main artery connecting California's north and south coasts. The subject property enjoys easy access to the US 101 Freeway via Storke Rd. near Hollister Ave. (two of Goleta's main thoroughfares).

More than 100 defense contractors and aerospace companies operate in Goleta, largely due to its proximity to UCSB and the university's world renowned Engineering program.

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SANTA BARBARA / LA

**HOLLISTER VILLAGE PLAZA**

Village at Los Carneros Residential Development



Residential Development

Hollister Village Residential Development

6950 HOLLISTER AVENUE

**Goleta's Booming Tech Corridor**

SAN FRANCISCO

**CAMINO REAL MARKETPLACE**



HOLLISTER AVE.

**CABRILLO BUSINESS PARK**

LOS CARNEROS RD.

**SBA Santa Barbara Airport**

Direct Flights to

- SAN FRANCISCO
- LOS ANGELES
- SEATTLE
- DALLAS
- PHOENIX
- DENVER
- PORTLAND

Girsh Park



**STORKE PLAZA**

PRIME CENTRAL COAST LOCATION

BURGEONING TECH HUB

NUMEROUS AMENITIES NEARBY

DIRECT FLIGHTS ON THE WEST COAST

UC SANTA BARBARA

Just a few minutes north of Santa Barbara on California's sunny Central Coast. Under 100 miles from LA to the south and a short 325-mile flight to San Francisco.

Ideal location offers high quality of living and access to fresh young talent from UCSB and its acclaimed engineering program — key reasons the area has become a major Tech hub.

Three major shopping centers within walking distance offer numerous dining and shopping options, plus two high quality hotels and several residential developments close by.

Easy access to the region's only commercial airport serviced by four national commercial airlines with direct flights to most major cities on the West Coast.

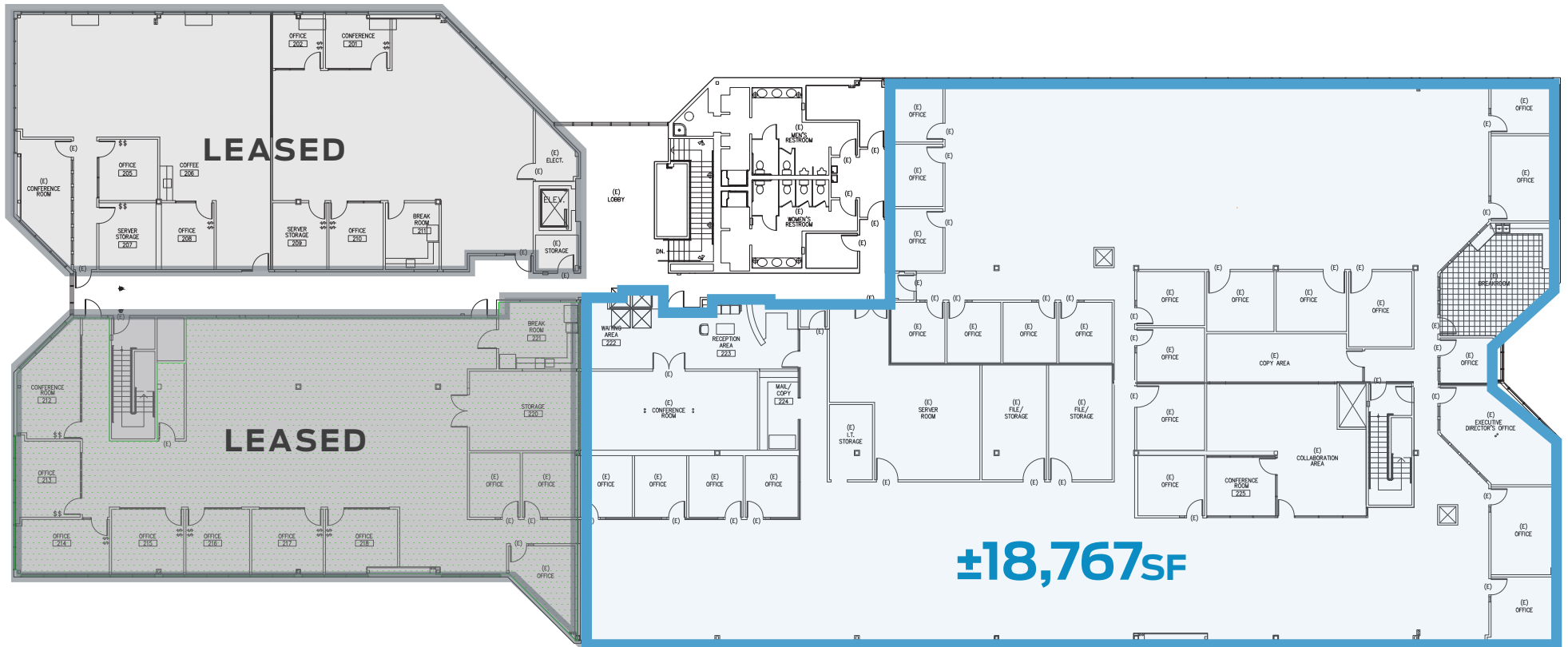
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## Floorplan · 2nd Floor

STE 200 · Approx. 18,767 SF



Not to scale

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GOLETA, CA 93117

Contact The Radius Team  
today for a private showing  
or for more information about  
this premier offering.

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