

FOR LEASE

# 5427 HOLLTSTER AVE

GOLETA  
CALIFORNIA  
93111

 Seymour  
Duncan

±16,000 SF Industrial/Office Space  
Easy Access to US 101 Freeway  
Features Outdoor Volleyball  
and Basketball Court  
Two Dock High Loading Bays

PRESENTED BY

**BOB TULER**  
805.879.9605  
[btuler@radiusgroup.com](mailto:btuler@radiusgroup.com)  
CA LIC. 00643325

**GENE DEERING**  
805.879.9623  
[gdeering@radiusgroup.com](mailto:gdeering@radiusgroup.com)  
CA LIC. 01450943

**PAUL GAMBERDELLA**  
805.879.9622  
[pgamberdella@radiusgroup.com](mailto:pgamberdella@radiusgroup.com)  
CA LIC. 01267748

 **RADIUS**<sup>®</sup>  
Commercial Real Estate

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5427 HOLLISTER AVE  
GOLETA CALIFORNIA 93111

FOR LEASE

±16,000 SF Industrial/Office space  
with easy access to Hwy. 101



5427 Hollister Avenue offers a unique blend of industrial and office functionality in one of Goleta's most sought-after business corridors. The space is filled with natural light thanks to expansive windows and skylights throughout, creating an inviting and productive work environment. It features two roll-up doors and two dock-high loading bays, making it ideal for a variety of industrial, flex, or creative office uses. The property is surrounded by prominent neighbors including Google, Cottage Health, and UCLA Health, adding both credibility and energy to the location. Tenants will also enjoy rare on-site amenities such as outdoor basketball and beach volleyball courts, perfect for promoting employee wellness and team engagement. With easy access to the 101.

#### OPPORTUNITY SPECIFICS

**Lease Rate**

\$1.75/SF NNN (\$0.46)

**Space Size**

±16,000 SF

**Term**

5–10 Years

**Available**

September 2026

**Ceiling Height**

19.65 ft. to the Lid 18 ft. to the Beams

**Parking**

47 Spaces (2.94/1,000)

**Restroom**

Yes with showers

**Floors**

2

**HVAC**

Yes

**Power**

400 Amps w/ space for  
another 200 Amps

**Roll-Up Door**

Two

**Sprinklers**

Yes

**CSO**

3%

**Zoning**

O1

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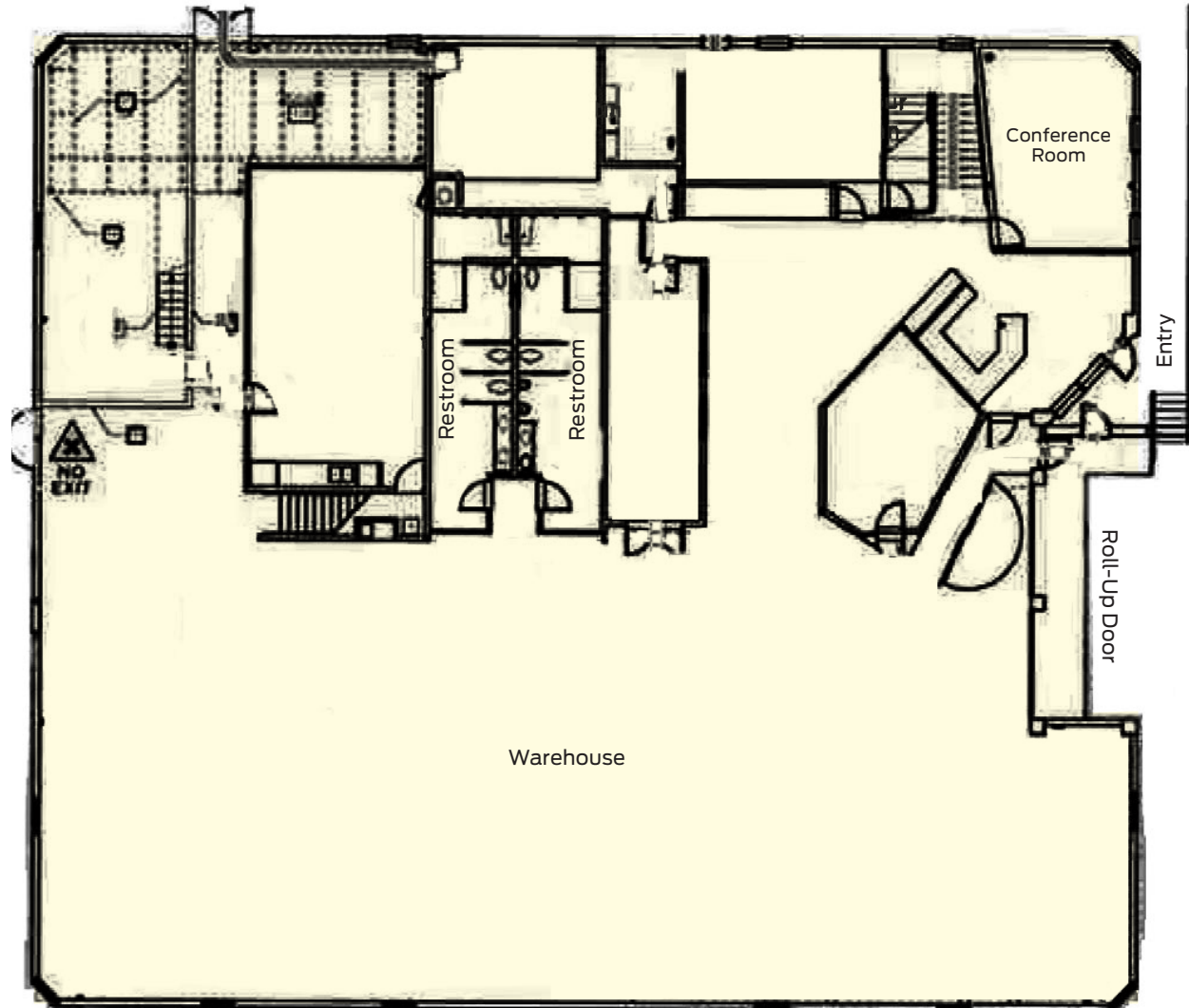
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# First Floor



NOT TO SCALE

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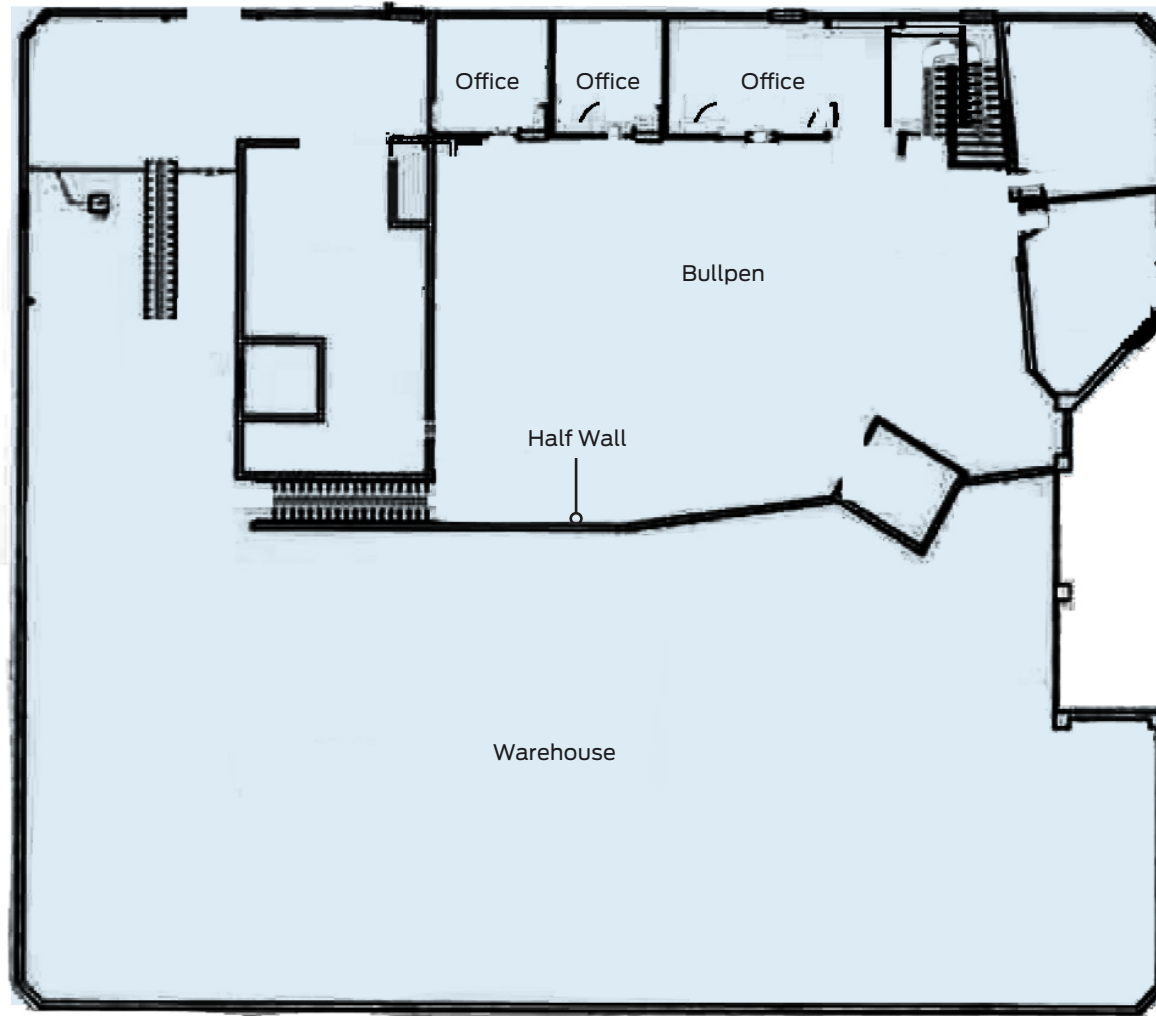


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## Second Floor



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## Nearby Amenities & Merchants

- |   |   |    |  |
|---|---|----|--|
| 1 | University of California, Santa Barbara   | 8  | Santa Barbara Beach Club   |
| 2 | Santa Barbara Municipal Airport   | 9  | Pacific Diagnostic Laboratories                                    |
| 3 | Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)   | 10 | Goleta Valley Cottage Hospital                                     |
| 4 | Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway) | 11 | South Coast Deli   |
| 5 | Kimpton Goodland Hotel, Best Western South Coast Inn  | 12 | Crushcakes and Cafe  |
| 6 | More Mesa Preserve (Hiking & Biking Trails)   | 13 | Public Storage   |
| 7 | More Mesa Beach   | 14 | Sansum Clinic  |
|   |   | 15 | US Post Office   |
|   |   | 16 | Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ) |



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# SANTA BARBARA

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Hollister Ave.

# GOLETA



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Reception



2nd Flr Conference Rm



2nd Flr Office



2nd Flr Office

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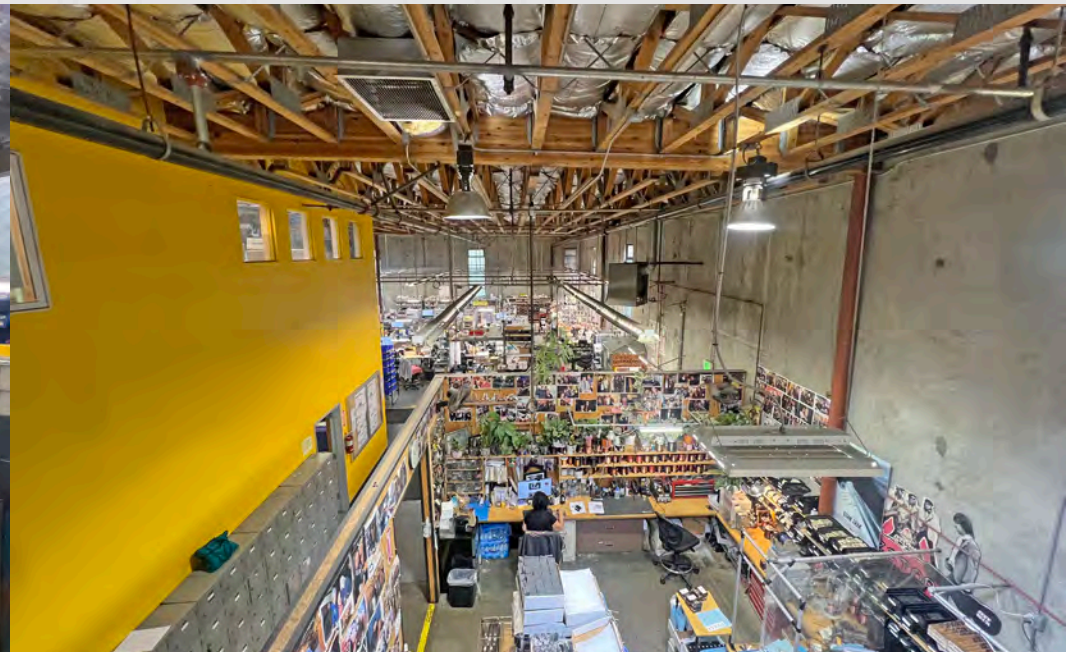
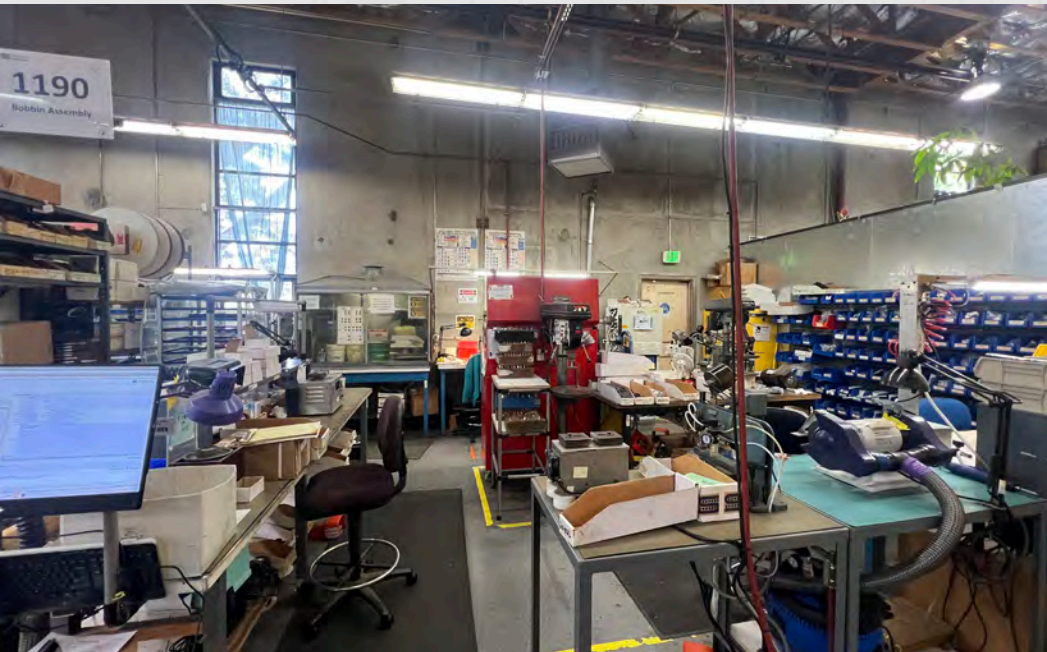
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2nd Flr Bullpen

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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](#).



## 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.