

FOR LEASE

5427 HOLLISTER 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

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 **RADIUS®**
Commercial Real Estate

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

OPPORTUNITY SPECIFICS

Lease Rate

\$1.75/SF NNN (\$0.33)

Space Size

±16,000 SF

Term

5–10 Years

Available

End of Q1 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

OI

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.

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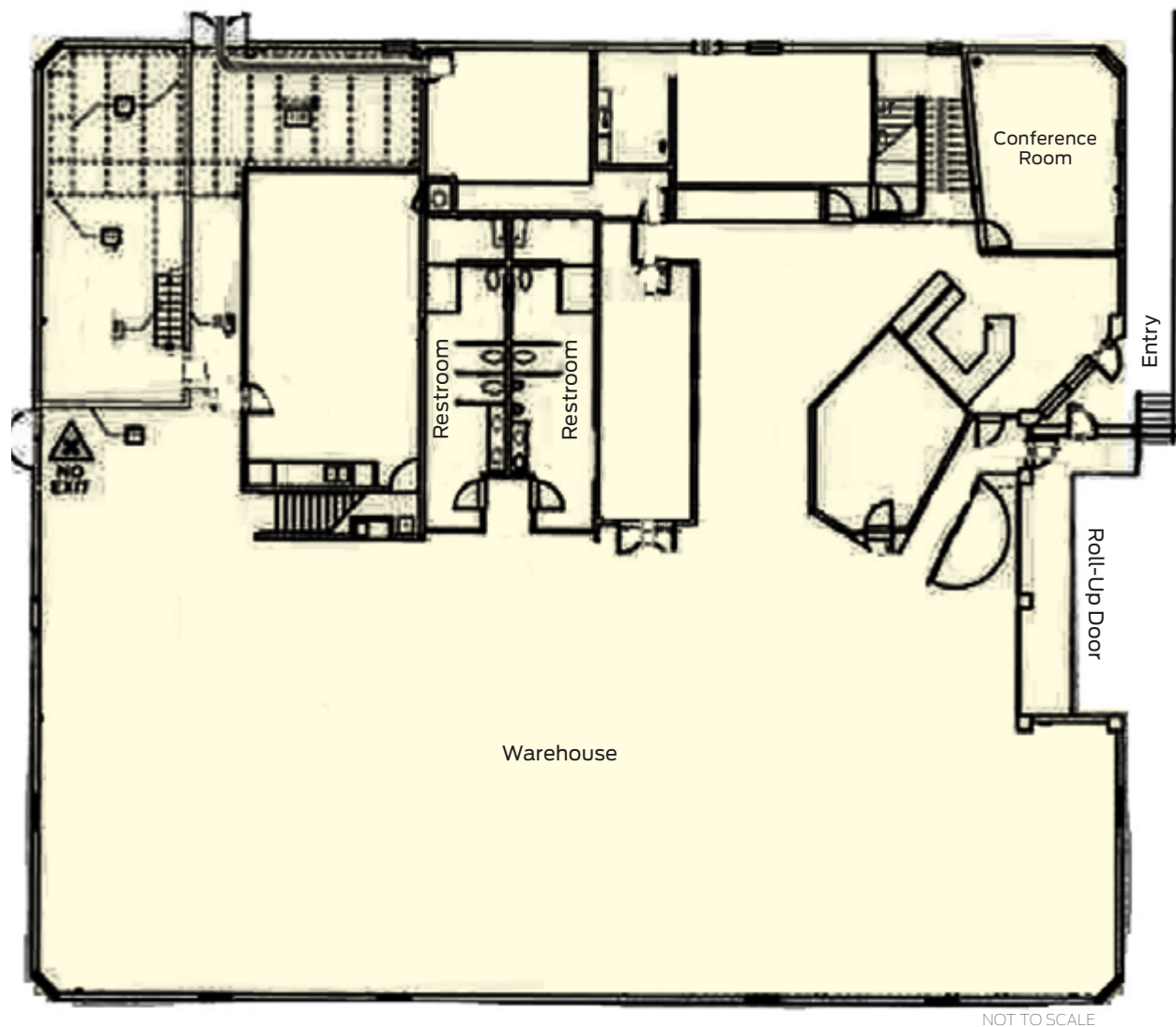


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First Floor



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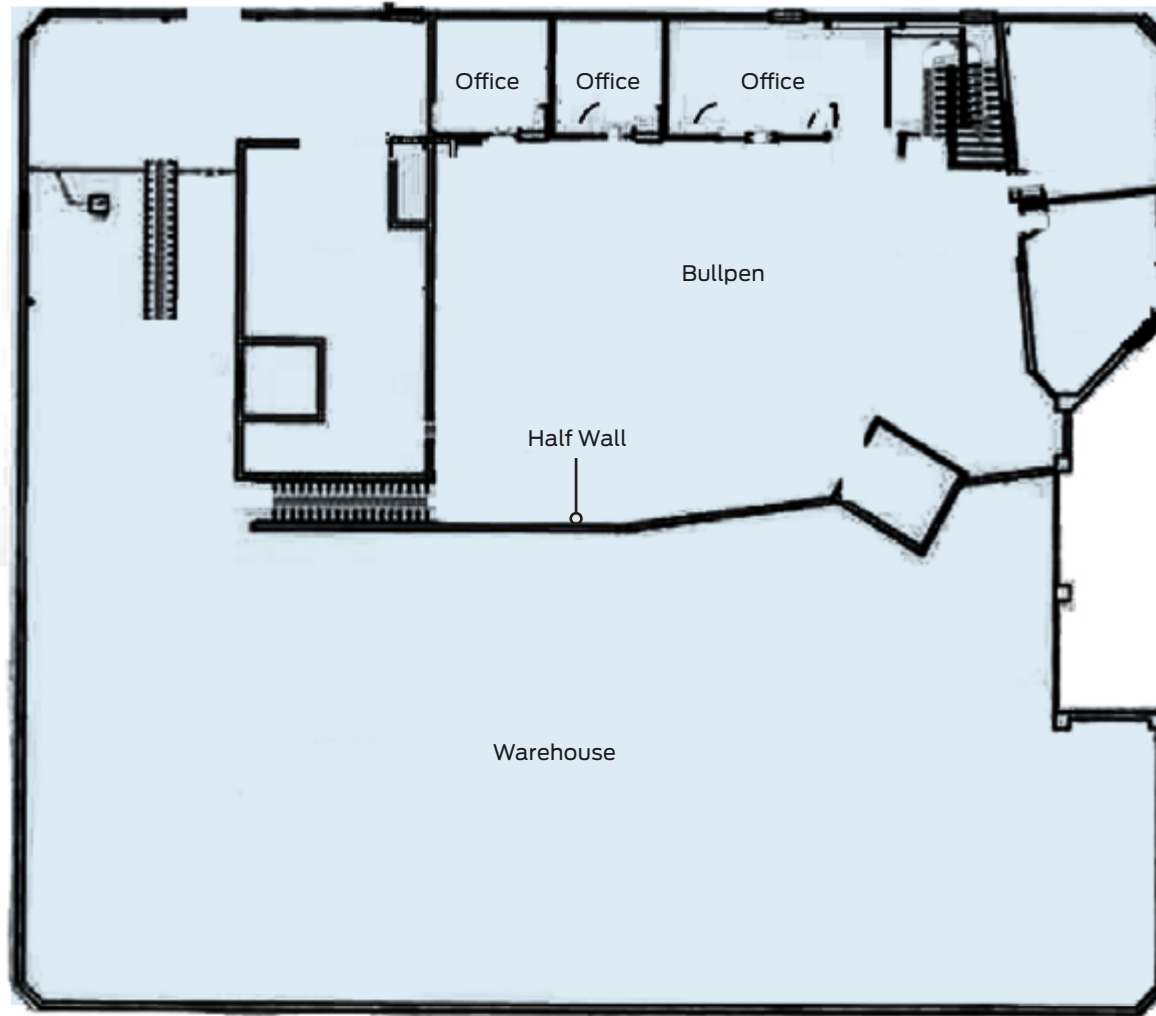
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Second Floor



NOT TO SCALE

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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

5427 HOLLISTER AVE

US
101

Hollister Ave.

GOLETA

CALIFORNIA
217

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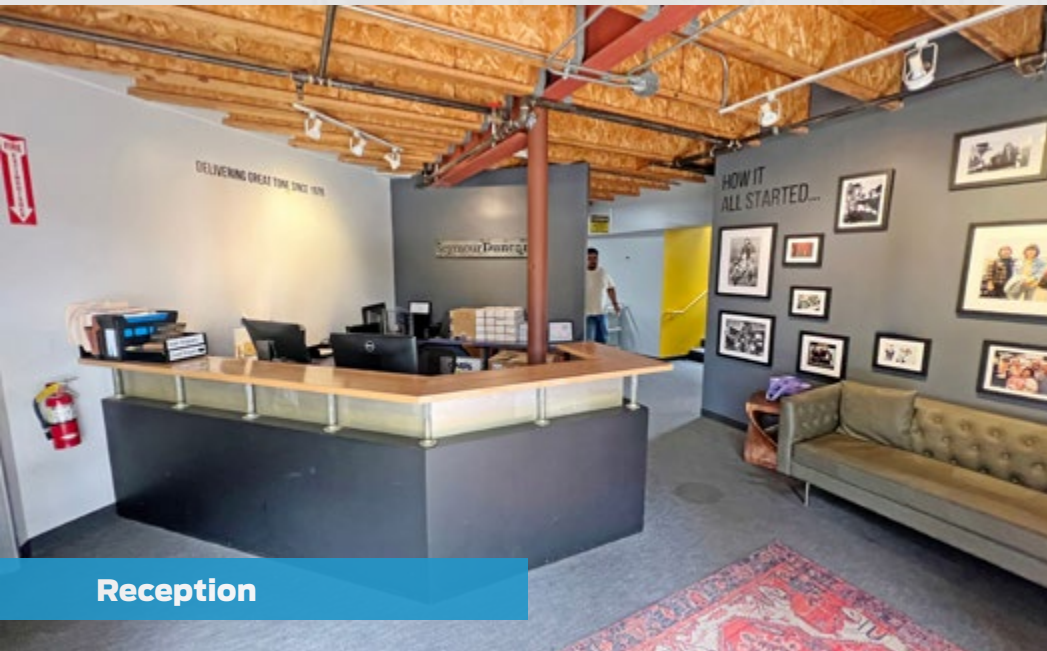
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Reception



2nd Flr Conference Rm



2nd Flr Office



2nd Flr Office

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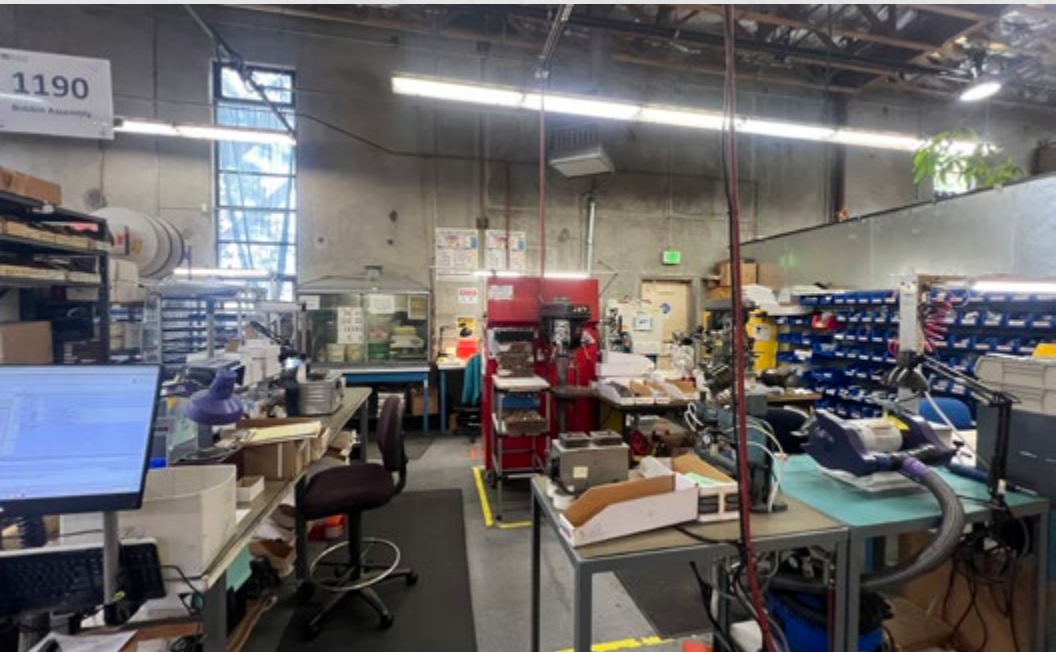
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2nd Flr Bullpen

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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.

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.