

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	2nd Floor Suite 200: ±18,767 SF: (\$1.35/SF NNN \$0.61)
Term	5–10 Years
Zoning	OI (Office & Institutional)
Parking	3/1,000
HVAC	Yes (Throughout)
Restrooms	Common
Showers	Yes
On-site Fitness Center	Yes
Available	Immediately
CSO	3%

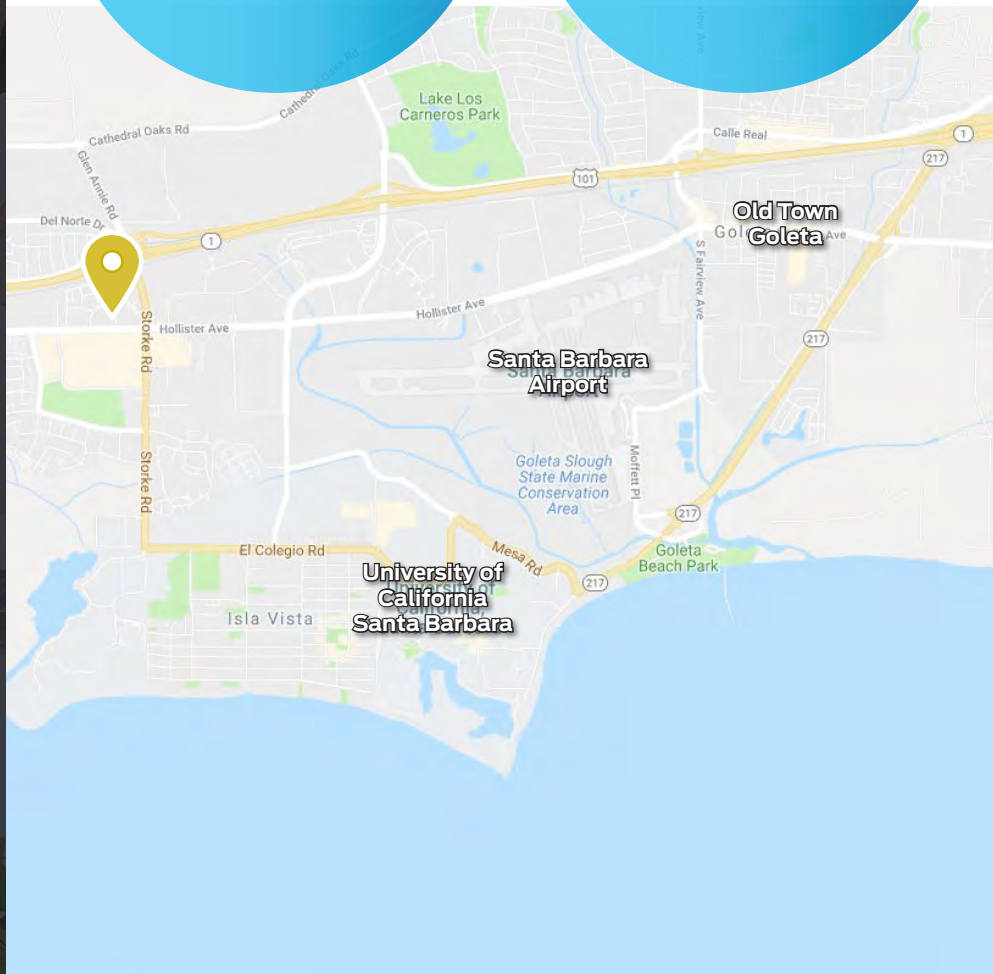
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CONVENIENT
ACCESS TO
101 FREEWAY

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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SAN FRANCISCO

HOLLISTER VILLAGE PLAZA

Smart & Final
SUPER CUTS
PETSMART
verizon
CVS pharmacy
SHARKY'S

Hollister Village Residential Development

6950 HOLLISTER AVENUE

Residential Development

US 101

Village at Los Carneros Residential Development

Goleta's Booming Tech Corridor

Raytheon
transphorm
curvature
Medtronic
appfolio
Google
APEEL SCIENCES
inogen
Toyon
LogMeIn
YARDI
NORTHROP GRUMMAN

CAMINO REAL MARKETPLACE

COSTCO WHOLESALE
Starbucks
STAPLES
THE HOME DEPOT
BEST BUY
at&t
METROPOLITAN Cinemas
chili's
UnionBank
ULTA
jane | at the marketplace
Natural Cafe
Albertsons
McDonald's
Pier Imports
BevMo!

Girsh Park

HOLLISTER AVE.

CABRILLO BUSINESS PARK

DECKERS BRANDS
hp
PACIFIC BEVERAGE
TEXAS INSTRUMENTS
ergomotion
DISCOVERY STORAGE CENTER
FLIR
UC SANTA BARBARA

LOS CARNEROS RD.

STORKE PLAZA

SUBWAY
filly's Tacos
FRENCH PRESS
DUNKIN'
CHIPOTLE
Jack in the box
Chevron
TARGET

LOS CARNEROS RD.

Santa Barbara Airport

SBA

Direct Flights to
SAN FRANCISCO
LOS ANGELES
SEATTLE
DALLAS
PHOENIX
DENVER
PORTLAND

American Airlines
UNITED
Alaska Airlines
SURFAIR

UC SANTA BARBARA

PRIME CENTRAL COAST LOCATION

BURGEONING TECH HUB

NUMEROUS AMENITIES NEARBY

DIRECT FLIGHTS ON THE WEST COAST

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.

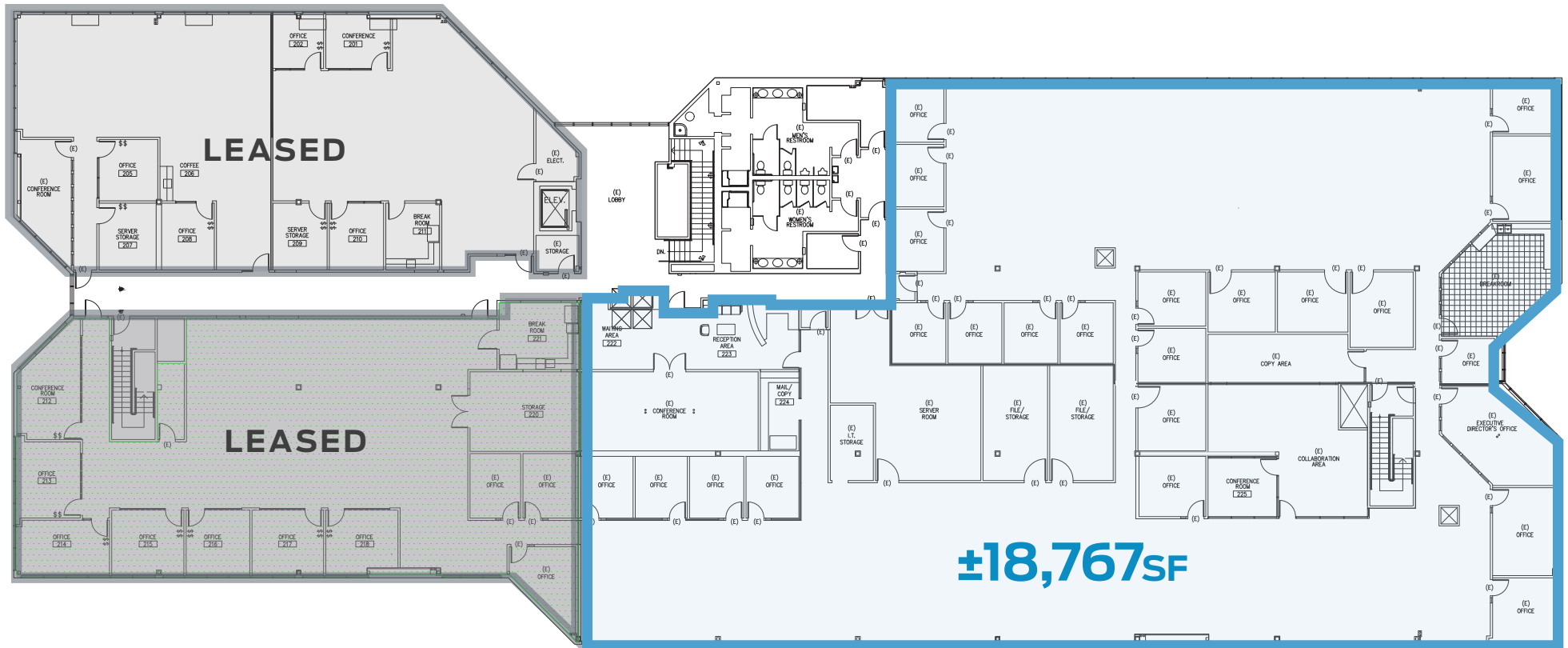
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Floorplan • 2nd Floor

STE 200 • Approx. 18,767 SF



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

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**STORKE/HOLLISTER
RESEARCH CENTER**

6950 Hollister Avenue

