



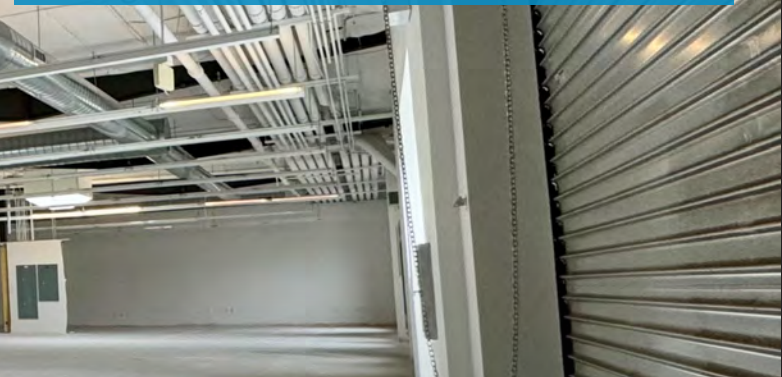
**FOR LEASE**

High Identity Industrial/Warehouse in  
Goleta's bustling engineering & tech corridor

**\$25,000 BROKER BONUS!**

SUITE A · ±20,646 SF INDUSTRIAL/WHSE  
SUITE B · ±9,874 SF R&D/OFFICE  
**TOTAL ±30,520 SF**

**LEASE RATE REDUCTION**  
**\$1.35/SF NNN (\$0.48)**



**6310 HOLLISTER AVENUE**  
GOLETA CA 93117



**GENE DEERING**  
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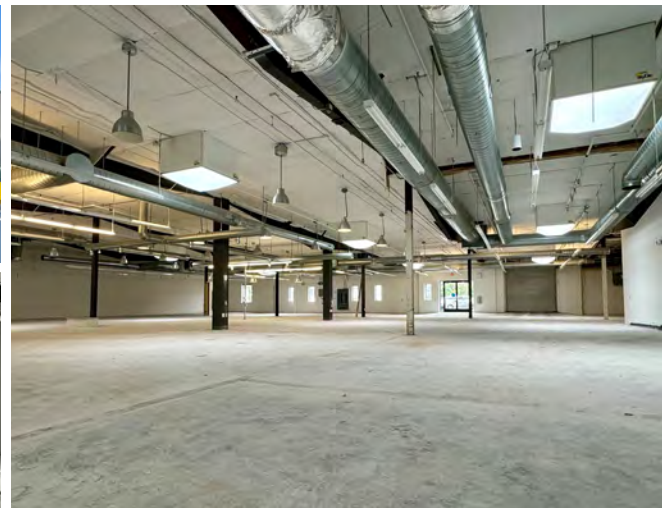
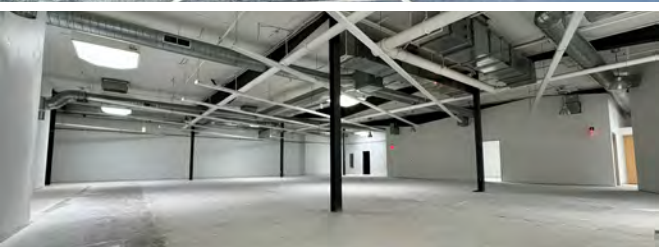


# 6310 HOLLISTER AVENUE

GOLETA CA 93117



**High identity Industrial/Warehouse/R&D building** is located near UCSB, the Santa Barbara Airport, Old Town Goleta and adjacent to the Residence Inn by Marriott. The suite offers a great combination of office and R&D to coincide with the bustling engineering and tech corridor of Goleta. The loading door and abundant parking creates an opportunity for a plethora of uses. Contact Listing Agents for further details. Contact Listing Agents to show.



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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## BROKER BONUS

In addition to the 3% brokerage fee, tenant's broker shall be paid a \$25,000 bonus on any lease longer than 3 years.

### New Lease Rate

\$1.35/SF NNN (\$0.48)

### Space Size

SUITE A · ±20,646 SF Industrial/Warehouse  
SUITE B · ±9,874 SF R&D/Office  
TOTAL · ±30,520 SF

### Available

Immediately

### Parking

3.6/1,000

### HVAC

Throughout

### Roll-Up Doors

1 Ground Level in Larger Suite

### Ceiling Height

±14 ft. Exposed (Ideal for Warehouse, Storage or Industrial/R&D)

### Power

800 Amps (480/277 V)

### Restrooms

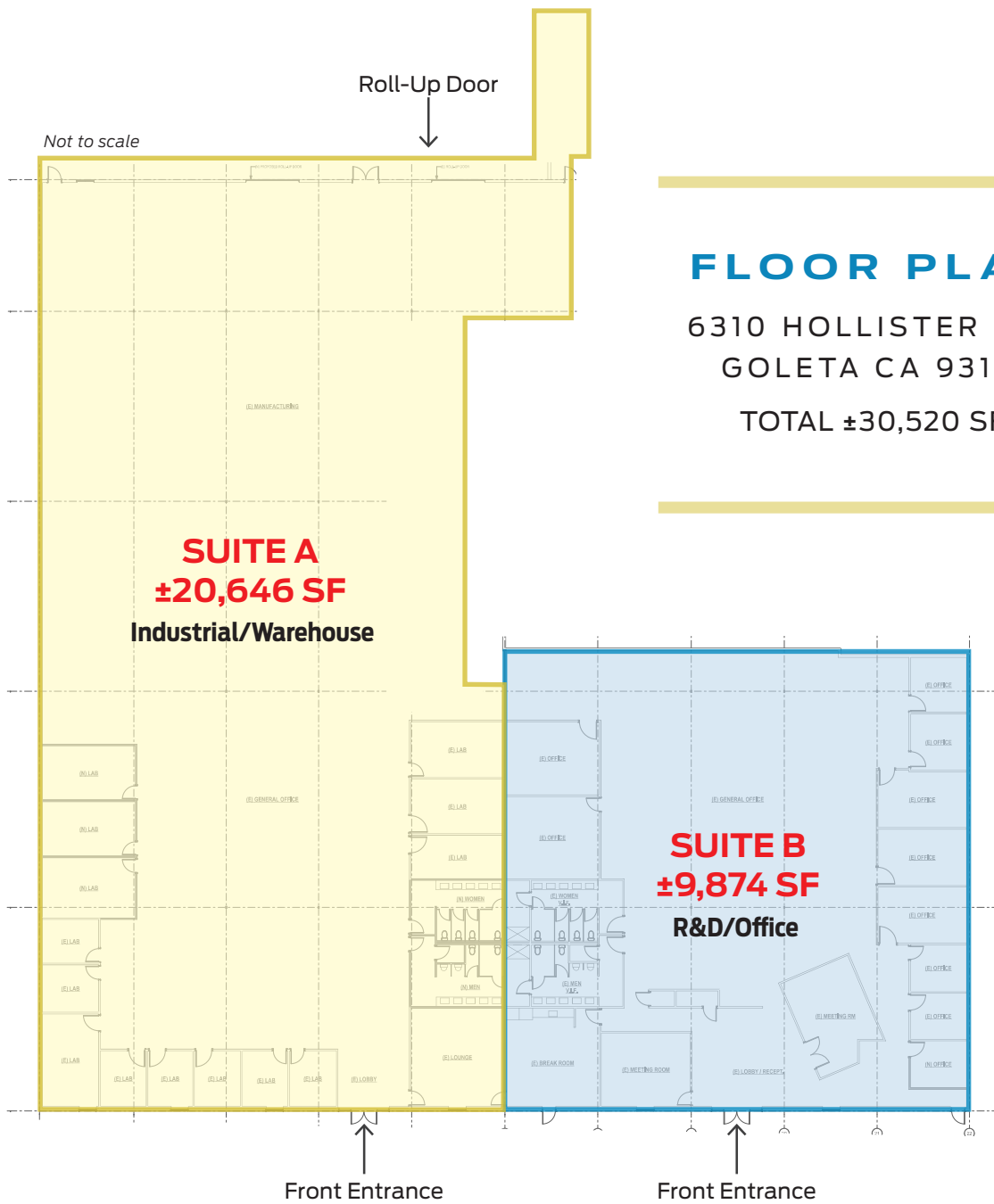
Private

### Zoning

BP (Business Park)

### CSO

3% (+25,000 BROKER BONUS)



## FLOOR PLAN

6310 HOLLISTER AVE  
GOLETA CA 93117

TOTAL ±30,520 SF

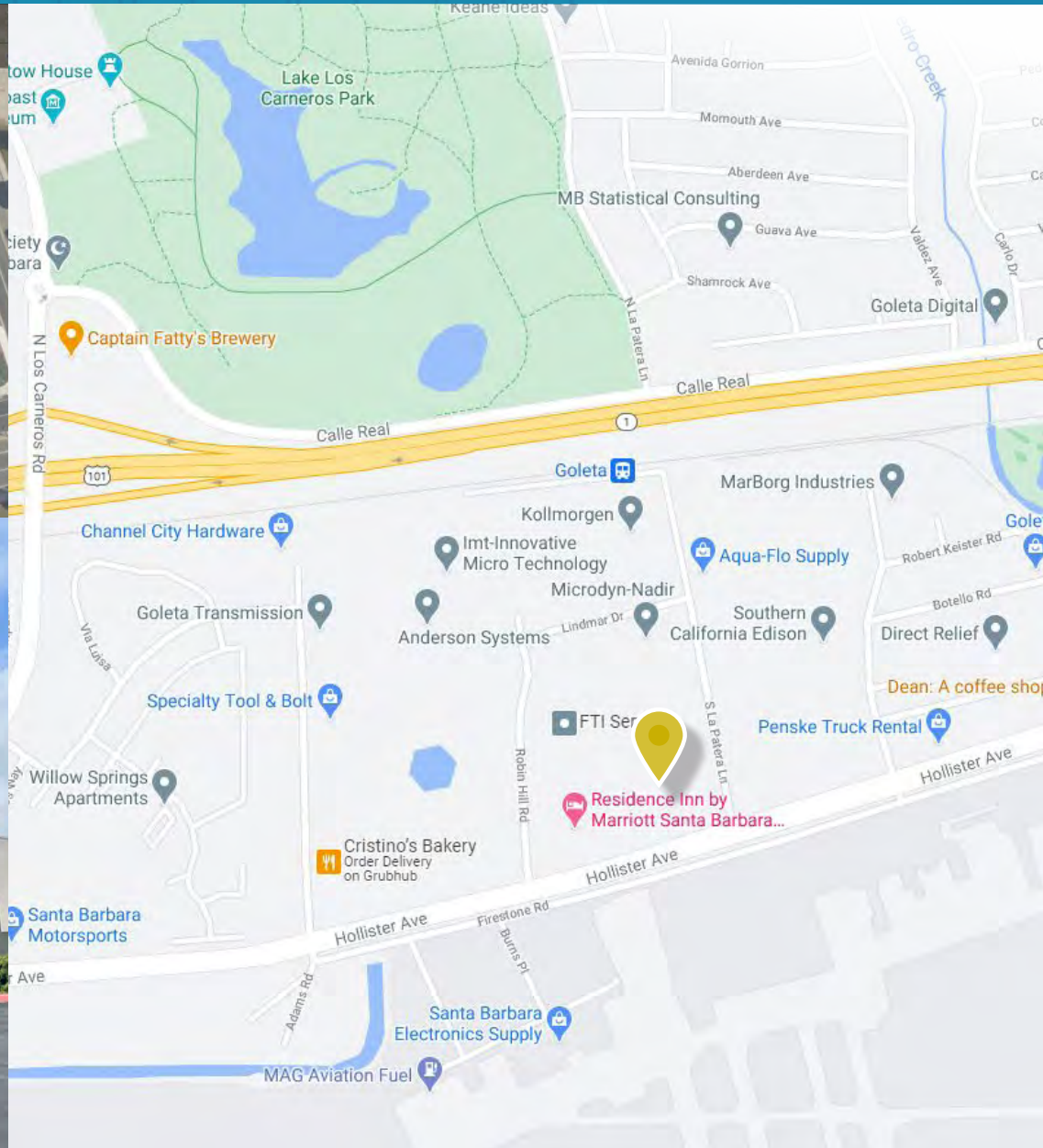


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## Select Nearby Amenities & Businesses

### CAMINO REAL MARKETPLACE



### HOLLISTER VILLAGE PLAZA



**GLEN ANNIE GOLF CLUB**

**HOLLISTER VILLAGE RESIDENTIAL DEV.**

### CABRILLO BUSINESS PARK



LOS GARNEROS ROAD

### GOLETA HI-TECH CORRIDOR



**UCSB CAMPUS**

**GOLETA BEACH PARK**



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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.