

# 6550 HOLLISTER AVE.

GOLETA  
CALIFORNIA  
93117

SUBLEASE

±1,434 – ±39,875 SF 1st & 2nd Floor Premier  
Office Space Located in Santa Barbara's  
booming engineering & tech corridor

Fast access to US 101 Freeway  
& Santa Barbara Airport



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

**FRANK GAMBERDELLA**  
805.879.9640  
[fgamberdella@radiusgroup.com](mailto:fgamberdella@radiusgroup.com)

CA LIC. 02224940







Position your business for success at 6550 Hollister Avenue, a premier office destination in the heart of Goleta's thriving business corridor. Offering flexible sublease options ranging from  $\pm 1,434$  to  $\pm 39,875$  SF, this opportunity provides an ideal solution for companies seeking scalable, high-quality office space in one of Santa Barbara County's most desirable markets. With thoughtfully designed interiors, and abundant natural light, the space is perfectly suited to accommodate a variety of business needs — from agile start-ups to established corporate headquarters.

Located within minutes of the Santa Barbara Airport, UCSB, and major thoroughfares, 6550 Hollister boasts exceptional regional accessibility. Tenants will enjoy proximity to an array of dining, retail, and recreational amenities, complemented by ample on-site parking and professional property management. Whether you are seeking a boutique suite or a full-building presence, this flexible sublease presents a rare chance to secure prestigious office space in a dynamic and highly connected environment.

## SUBLEASE SPECIFICS

**Type**  
Office

### Larger Tenants

1<sup>st</sup> Flr:  $\pm 18,818$  SF  
2<sup>nd</sup> Flr:  $\pm 21,057$  SF  
Total Bldg:  $\pm 39,875$  SF

### Individual Suites For Lease

Ste 101:  $\pm 6,605$  SF  
Ste 102:  $\pm 6,238$  SF  
Ste 103:  $\pm 1,434$  SF  
Ste 104:  $\pm 2,060$  SF  
Ste 201:  $\pm 6,283$  SF  
Ste 202:  $\pm 8,852$  SF  
Ste 203:  $\pm 5,468$  SF

### Sublease Rate

\$1.00/SF NNN (\$0.76)

### Utilities

Est. \$0.29/SF

### Term

Negotiable (Master Lease Expires 9.30.27)

### Available

1st Floor: 30 Days Notice | 2nd Floor: 9.1.25

### Parking

3.79/1,000

### HVAC

Yes

### Restrooms

Common (1st floor includes lockers & showers)

### Elevators

Yes

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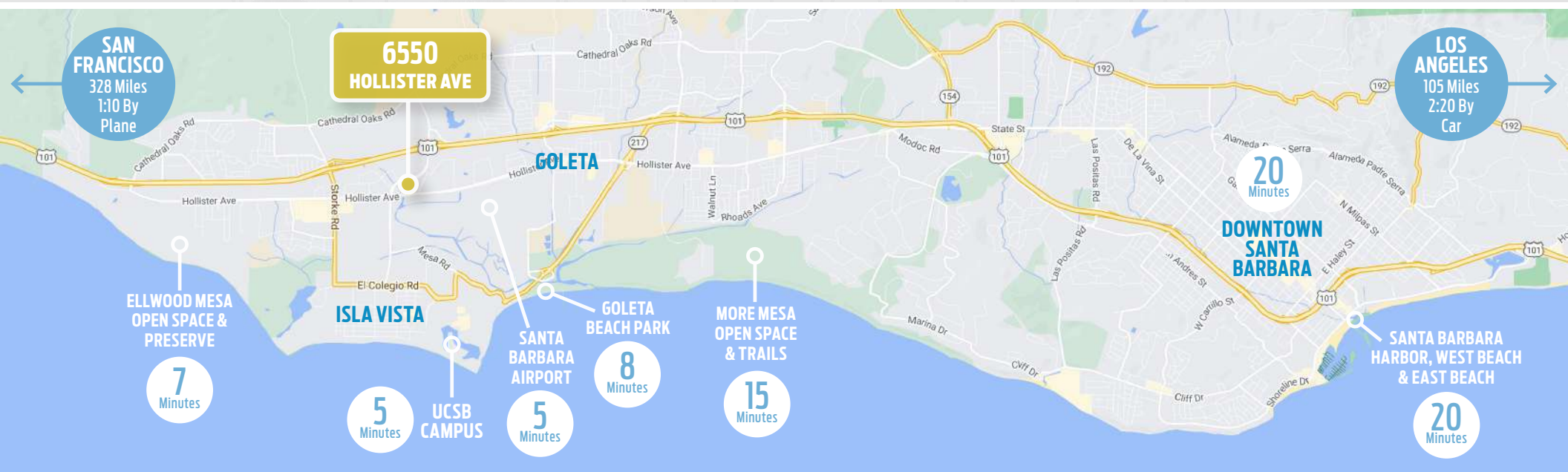


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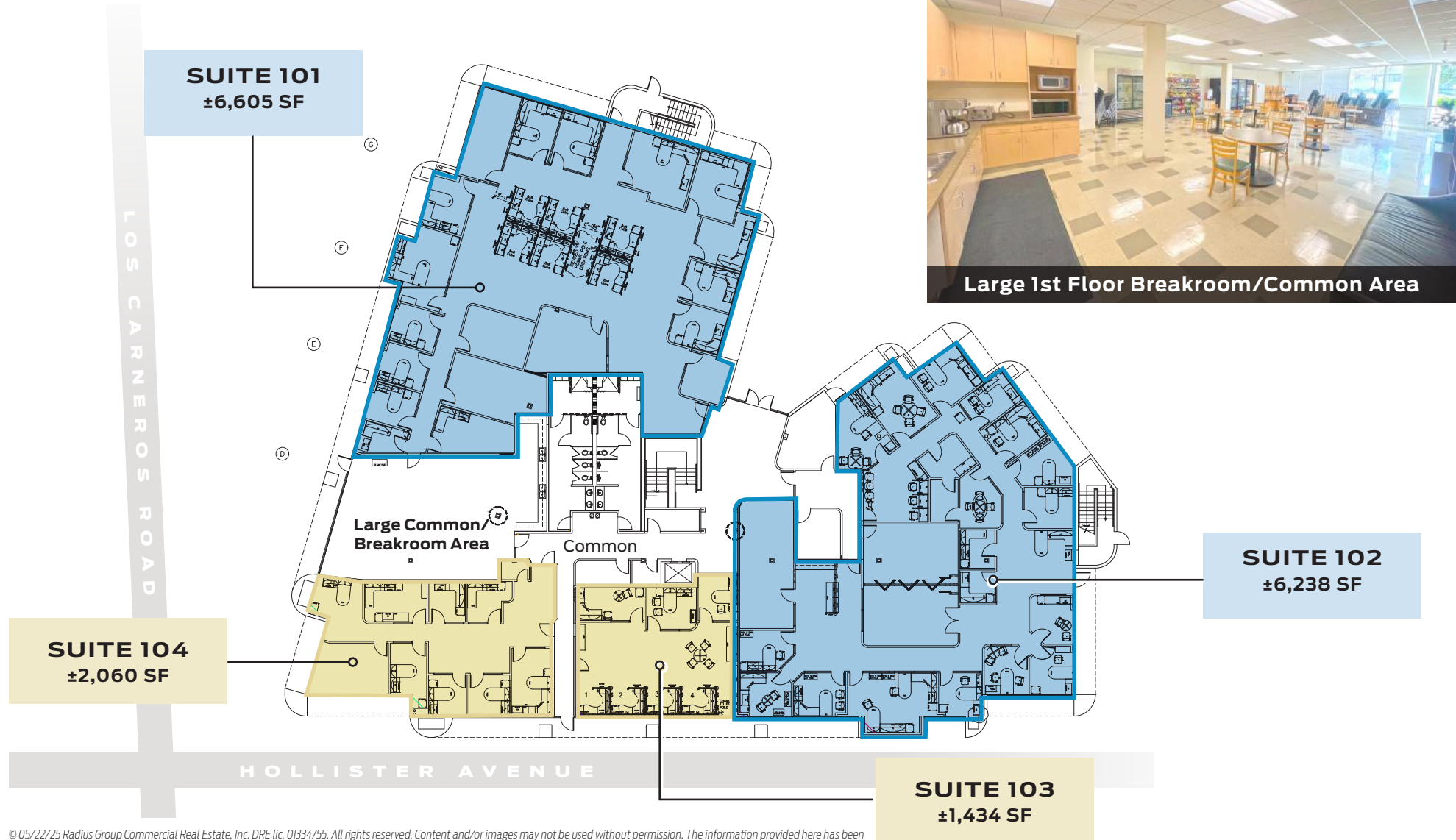
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### INDIVIDUAL SUITES FOR LEASE • FLOOR PLAN • 1<sup>st</sup> FLR



Large 1st Floor Breakroom/Common Area

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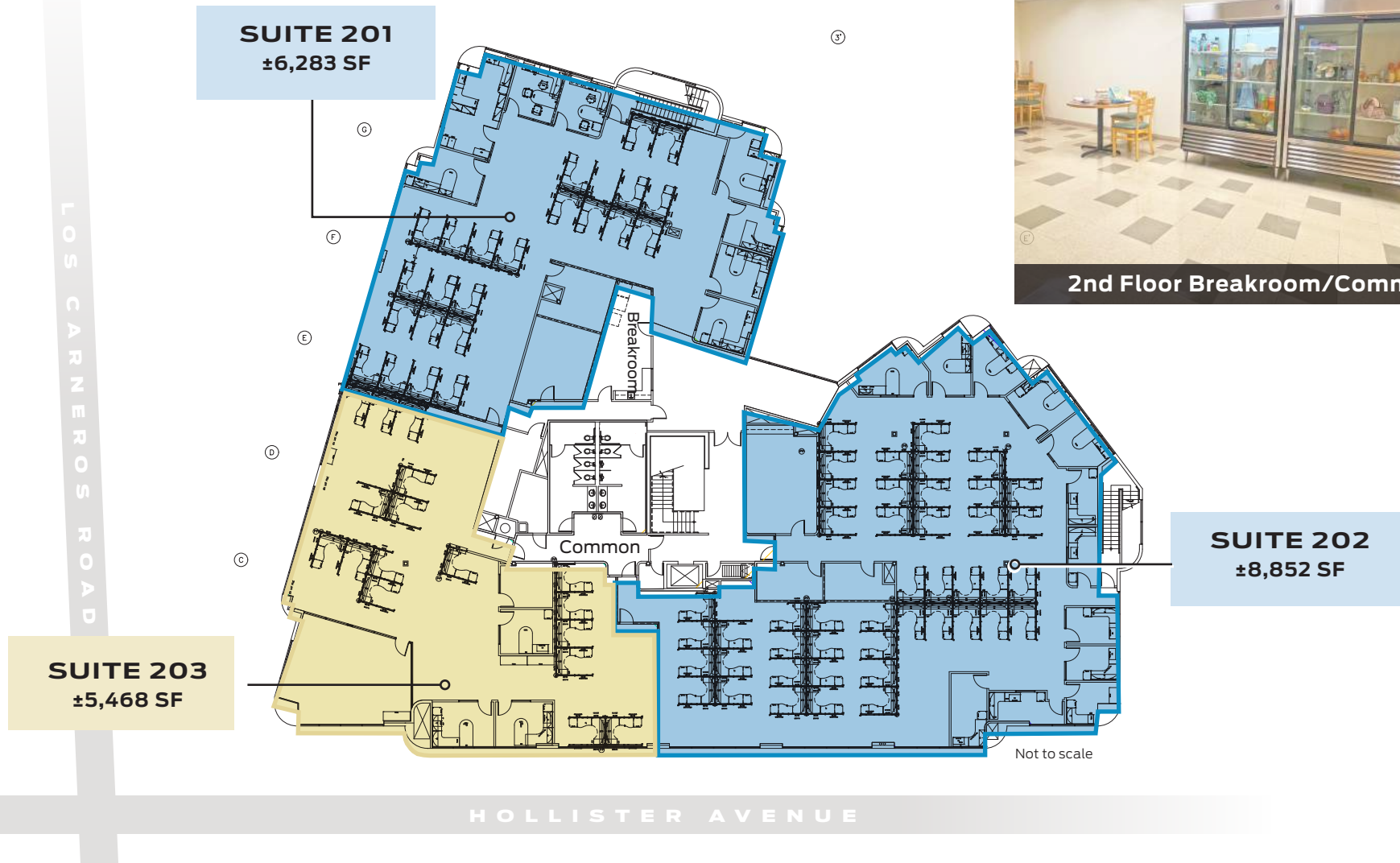
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### INDIVIDUAL SUITES FOR LEASE • FLOOR PLAN • 2nd FLR



2nd Floor Breakroom/Common Area

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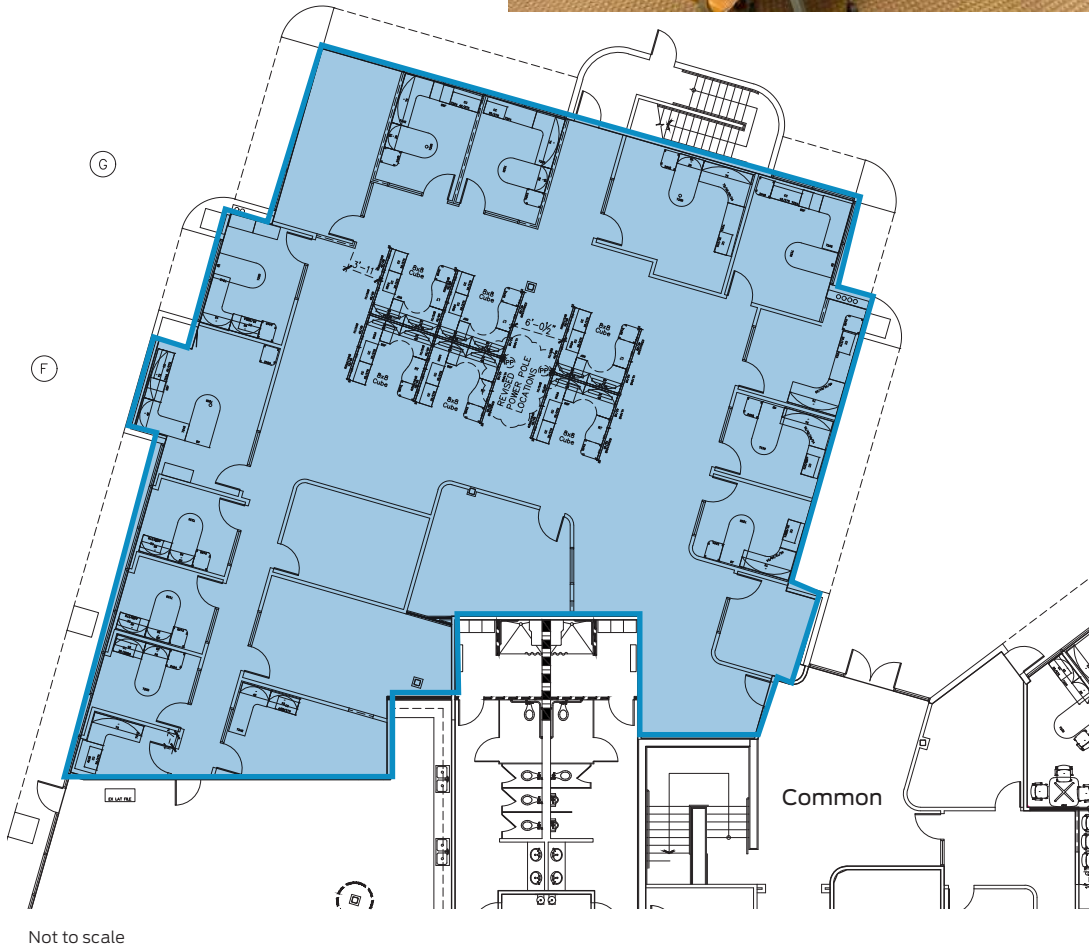
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1ST FLOOR

# Suite 101

6550 HOLLISTER AVE



**Size**  
±6,605 SF

**Private Offices**  
17

**Conference Room**  
Yes

**Parking**  
20 Spaces

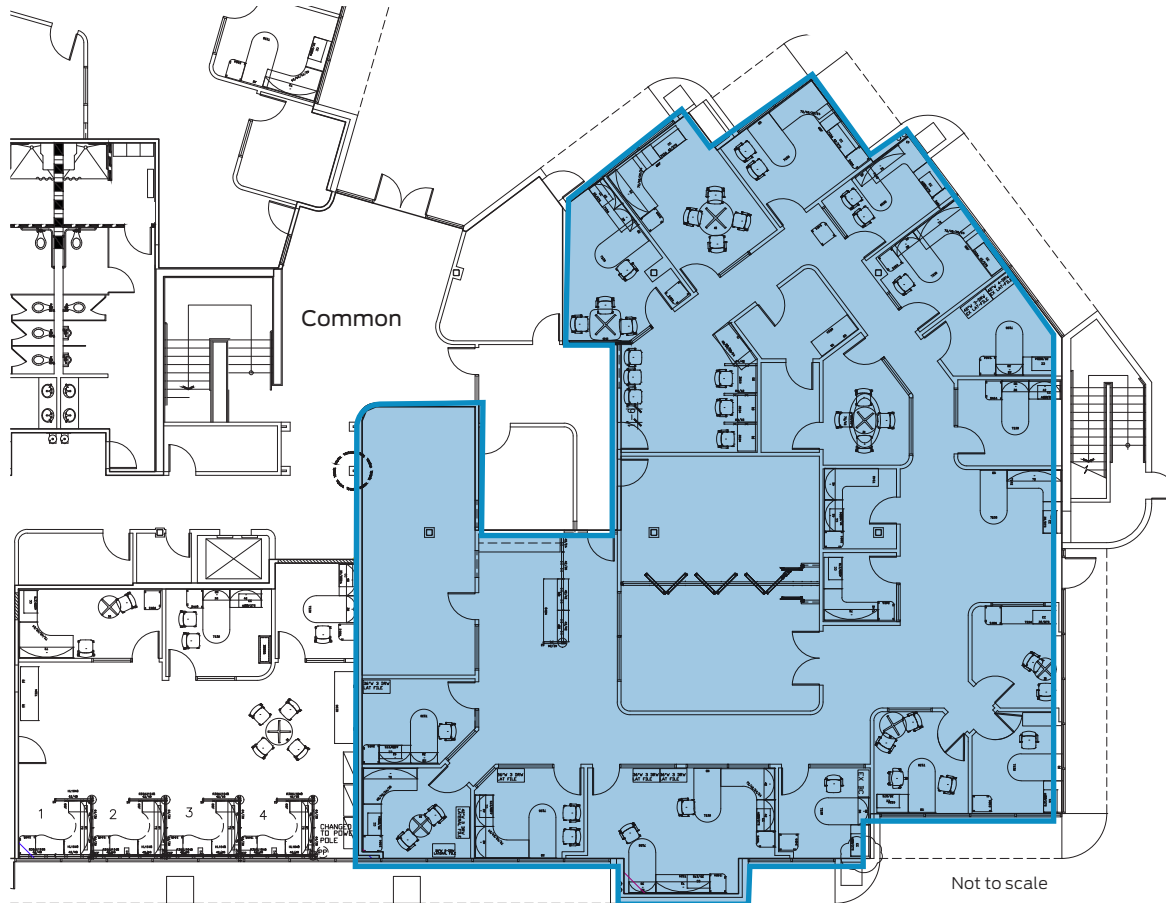
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1ST FLOOR

# Suite 102

6550 HOLLISTER AVE



**Size**  
±6,238 SF

**Private Offices**  
16

**Conference Room**  
Yes

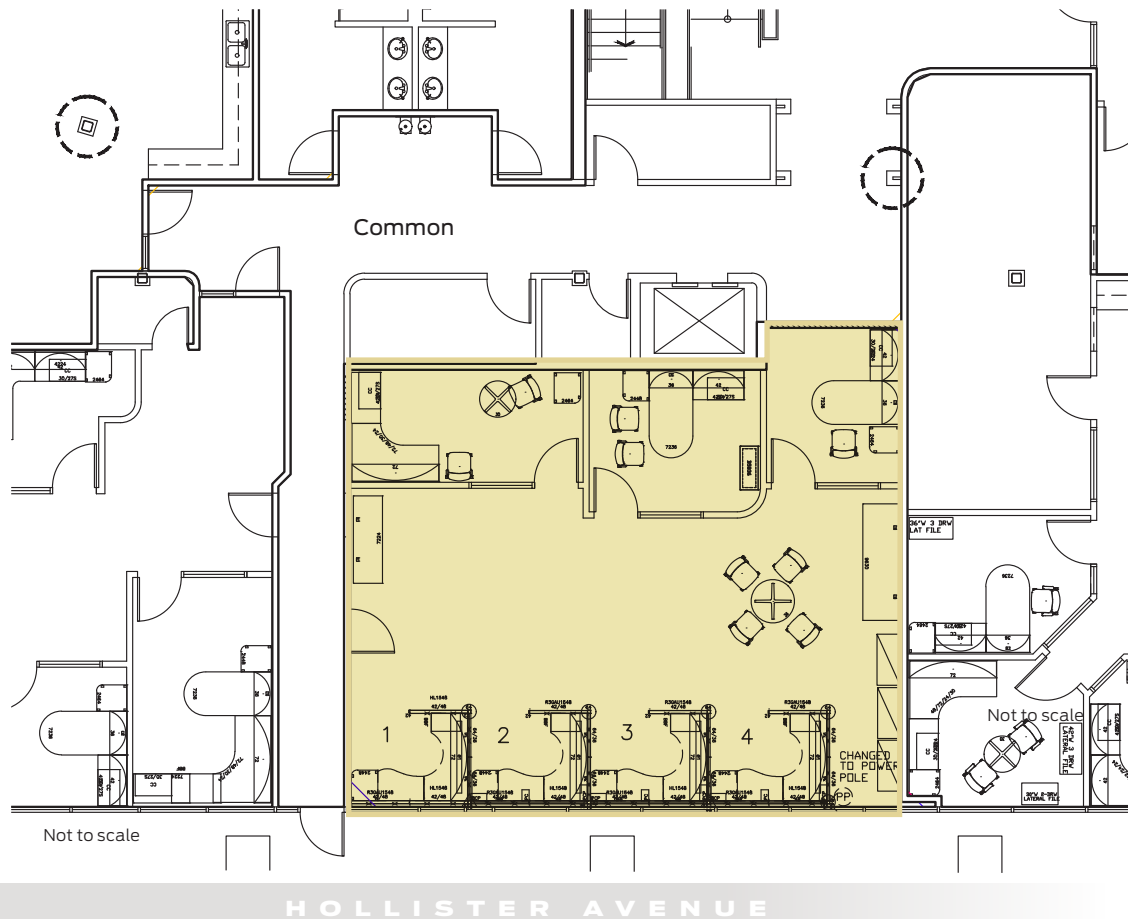
**Parking**  
19 Spaces

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1ST FLOOR

# Suite 103

6550 HOLLISTER AVE



**Size**  
±1,434 SF

**Private Offices**  
3

**Cubicles**  
4

**Parking**  
5

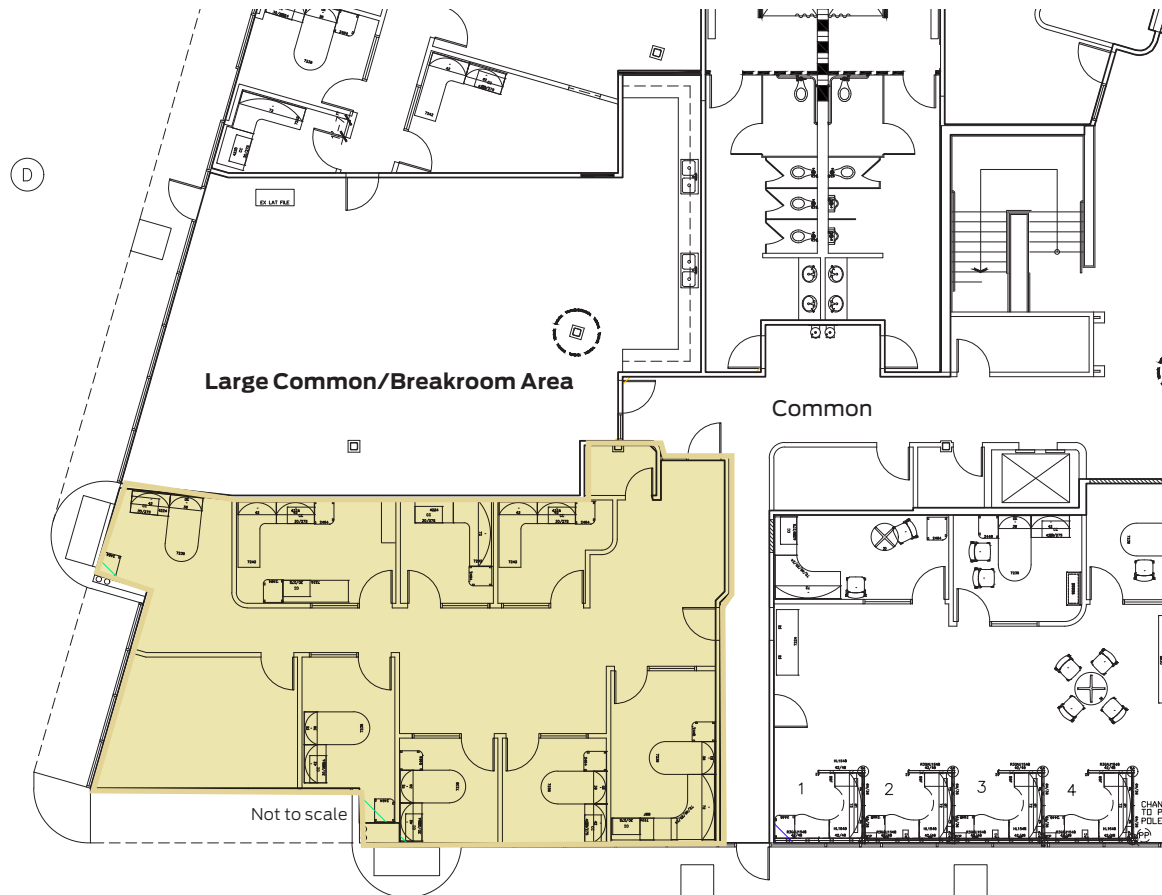
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1ST FLOOR

# Suite 104

6550 HOLLISTER AVE



**Size**  
±2,060 SF

**Private Offices**  
7

**Conference Room**  
1

**Parking**  
6 - 7 Spaces

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2ND FLOOR

# Suite 201

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**Size**  
±6,283 SF

**Private Offices**  
8

**Conference Room**  
Yes

**Parking**  
19

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2ND FLOOR

# Suite 202

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**Size**  
±8,852 SF

**Private Offices**  
12

**Conference Room**  
Yes

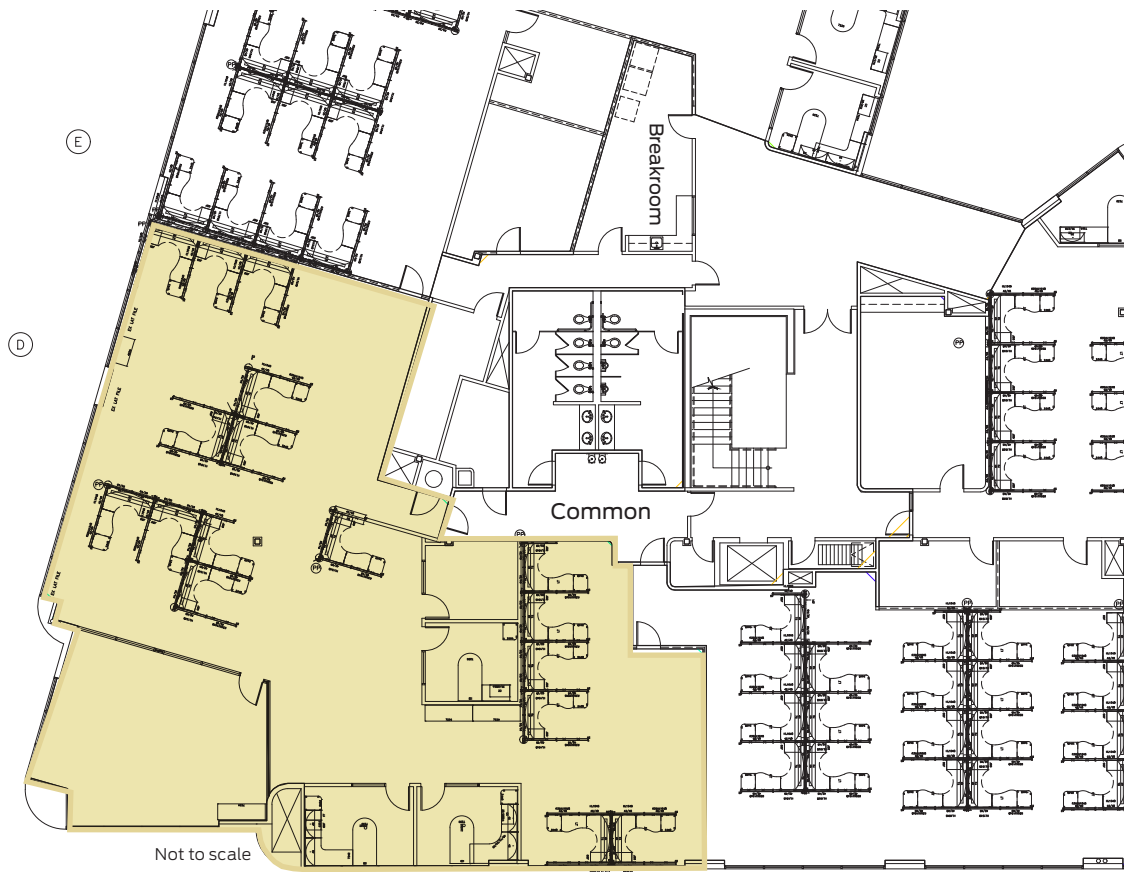
**Parking**  
27

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2ND FLOOR

# Suite 203

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**Size**  
±5,468 SF

**Private Offices**  
3

**Conference Room**  
Yes

**Parking**  
17

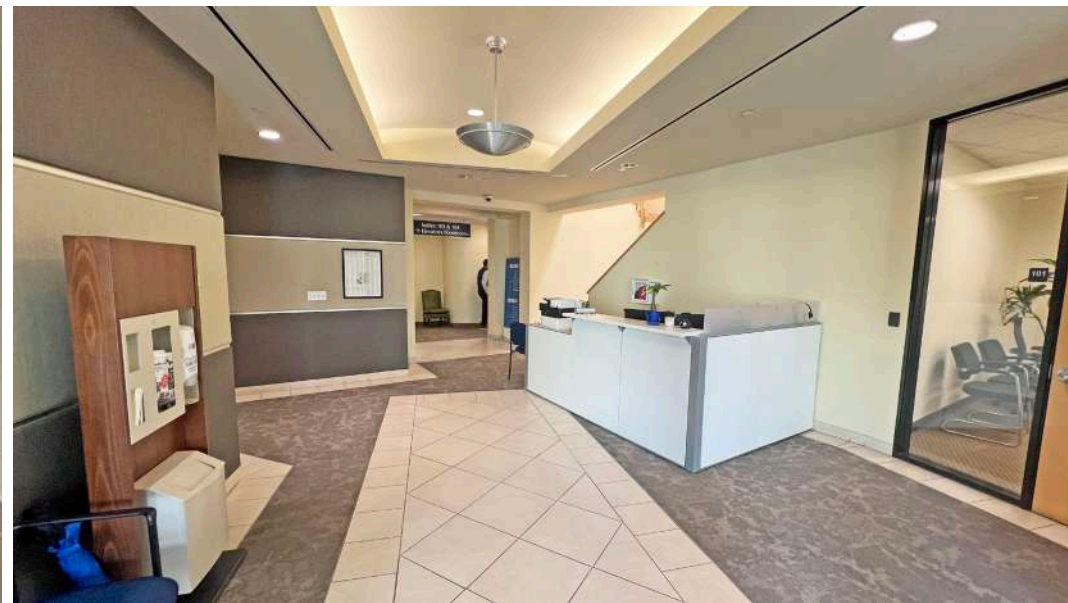
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## SELECT NEARBY AMENITIES & BUSINESSES



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# GOLETA #2 CALIFORNIA STARTUP CITY OUTSIDE BAY AREA

**A recent study by MIT scientists ranked Goleta #2 for cities outside the Bay Area and significantly higher in entrepreneurial quality, well above the 95th percentile—on par with cities like Cupertino and Santa Clara, and far higher than all the cities in the LA Basin.**

Goleta has a long history of business with a high-tech focus, growing its reputation over the past decade as one of the best places for entrepreneurs and small businesses. Burgeoning start-ups and more established companies have called Goleta home and honed in on the area due in particular to its high quality of living and world-class educational institutions, including the acclaimed University of California, Santa Barbara with its world-renowned engineering program.

The City's fast growing technology base is populated by firms in the high-tech, defense, and medical product industries. Major tech companies who have established a strong presence in the area include **Google, Microsoft, Raytheon, Sonos, Yardi, AppFolio, Lockheed Martin, Northrop Grumman, Flir, Ergomotion,** and many more.

With the presence of UC Santa Barbara and proliferation of top tech companies, the South Coast region of Goleta, Santa Barbara and Carpinteria continues to attract talented professionals and industry leaders to the region.

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THE MARKET

#5 Forbes

UCSB ranked #5 among  
all public colleges by  
*Forbes Magazine* (2023)



UCSB



## University of California, Santa Barbara

The acclaimed University of California, Santa Barbara is the City of Goleta's largest employer and boasts a sprawling campus situated along the pristine California coastline about 100 miles northwest of Los Angeles. *Forbes Magazine* ranks UCSB #5 among all public colleges in its 2023 "America's Top Colleges" guide, while *Newsweek* has named UCSB one of the country's "hottest colleges" twice in the past decade. The university offers over 200 majors, degrees and credentials and remains one of the toughest 4-year institutions to get into with a stringent 26% acceptance rate versus the 68% national acceptance rate. UCSB boasts 6 Nobel Laureates, with three from the university's esteemed engineering program, which has been ranked among the top two public universities in the world for engineering and computer science research for the past 13 years (2011-2023).



RADIUS®  
Commercial Real Estate



# “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](#).

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## THE MARKET



### Ellwood Mesa Sperling Preserve & Santa Barbara Shores Park

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.

