

Retail/Office/Medical Space For Lease

5342 Hollister Ave., Goleta, CA 93110



PROPERTY DESCRIPTION:

Prominent store for lease with parking directly across from Cottage Hospital in Goleta, CA.

Highly visible space with storefront parking is available for lease. This space is already improved as a retail shell and has a commercial kitchen.

Access is excellent with both right and left turns into the property.

LEASE RATE: \$2.50/sf NNN = \$0.51/sf

SPACE SIZE: Approx. 2,600 SF

STOREFRONT: Glass with approx. 45' frontage

PARKING: Storefront and lot with 3.9/1000 parking ratio

SIGNAGE: Building and Pylon Signage (below 7-Eleven.)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. GPS Commercial Real Estate Services Inc.

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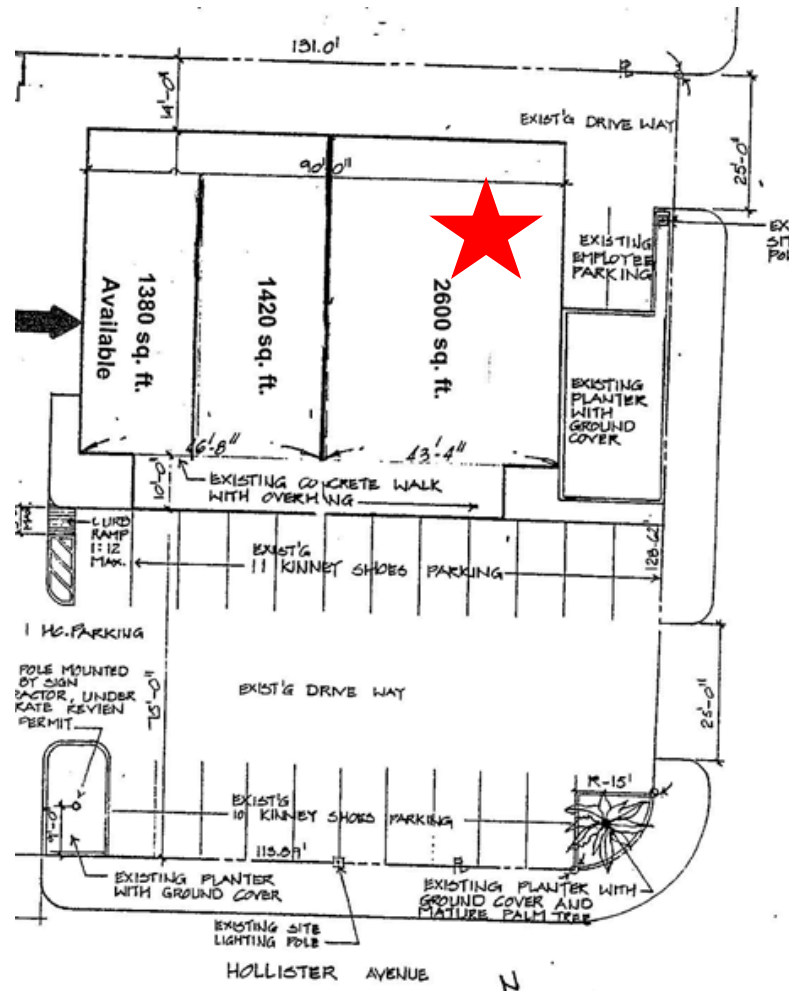
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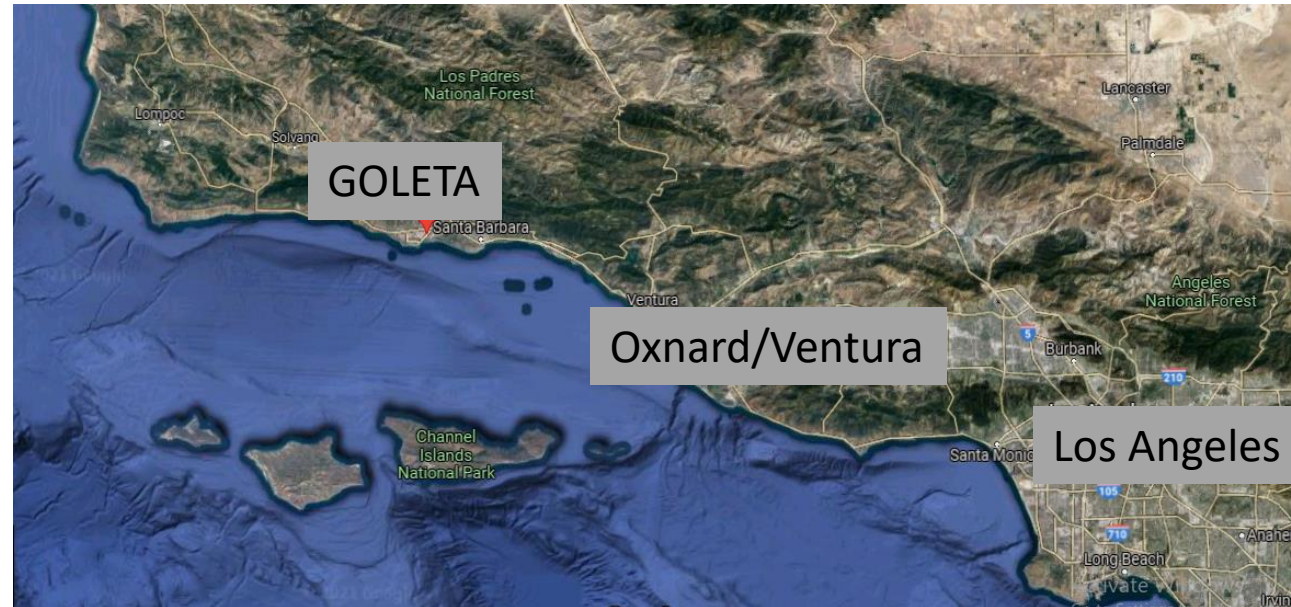
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Located 100 miles north of Los Angeles, Goleta embraces the UC system's UCSB, many R&D tenants, major retail in the area, the Santa Barbara airport and is adjacent to the city of Santa Barbara.



Demographics	One mile	Three miles	Five miles
Population	15,011	53,880	111,010
Households	5,431	18,865	36,642
Income	\$104,592	\$105,740	\$98,758

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