

1351

HOLIDAY HILL ROAD

SANTA BARBARA, CA 93117

For Sale | \$4,950,000 | Price/SF \$220



±22,454 SF FLEX OFFICE/R&D/INDUSTRIAL BUILDING ON 4-ACRE PARCEL

Colliers

1351

HOLIDAY HILL RD



Offered at \$4,950,000
Price/SF: \$220

PROPERTY OVERVIEW

Freestanding office, industrial & R&D building on a large parcel in the foothills of Goleta 1.9 miles off of the 101 Freeway. Unique combination of office space, open tech space, warehouse and storage space suiting numerous needs. The property was originally built as a steel frame building in the 1950s and has been utilized by numerous companies over the years. Recent improvements include a new roof and landscaping. Excellent parking and campus feel makes this a very unique purchase opportunity.

| | |
|--------------|--|
| SIZE | 1st Floor: ±18,000 RSF 2nd Floor: ±4,454 RSF Total: ±22,454 RSF |
| PARCEL SIZE | 4 Acres |
| PARKING | 59+ Spaces |
| ZONING | 1-E-1 (Single Family Residential/1-acre minimum). Legal non-conforming Office/R&D/Industrial use |
| RESTROOMS | 5 Sets |
| KITCHENETTES | 2 |
| HVAC | Throughout Office |

Property Photos

1351
HOLIDAY HILL RD



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LOCATION OVERVIEW

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HOLIDAY HILL RD

FAIRVIEW
CENTER

usbank

SPROUTS
FARMERS MARKET

Michaels

ACE
Hardware

WELLS
FARGO



CALLE REAL CENTER

DUNE
REALTY

FedEx

TRADER JOE'S

Carl's Jr.

SALLY BEAUTY



crumbl
cookies

nikka
ramen



verizon

SUBWAY



CHASE

COLD STONE
CREAMERY



FANTASTIC SAM'S
CUT & COLOR

orange theory
FITNESS

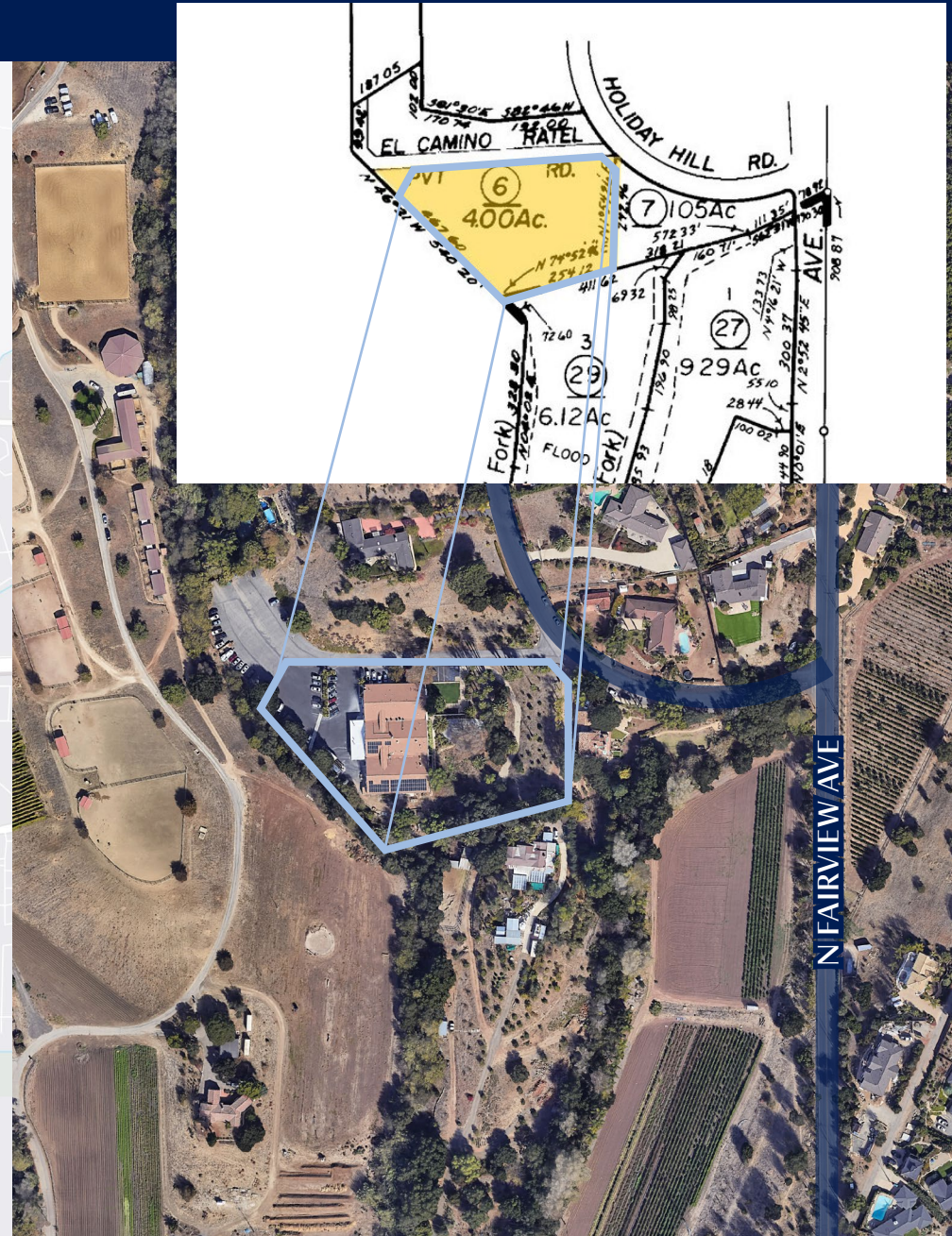
MAGNOLIA
SHOPPING CENTER

usbank

SUBWAY

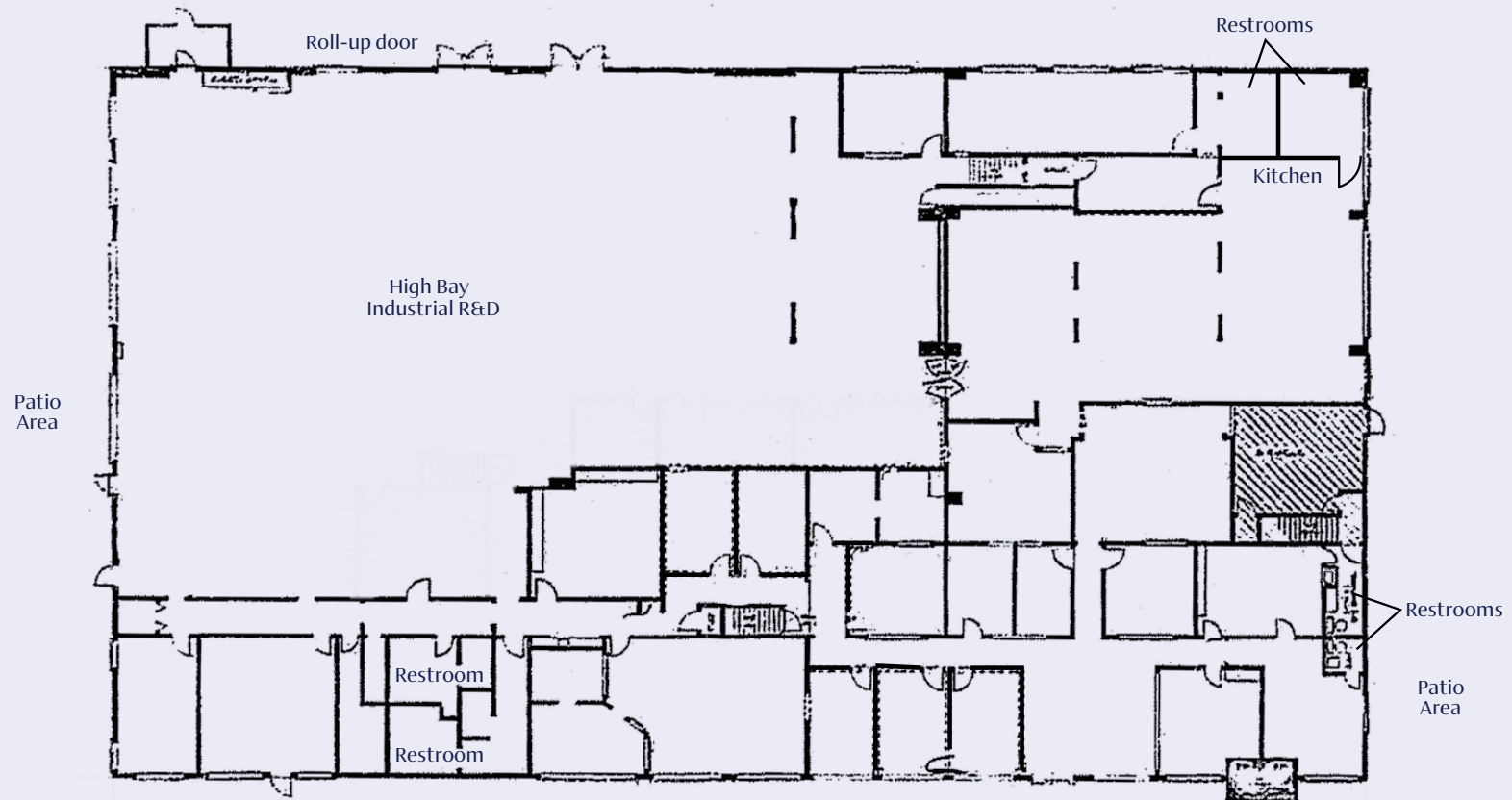
Ralphs

LASSENS
NATURAL FOODS & VITAMINS



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±22,454 SF

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FLOOR PLAN

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SITE PLAN

The American Riviera

“Best Beach Town”

Sunset Magazine’s 2015
Inaugural Travel Awards

“The 12 Best Cities for
a Weekend Getaway”

U.S. News & World Report

“30 Best Small Cities
in America”

Condé Nast Traveler’s
Readers’ Choice Awards



SANTA BARBARA MARKET

Symbolizing the ultimate in casual California lifestyle, Santa Barbara is undoubtedly one of America’s most desirable destinations to live and travel.

Located on a pristine coastline approximately 337 miles south of San Francisco and 93 miles north of Los Angeles, Santa Barbara is nestled between the Pacific Ocean and the Santa Ynez Mountains. This stretch of coast is known as the “American Riviera” because of its mild Mediterranean climate.

With a population of approximately 92,101, Santa Barbara is both small and vibrant. Locals and visitors are drawn to the city’s charming downtown and picturesque State Street with its rich Spanish architecture and historical sites, wide variety of shops and galleries, numerous Zagat-rated restaurants and thriving open-air shopping centers like the famed Paseo Nuevo Mall. Pristine, sunny beaches, an expansive harbor and countless outdoor attractions including the Santa Barbara Zoo, Santa Barbara Mission, Stearns Wharf and Santa Barbara Museum of Natural History all add to the area’s appeal. And with nearly 220 vineyards within a short drive, Santa Barbara County is a renowned wine region offering an array of some of the finest labels in the world.

Get In Touch

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