

# 425 Pine Ave

GOLETA, CA

NOW DIVISIBLE

CHECK OUT THE LISTING VIDEO

<https://vimeo.com/718485667>

**For Sublease** | Turnkey Office/Tech Space in Goleta | 8,054 - 22,964 SF

*Experience. Integrity. Trust.*  
Since 1993

**Michael Martz**, MBA, CCIM  
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Santa Barbara

## PROPERTY SUMMARY

Freestanding single story office/tech building that is beautifully furnished for turn-key occupancy, now divisible. Centrally located within the Goleta Business Park near the many amenities of Old Town Goleta and close to the Santa Barbara Airport. Space features skylights, multiple conference rooms, large bullpen areas, spacious break room, kitchenette, and ADA-accessible restrooms with showers.

Calle Real Shopping Center

SITE

Santa Barbara Airport

Fairview Shopping Center

Fairview Ave

Hollister Ave



<b>Size:</b>	8,054; 14,910; 22,964 SF	<b>Zoning:</b>	C-G
<b>Rate:</b>	\$1.57 NNN (.46)	<b>Furniture:</b>	Can remain or be removed
<b>Available:</b>	Now	<b>Parking:</b>	3/1,000 SF
<b>Term:</b>	Master lease expires 7/31/26	<b>Restrooms:</b>	Two sets
<b>Sprinklers:</b>	Yes	<b>To Show:</b>	Call listing agents

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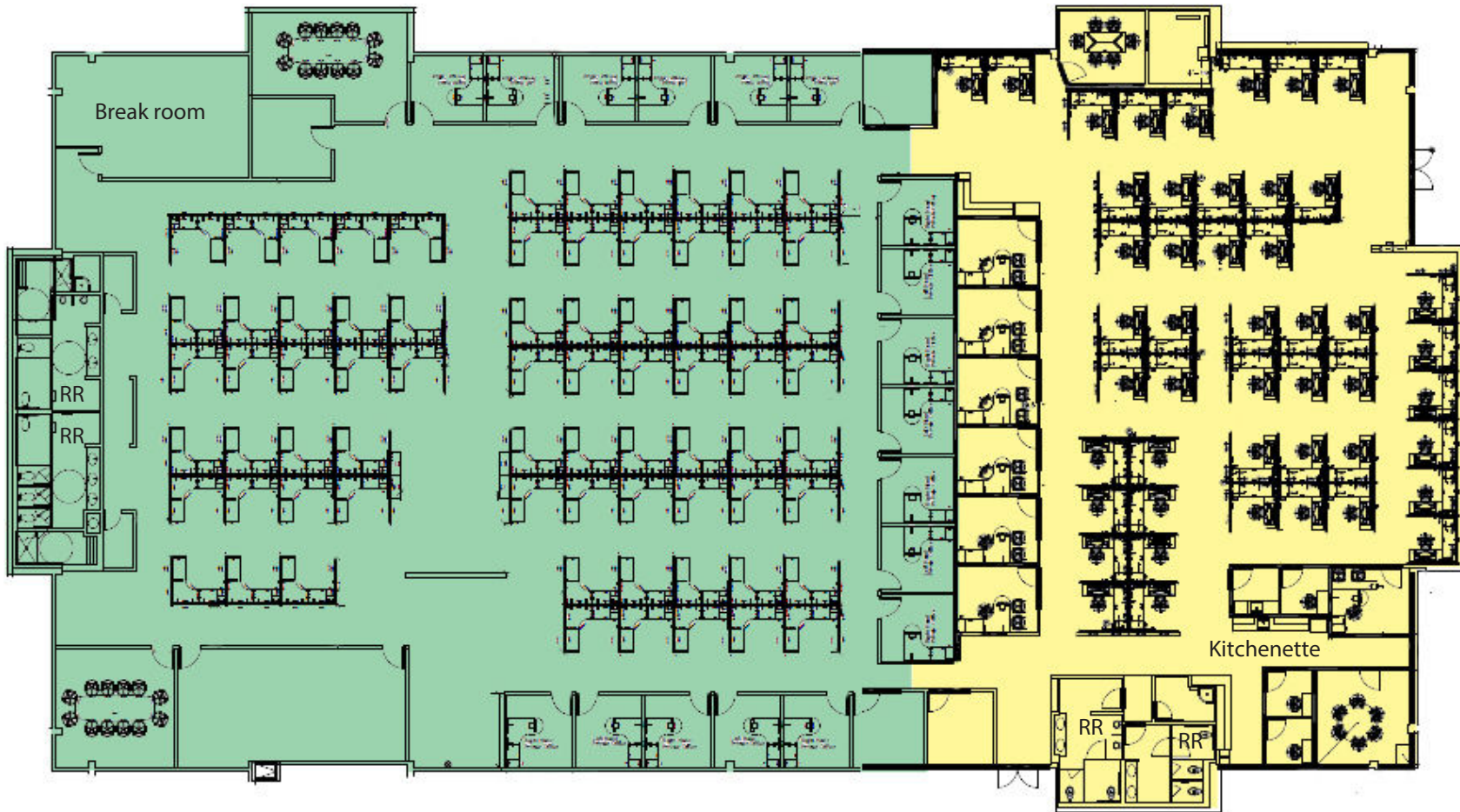


# FLOOR PLAN

14,910 SF

+ 22,964 SF

8,054 SF



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# NEARBY AMENITIES



TRADER JOE'S  
Walgreens  
AC4  
SUBWAY

Albertsons  
Bank of America  
CVS  
RUSTY'S PIZZA PARLOR

crushcakes  
SOUTH COAST DELI  
UNITED STATES POSTAL SERVICE

SPROUTS FARMERS MARKET  
BED BATH & BEYOND  
UnionBank

Starbucks  
WELLS FARGO

TACO BELL  
GOODLAND KITCHEN  
OLD TOWN COFFEE  
CrossFit  
the Habit BURGER GRILL  
Wendy's

McDonald's  
Hampton by HILTON  
TRIPLE PICKLES  
BURRS & SANDWICHES

COSTCO WHOLESALE  
ROSS DRESS FOR LESS  
BevMo!  
AT&T  
METROPOLITAN

THE HOME DEPOT  
BEST BUY  
Starbucks  
chili's  
McDonald's  
HomeGoods  
The Natural Cafe  
Pier 1 imports  
UnionBank

Residence Inn  
Marriott

Hilton Garden Inn

COURTYARD  
Marriott

CHIPOTLE  
SUBWAY  
Jack in the box  
TARGET

Lilly's Tapas  
Saigon Vietnamese Restaurant

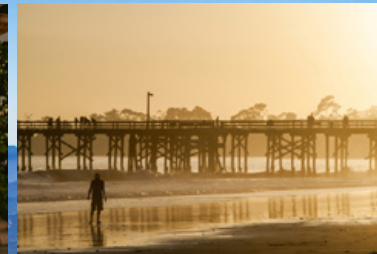
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# Santa Barbara & Goleta



## *Tech giants make themselves at home on the South Coast*

Conveniently located just 8 miles from **Santa Barbara**, the city of **Goleta** is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.

Hollister Avenue serves as a central corridor of Goleta, hosting a variety of blooming businesses in the research, development, medical, and technical fields such as Google, Citrix, and Inogen. The Santa Barbara Airport runs adjacent to Hollister Avenue.

Many companies are investing in the community – literally – by buying property for their own local operations. Deckers Outdoor Corporation recently built new international headquarters at Cabrillo Business Park. Raytheon, FLIR, and Karl Storz Imaging are other successful companies that own facilities in Goleta.

122,488  
current residents

\$120,068  
Avg. household income

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