

5951 ENCINA RD

SUITE 206
GOLETA CA 93117

Professional
Office Space Near
Calle Real Shopping
& Fairview Center

■
Suite 206: ±1,902SF

■
Excellent Off-street Parking
& Courtyard

■
FOR LEASE AT
\$2.75/SF MG

MIKE CHENOWETH
805.879.9608
mchenoweth@radiusgroup.com
CA LIC. 01213196





Located steps away from wonderful amenities along the commercial district off Calle Real. Contact Listing Agent for details and to schedule a showing.

All suites currently being improved with new lighting, paint and flooring.

Offering Specifics

Lease Rate	\$2.75/MG
Sizes	Suite 206: ±1,902 SF
Tenant Expenses	Insurance & Utilities
Utilities	\$0.15/SF
Deposit	Equal to one month's rent
Term	5 Years
Date Available	Immediately
CPI	CPI w/ a minimum of 3%
Zoning	OI (Office Institutional)
Parking	5/1,000
HVAC	Yes
Restrooms	Common
CSO	3%

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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5951 ENCINA ROAD

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FOR LEASE · SUITE 206
Courtyard-facing office space
with plentiful off-street parking

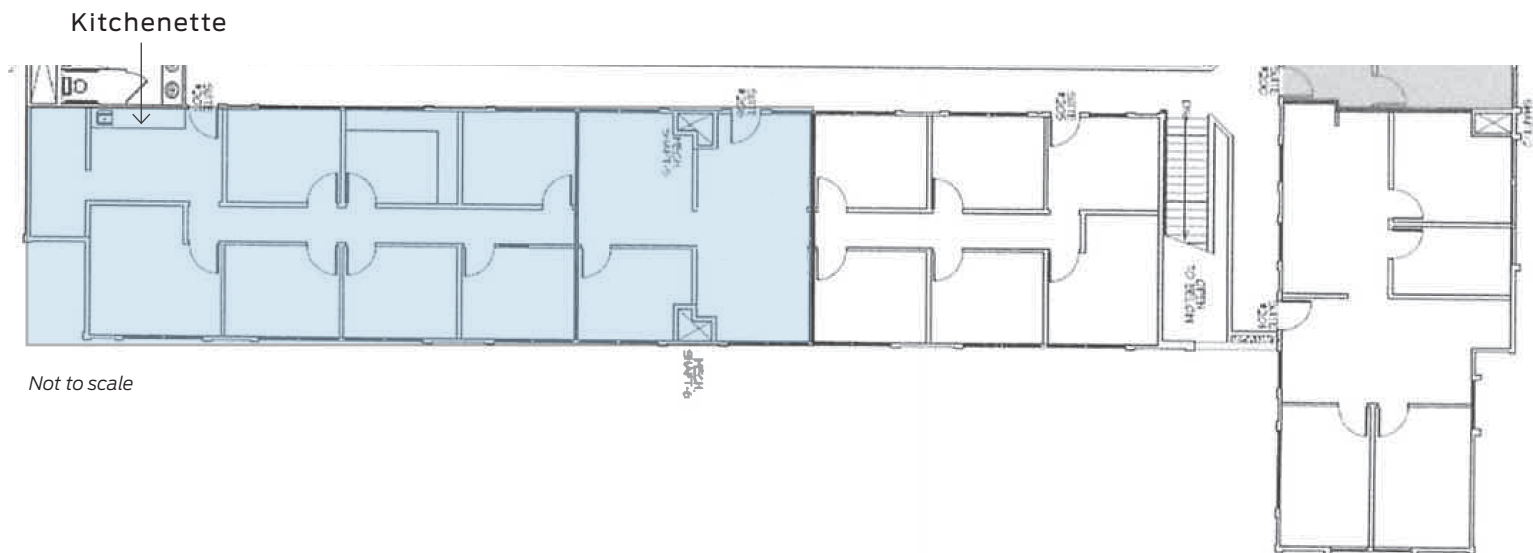


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FLOOR PLAN STE. 206

ENCINA ROAD

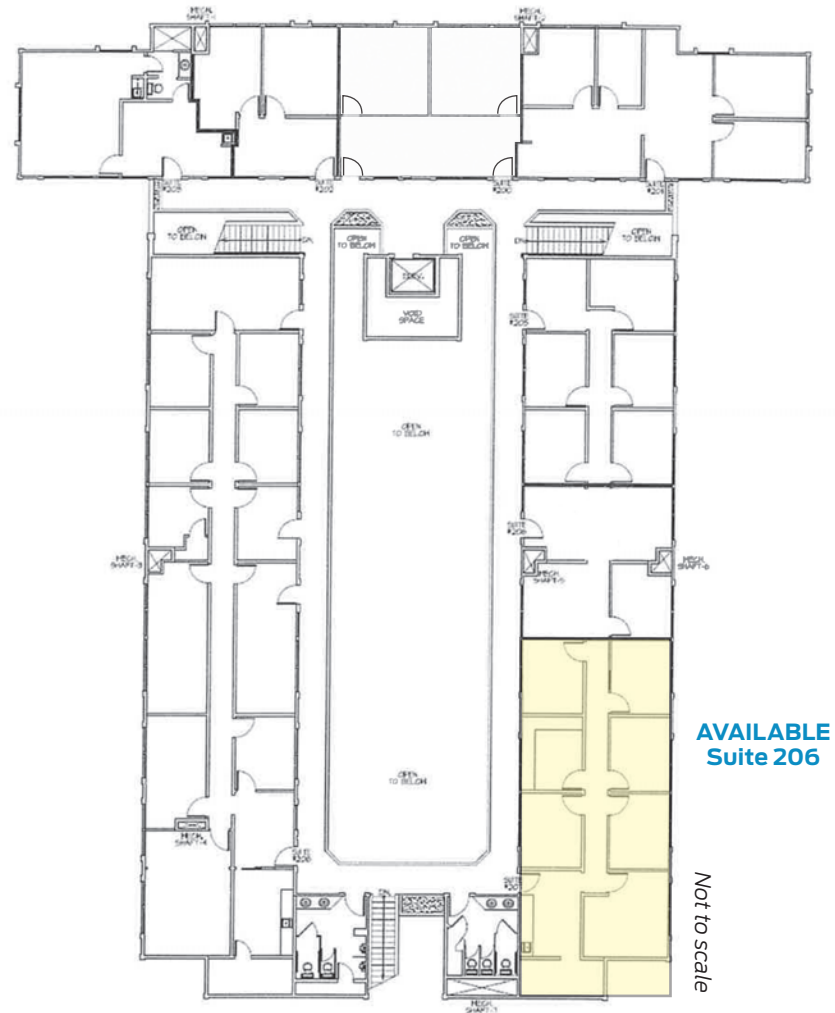


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SITE PLAN · 2ND FLOOR



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Nearby Businesses, Amenities & Developments

- 1 University of California, Santa Barbara
- 2 Santa Barbara Municipal Airport
- 3 Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)
- 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway)
- 5 Kimpton Goodland Hotel, Best Western South Coast Inn
- 6 Hollister Village (Smart & Final, PetSmart, CVS, Pieology, More)
- 7 More Mesa Beach
- 8 Camino Real Marketplace & Storke Plaza (Costco, Best Buy, Home Depot, Target, Albertson's, Metropolitan Cinemas, More)
- 9 Cabrillo Business Park (Decker's Brands, HP, Ergomotion, Flir, Pacific Beverage)
- 10 Goleta Valley Cottage Hospital
- 11 South Coast Deli
- 12 Crushcakes and Cafe
- 13 Public Storage
- 14 Sansum Clinic
- 15 US Post Office
- 16 Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ)
- 17 Fairview Shopping Center (Sprouts, Ace Hardware, Bed, Bath & Beyond)
- 18 Future Project: The Village: 465 Housing Units
- 19 New Development: Heritage Ranch: 360 Housing Units



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GOLETA · 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



The More Mesa Loop Trail

More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

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