



149 & 151 CASTILIAN DR.

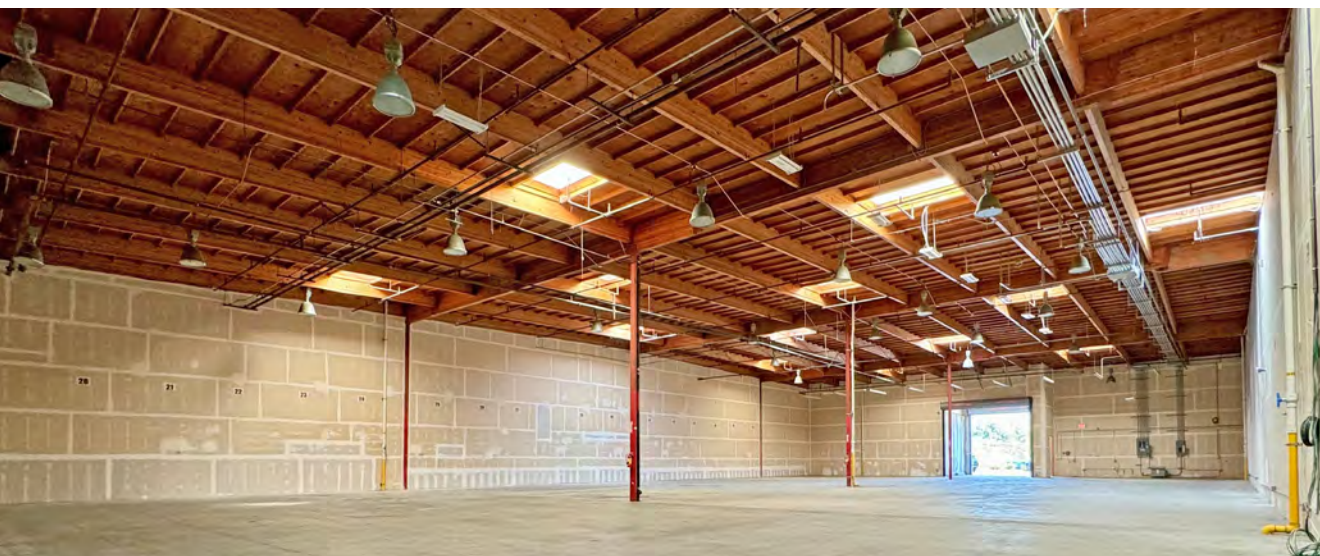
GOLETA CA 93117

FOR SUBLEASE

**UP TO ±29,465 SF INDUSTRIAL /
WAREHOUSE SPACE**

**REDUCED SUBLEASE RATE:
\$0.90/SF NNN (\$0.51)**

Strategically located in Goleta's dynamic
high-tech corridor with easy access to
US 101 Fwy, Santa Barbara Airport,
abundant new housing & core amenities



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RADIUSGROUP.COM



Sublease Rate Reduction!

149 & 151 Castilian Dr. are situated at the gateway to the Santa Barbara Research Park which houses some of the area's most prominent businesses and largest employers including Raytheon, Flir and AppFolio. Located directly across Hollister Ave. from the Deckers headquarters and Cabrillo Business Park. The property enjoys convenient access to and from the US 101 Freeway, the Santa Barbara Airport and the campus of the University of California, Santa Barbara.



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Space Sizes (Divisible)

Unit 149 — ±17,682 SF

Unit 151 — ±11,783 SF

±29,465 SF TOTAL

REDUCED SUBLEASE RATE

\$0.90/SF NNN (\$0.51)

Term

Negotiable (Master Lease Expires 7/1/34)

Available

Immediately

Ceiling Height

±21–22 ft.

Roll-Up Doors

Unit 149 — 1 (Ground Level Loading)

Unit 151 — 1 (Common with adjacent unit;
Ground level loading with truck well to
also allow for dock-high loading)

2 TOTAL ROLL-UP DOORS

Parking

Negotiable

Power

2,500 Amp - 3 Phase - 4 Wire

Sprinklers

Throughout

Restrooms

Common

HVAC

None

Zoning

Business Park

CSO

3%



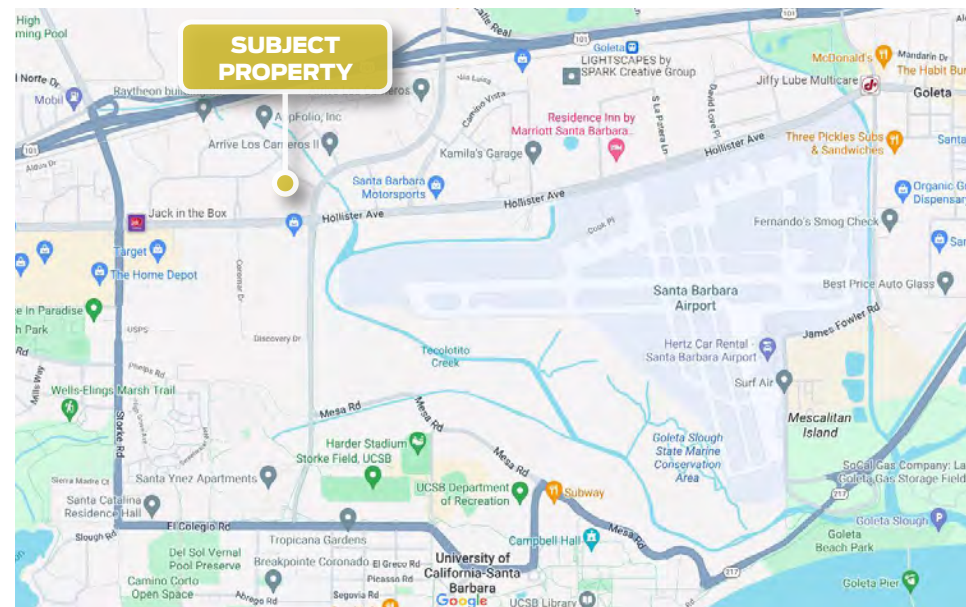
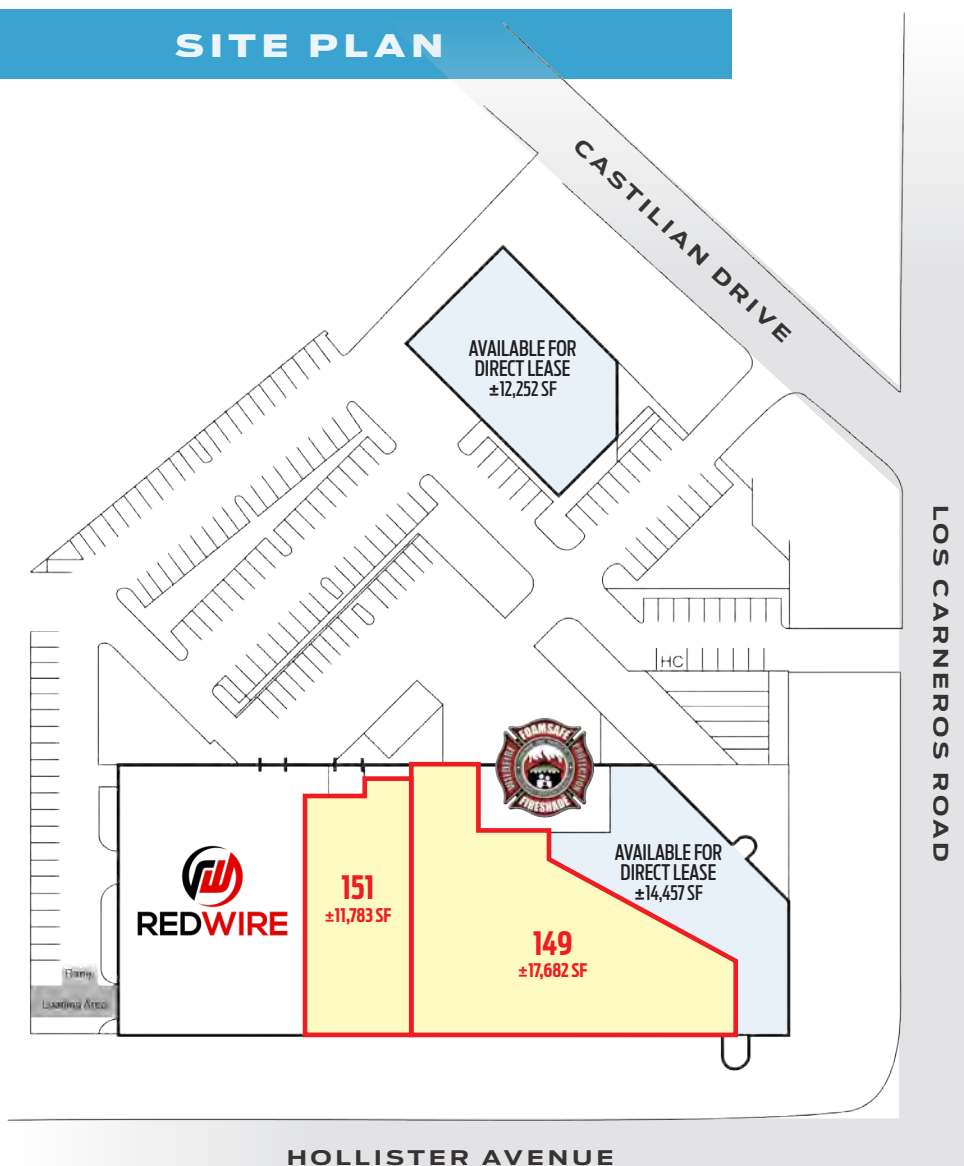
149 & 151

CASTILIAN DR · GOLETA CA 93117

REDUCED SUBLEASE RATE

**Up to ±29,465 SF Industrial/Warehouse Located
in Goleta's Burgeoning Tech Corridor**

SITE PLAN



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REDUCED SUBLEASE RATE

Up to ±29,465 SF Industrial/Warehouse Located
in Goleta's Burgeoning Tech Corridor

Select Nearby Amenities & Businesses

CAMINO REAL MARKETPLACE



HOLLISTER VILLAGE PLAZA



GLEN ANNIE GOLF CLUB

HOLLISTER VILLAGE RESIDENTIAL DEV.

SUBJECT PROPERTY

CABRILLO BUSINESS PARK



UCSB CAMPUS

GOLETA BEACH PARK



GOLETA HI-TECH CORRIDOR



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