



THE PLAZA SHOPPING CENTER

7127 HOLLISTER AVE. | GOLETA, CA 93117

21,577 SF Retail Anchor Space For Lease

SWC Hollister Avenue & Santa Felicia Drive

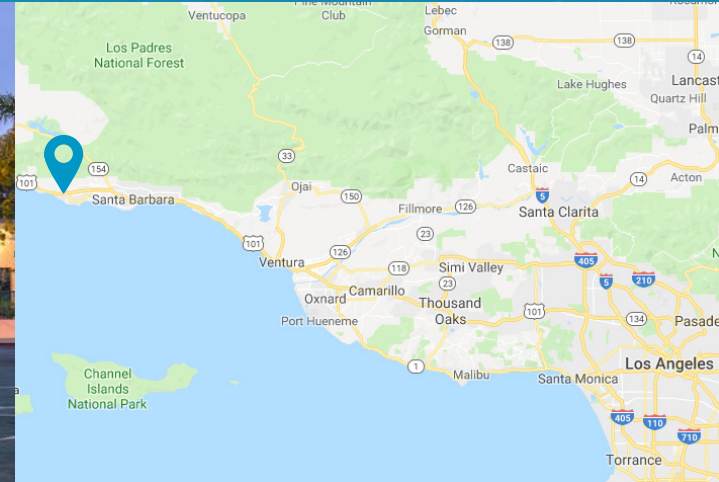
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Prime retail anchor space located in Goleta's high traffic shopping area just off the US Hwy 101 / Storke Road exit. The Plaza Shopping Center sits adjacent to the Camino Real Marketplace, Hollister Village Plaza and Storke Plaza shopping centers, just west of the Hollister Avenue / Storke Road intersection at the corner of Hollister and Santa Felicia Drive.

Property Highlights

- **21,577 SF anchor space located in the Plaza Shopping Center with Albertsons, UPS Store and Department of Motor Vehicles among other tenants**
- **Centrally located in close proximity to UCSB and the popular South Coast communities of Isla Vista, Goleta and Santa Barbara**

Join these surrounding retailers



Offering Summary

Available Space	21,577 SF Anchor Space
Lease Rate	\$2.35/SF NNN (\$0.67)
Parking	Shopping Center Parking
Zoning	SC (Shopping Center)
Available	Immediately
Term	5-10 Years
Other	Possible Demise

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Demographics

2018 Estimates	1 Mile	3 Miles	5 Miles
Population:	15,715	50,776	73,847
Average Household Income:	\$107,582	\$88,294	\$108,778
Daytime Population:	11,103	44,207	62,245

2018 Demographics from Sites USA (0219)

Traffic Counts

Hollister Ave @ Storke Rd	25,000 ADT
Hollister Ave @ Santa Felicia Dr	22,000 ADT

Traffic Counts from Sites USA (0219)

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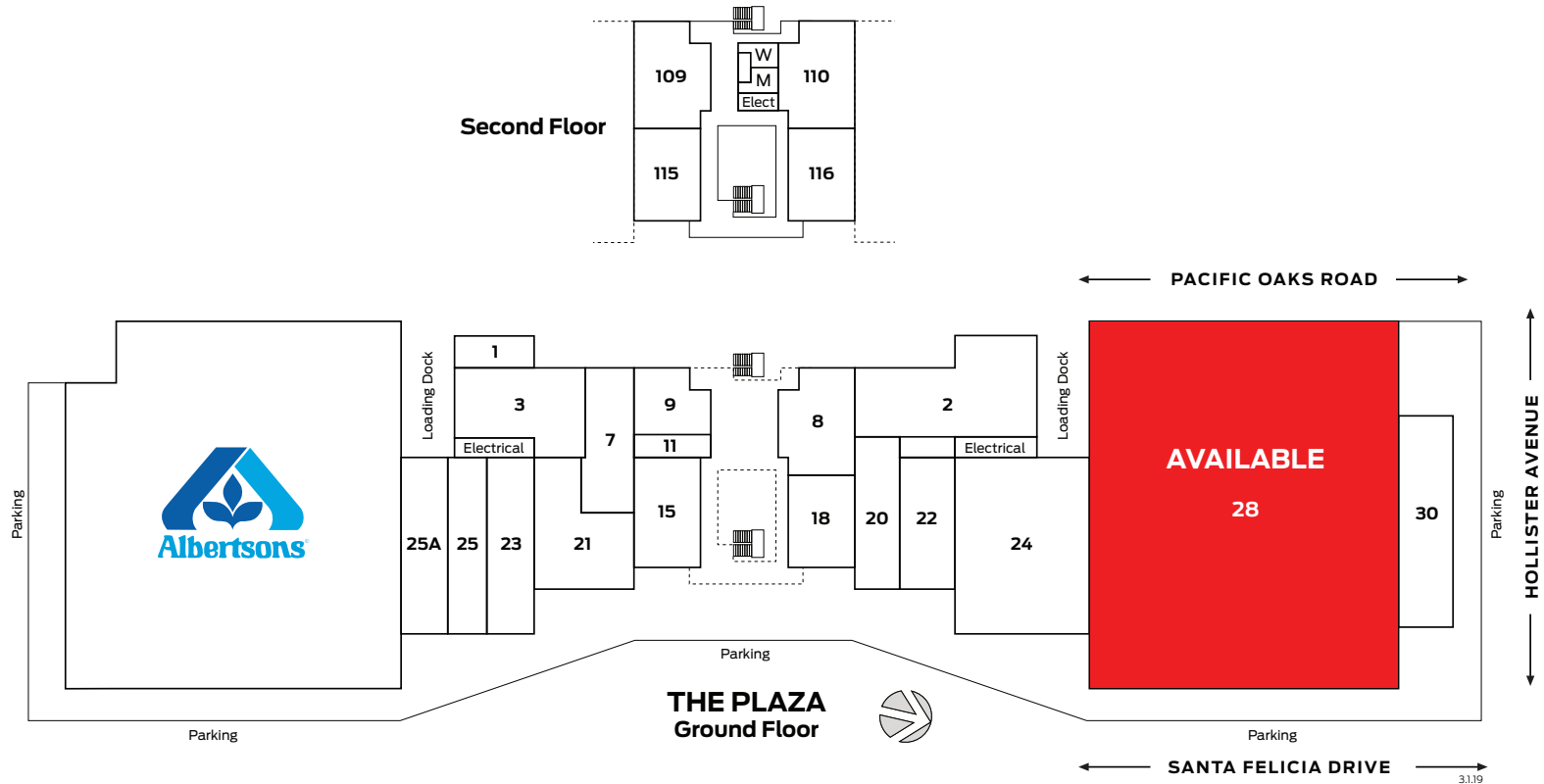
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Suite #	Tenant	Size	Suite #	Tenant	Size	Suite #	Tenant	Size
1	GCA Services Group		18	VACANT		27	Albertsons	
2	Jackson & Engberg Medical Corp.		20	Marine Corps Enlisted		28	AVAILABLE ANCHOR SPACE	21,577 SF
3	State Lands Commission		21	L&L BBQ		30	Itsuki Japanese Restaurant	
7	Regents of UCSB		22	Marine Corps Officers		109	McFarland Group LLC	
8	VACANT		23	VACANT		110	Fitness Impact	
9	Pacific Diagnostic Laboratories		24	Department of Motor Vehicles		115	VACANT	
11	Island View Properties		25	Phamous Cafe		116	Dr. Benjamin Lavdig	
15	Lovely Nails		25A	UPS Store				

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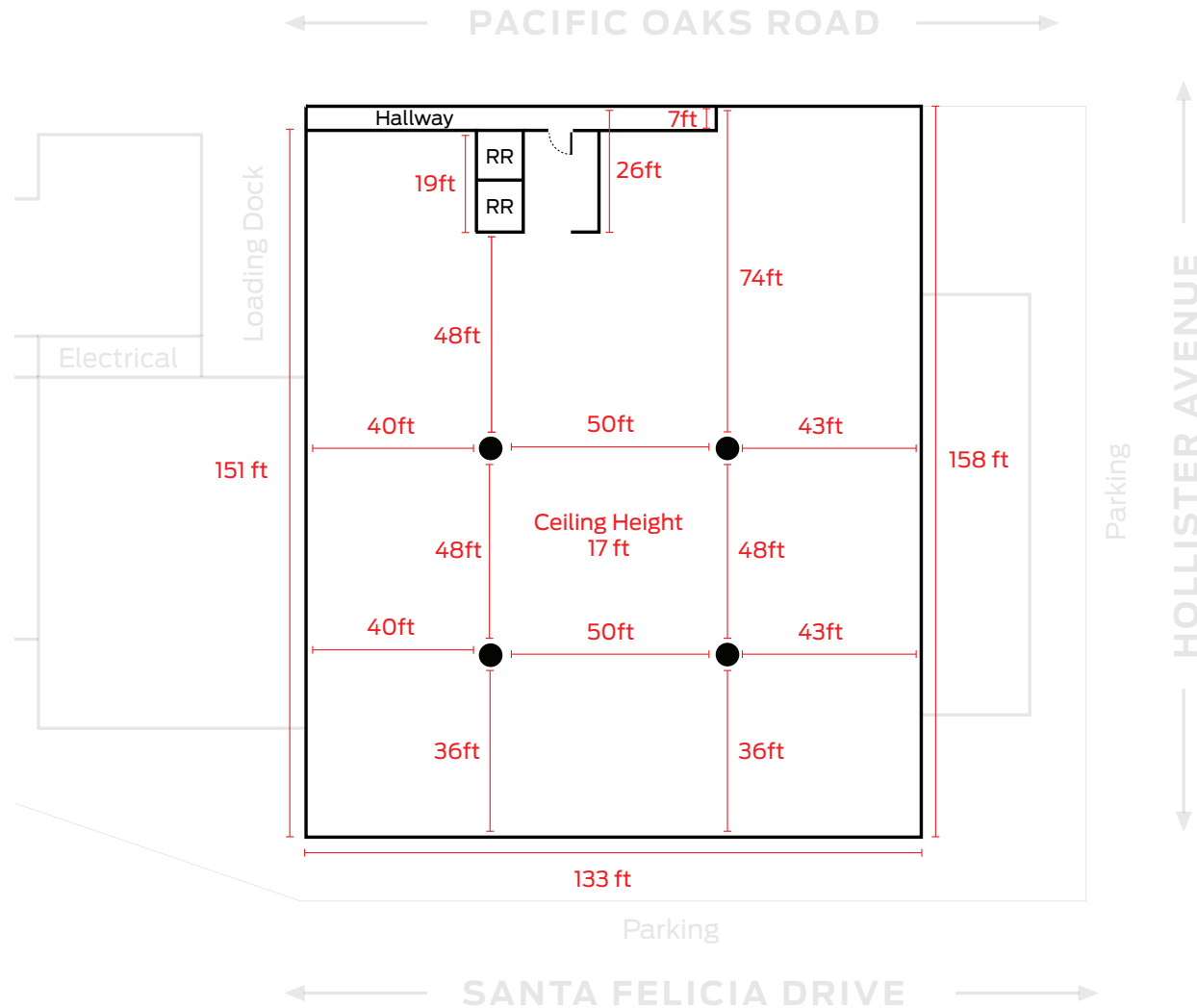
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