

FOR SALE

HIGHLY VERSATILE 3 UNIT COMMERCIAL BUILDING
EXCELLENT CORNER LOCATION IN OLD TOWN GOLETA
310 PINE AVE, GOLETA, CA 93117



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

Cal DRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com

REYNE STAPELMANN

AGENT

Cal DRE | 01347808

📞 | 805.705.4353

✉ | reynestapelmann@cox.net

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Sale Price:	\$1,750,000 - \$369/SF
Building Size:	4,740 SF
Zoning:	CG – General Commercial. Allowed uses include: office, retail, service, auto repair, and warehouse.
Lot Size:	6,098 SF
APN:	071-121-013
Parking:	Street Parkingng Only
Restrooms:	One in Unit A & B, two in Unit C
HVAC:	Yes in Unit A
Roll up Door:	Yes in Unit C (Bella View Windows & Doors). Prior Roll Up Door in Unit B (Chiropractor).
Yard Area:	Yes for Unit C – approx. 570 SF
Fire Sprinklers:	No
Tenants:	Unit A: Candle Maker. Unit B: Crystal Chiropractic. Unit C: Bella View Windows & Doors.
Ceiling Height:	Approximately 12'

Dynamic Location: Premier Old Town Goleta at the corner of Pine and Dawson, one block south of Hollister & AutoZone.

Bread and Butter Desirable Unit Sizes: Offering consists of Two – 1500 SF units and One – 1740 SF unit with yard area, allowing for maximum demand and rents per SF.

Strong Barriers to Entry Market & Top Tier Coastal California City: The City of Goleta is considered a very highly stable market with increasing demand for commercial space over the last 12 months. This upward trajectory of demand coupled with strong market fundamentals is expected to continue into the foreseeable future due to strong barriers to entry limiting any new commercial development along with strong migratory and demographic trends with a diversified employment base and excellent quality of life.

Highly Versatile Offering: Given the below market rents and short term remaining on the leases, this compelling multi-unit building represents a great Owner/User or Investor opportunity allowing for the ability to raise rents, re-tenant the spaces, or utilize 1 or more spaces for their own business and rent the remaining.



PHOTOS

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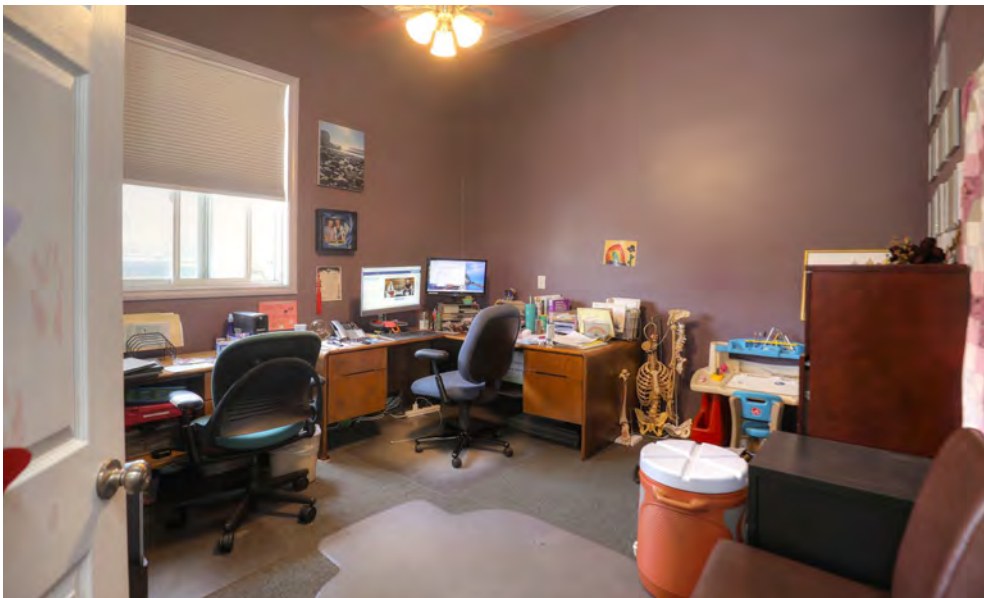
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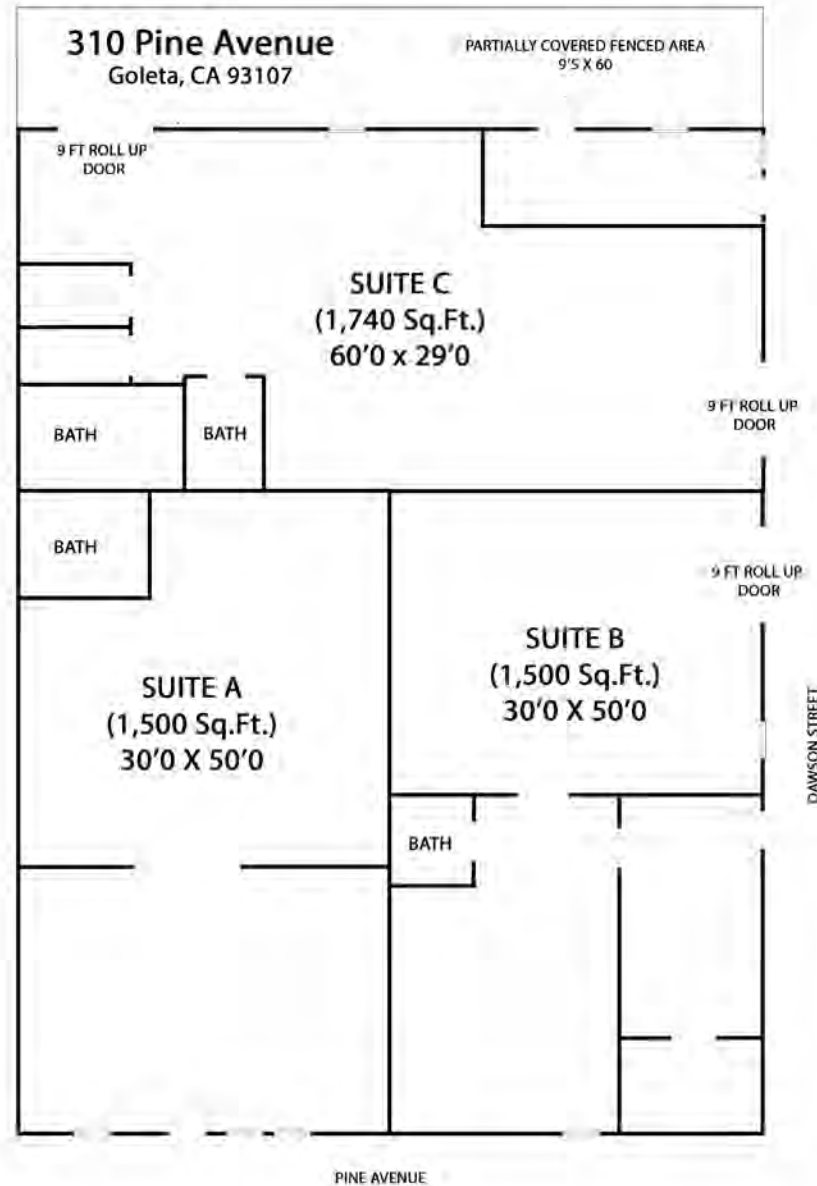
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FLOOR PLAN

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RENT ROLL

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Unit/Tenant	SquareFootage	Monthly Rent	Lease Commencement	Expiration	Option	Increases
A - Candle Maker	1,500	2,500.00	4/1/2025	3/31/26	No	N/A
B - Chiropractic	1,500	2,000.00	10 + years ago	month to month	No	N/A
C - Bella Windows	1,740	2,300.00	10+ years ago	10/31/27	No	11/1/2025 - \$2,415
Totals	4,740	6,800.00				

Note:

Unit C has outdoor storage area not included in SF.

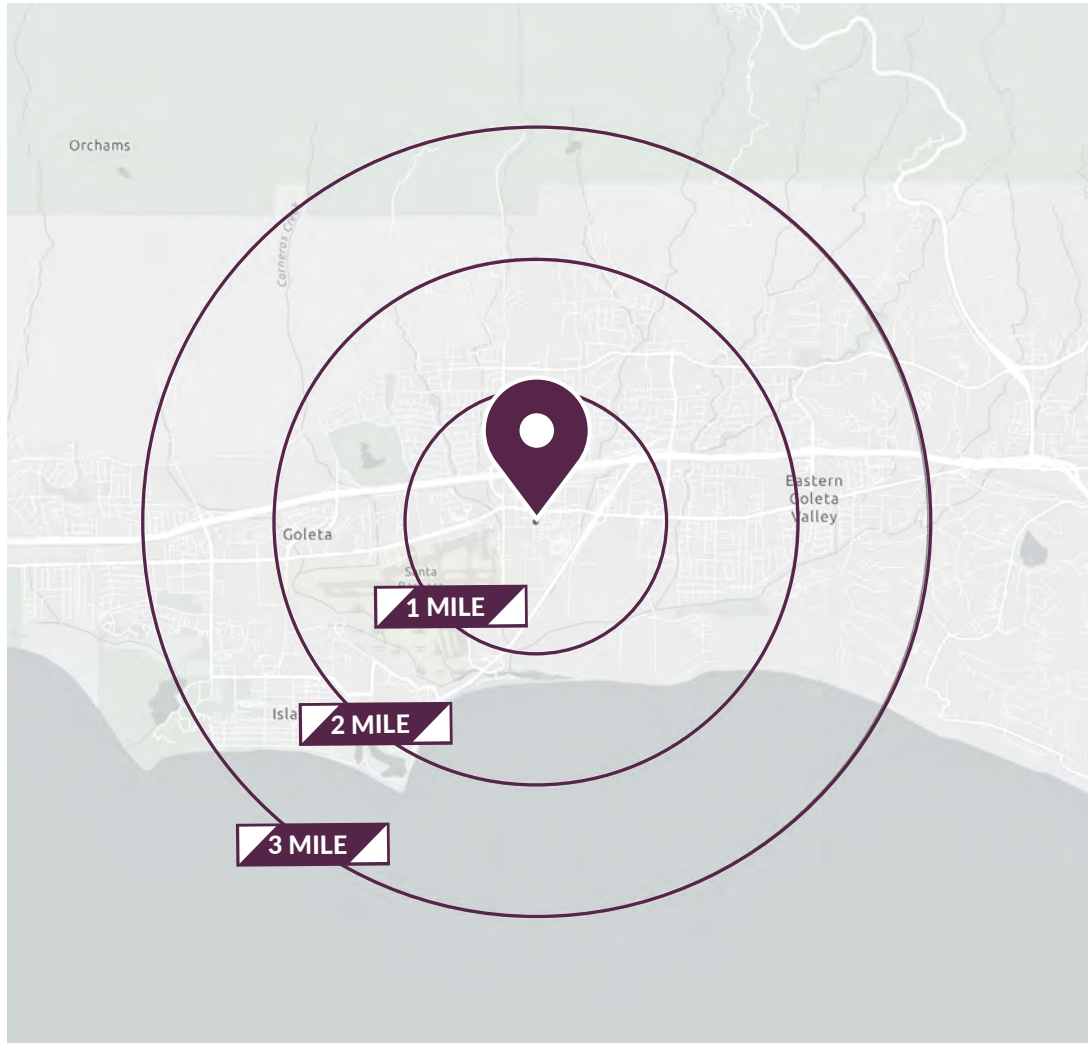
AMENITIES MAP

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DEMOGRAPHICS

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2025 Summary

	1 Mile	2 Mile	3 Mile
Population	9,785	30,965	66,028
Households	3,881	10,327	20,042
Families	2,286	6,847	11,057
Average Household Size	2.48	2.68	2.76
Owner Occupied Housing Units	1,716	6,275	9,210
Renter Occupied Housing Units	2,165	4,052	10,832
Median Age	41.6	39.6	26.6
Median Household Income	\$92,600	\$124,726	\$95,886
Average Household Income	\$120,541	\$158,149	\$132,834

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	9,771	30,736	65,809
Households	3,905	10,328	20,097
Families	2,293	6,830	11,057
Average Household Size	2.46	2.66	2.74
Owner Occupied Housing Units	1,774	6,377	9,371
Renter Occupied Housing Units	2,130	3,951	10,727
Median Age	42.8	40.5	27.4
Median Household Income	\$105,707	\$141,536	\$106,834
Average Household Income	\$135,171	\$176,731	\$147,582