

FOR SALE - DEVELOPMENT

2660 & 2712 Santa Maria Way, Santa Maria, CA



+/- 5.52 ACRES
COMMERCIAL LAND

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2660 & 2712 SANTA MARIA WAY

PROPERTY INFORMATION

SANTA MARIA, CA

PROPERTY DESCRIPTION

The property is 5.52 acres of flat developable land in the city of Santa Maria, utilities are nearby. The site features 800 feet of frontage along Miller Street and over 400 feet of frontage along Santa Maria Way. The PD-C2 (General Commercial) zoning allows for a number of uses including, but not limited to, retail, auto sales, car washes, office, medical and efficiency unit projects. Property includes cell tower lease with Verizon (expires in 2022 with 3 options of 5 years each) generating \$16,995 per year with 3% annual increases.

LAND	+/- 5.52 acres of commercial zoned land suitable for retail, office and/or mixed use development
APN / Zoning	128-090-013 (1.23 Acres) 128-090-014 (1.56 Acres) & 128-090-011 (2.73 Acres) - Zoned PD-C2(General Commercial)
TRAFFIC COUNTS	10,524 ADT along Santa Maria Way; 9,841 ADT along Miller Street
OFFERING PRICE	\$4,350,000 (\$18.09/SF)

LOCATION OVERVIEW

2660 & 2712 Santa Maria Way are centrally located in the greater Santa Maria area, yet benefit from newer developments nearby and the close proximity to Orcutt (Highway 135) and nearby Santa Maria Airport (SMA). Nearby developments include the adjacent 6 acre 66,000 SF El Potrero Professional Office Complex, the 142,000 SF Broadway Pavilion and housing to the east.

DEMOGRAPHIC (ESITE ANALYTICS)

Radius	1 Mile	3 Miles	10 Miles
2017 Estimate	11,680	70,417	166,263
Households	4,249	21,239	47,814
Average Household Income	\$86,163	\$74,145	\$75,493



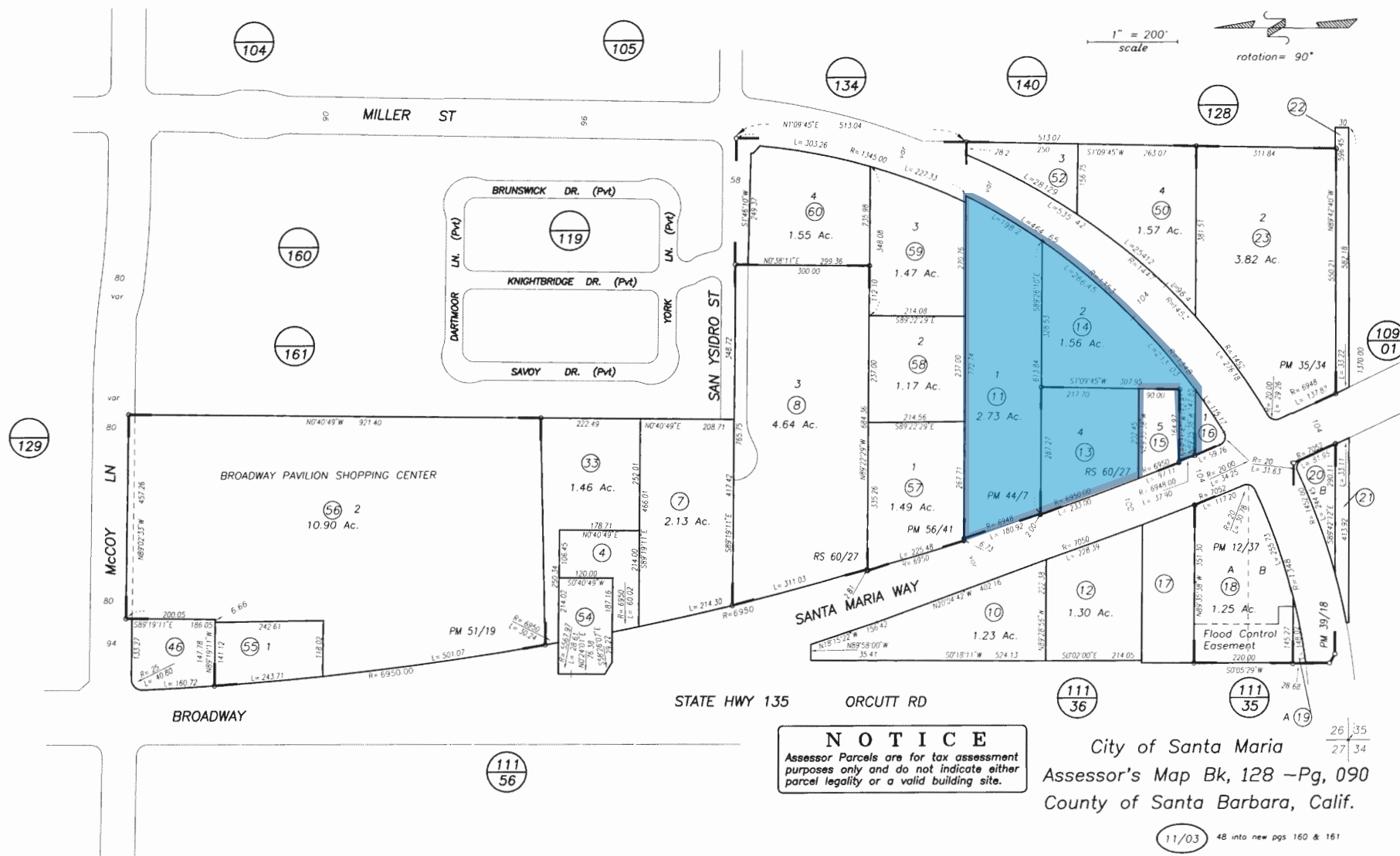
2660 & 2712 SANTA MARIA WAY

APN MAP

SANTA MARIA, CA

POR. SW/4 SEC 26 T10N R34W SBB&M

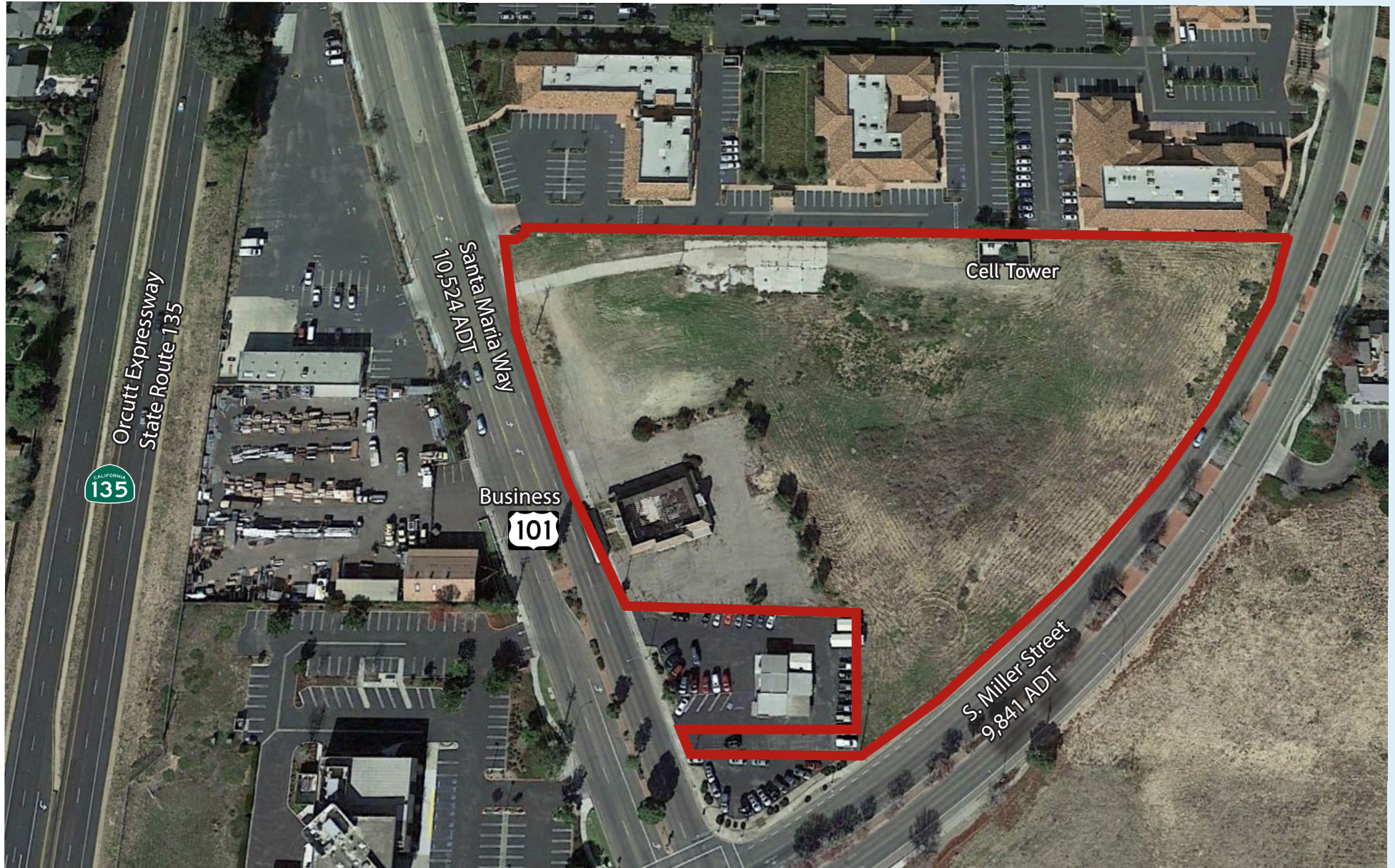
128-090



2660 & 2712 SANTA MARIA WAY

CLOSE AERIAL

SANTA MARIA, CA



2660 & 2712 SANTA MARIA WAY

TRADE AREA MAP

SANTA MARIA, CA



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