



# FOR SALE

**PD APPROVED SKILLED NURSING FACILITY | ±4.78 AC**  
Consisting of two legal Parcels, this property includes Planned Development Approval (Approved in 2017, extended in 2019) for a 58,000 square foot Skilled Nursing Facility (see the attached Proposed Site Plan & Floor Plan). The Subject Property is next door to one of the largest Radiology Services provider in Santa Maria. Furthermore, this project is across the street from the Plaza Medical Center. Zoned CPO (Commercial Professional Office), the Project and Planned Development Permit may be altered to conform to a new similar (proposed) Project. The Property is within ½ mile of the Highway 101/Stowell Road Offramp (to the east) and S. Broadway (Santa Maria's Major N/S thoroughfare) to the west. Other uses in close proximity include: Hobby Lobby, Trader Joe's, Bev Mo, Office Depot, and numerous Restaurants. The property is in walking distance to shopping, public services, and transportation.

### Contact Us

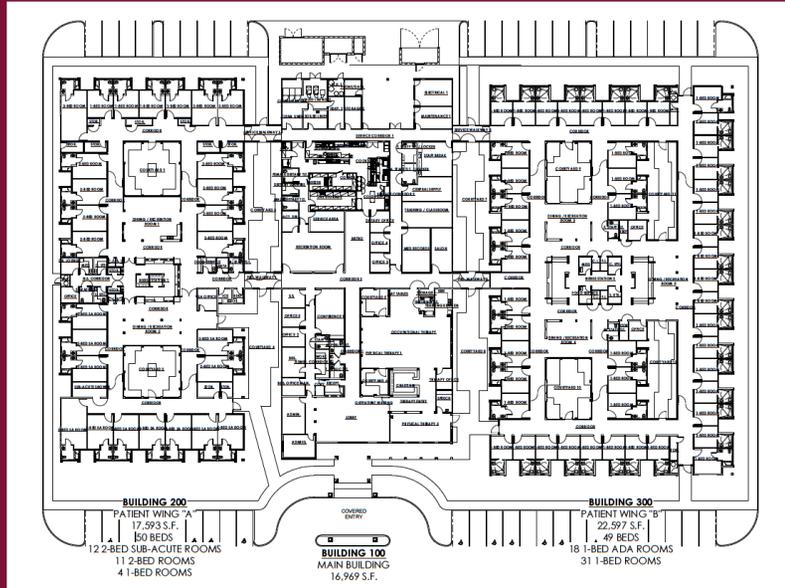
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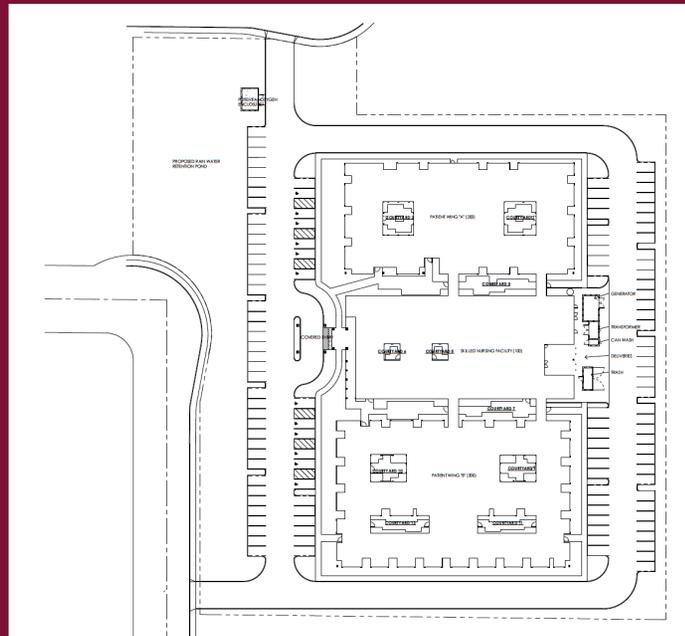
PO Box 250  
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# 526 East Plaza Drive | Santa Maria, CA

Floor Plan



Site Plan



## Sale & Property Details

- Price: \$2,500,000
- Size: +/- 4.78 acres
- APN Numbers: 128-067-027 & 029