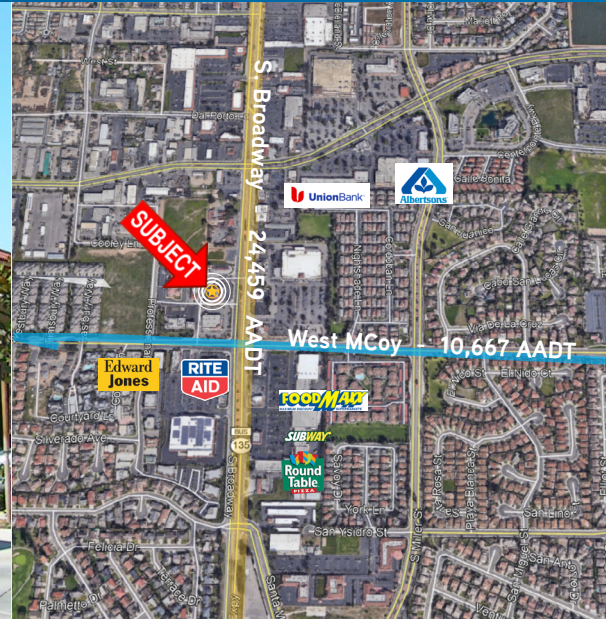


FOR LEASE > RETAIL/OFFICE SPACE

Heritage Oaks Plaza

2345 S. BROADWAY, SANTA MARIA, CA



Now Leasing > Retail/Office Space

Situated on the intersection of South Broadway & McCoy Lane across from the Broadway Pavilion, the Heritage Oaks Plaza is ideally located close to services, restaurants, and professional office buildings. Nearby retailers include: Kohl's, Rite Aid, Walgreens, Target, Broadway Pavilion, US Post Office, banks, and restaurants.

South Broadway is the premier commercial corridor of Santa Maria. This location boasts convenient access to a broad range of service facilities and Highway 101.

Building Amenities

- > Professional office/retail space available
- > Signalized ingress and egress
- > Monument signage
- > Common parking lot
- > HVAC
- > Private restrooms
- > Lease rate: \$1.35 sf NNN (est. \$0.50)
- > Leasable area: 1,658 SF



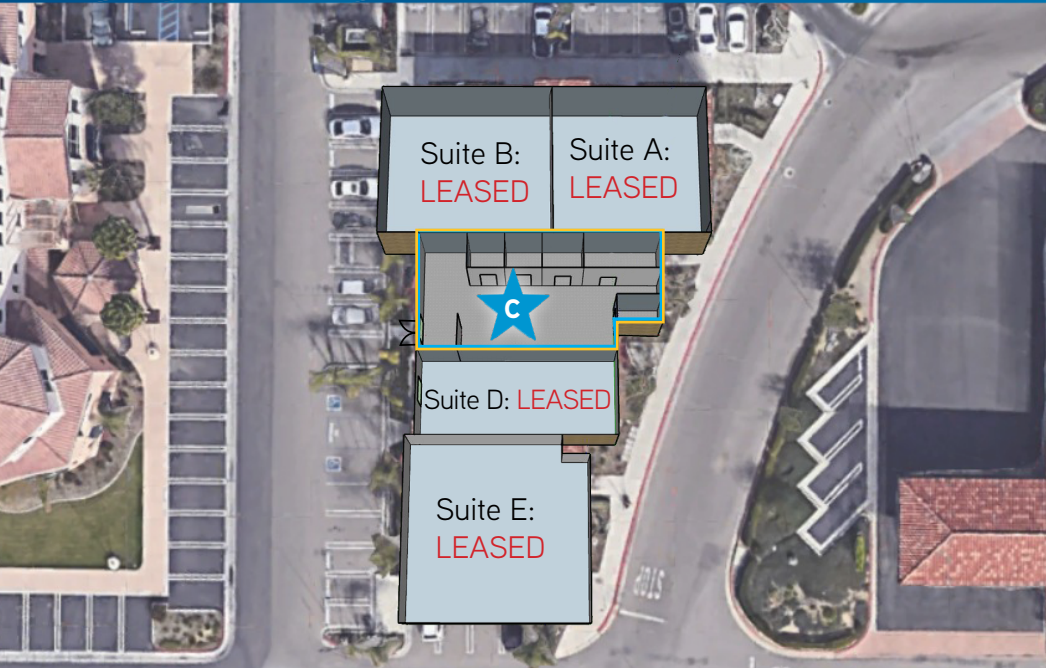
TAI MARTIN
805 595 1555 | CELL 805 704 3100
LICENSE NO. 01114741
tai.martin@colliers.com

TONY ANDREINI
805 595 1555 | CELL 805 801 1924
LICENSE NO. 02039290
tony.andreini@colliers.com

COLLIERS INTERNATIONAL
575 Price Street, Suite 211
Pismo Beach, CA 93449
www.colliers.com

FOR LEASE > RETAIL/OFFICE SPACE

Heritage Oaks Floorplan



AGENT CONTACTS:

Tai Martin

Senior Vice President

+1 704 3100

BRE 01114741

Tai.martin@colliers.com

Tony Andreini

Associate

+1 805 801 1924

BRE 02039290

Tony.andreini@colliers.com

Colliers International

Central California Coast

+1 805 595 1555

575 Price St, Suite 211

Pismo Beach, CA 93449

Colliers_centralcal

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575 Price Street, Suite 211

Pismo Beach, CA 93449

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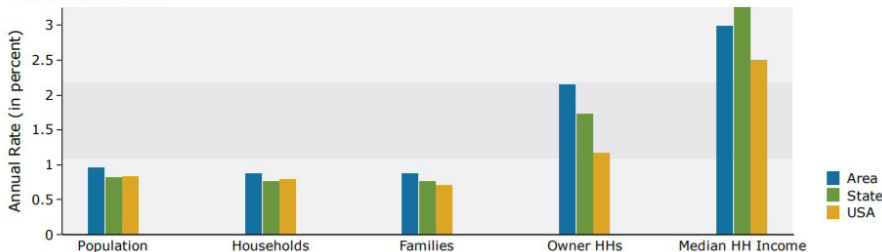
Now Available

- > **Suite C:** 1,658 SF of Professional Office/Retail Space
- > Asking Rate: \$1.35 sf NNN (est. \$0.50)

3-Mile Demographic Info & Trends

Summary	Census 2010	2018	2023
Population	71,115	77,993	81,780
Households	21,043	22,661	23,664
Families	15,618	16,825	17,571
Average Household Size	3.34	3.41	3.42
Owner Occupied Housing Units	10,501	11,076	12,310
Renter Occupied Housing Units	10,542	11,585	11,353
Median Age	29.5	31.5	32.6

Trends 2018-2023



All information, representations and projections shown herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Colliers International and are subject to change without notice.
June 18, 2019 9:19 AM

