



For lease

\$2.05
PSF Modified Gross

Contact us:

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The Santa Maria Financial Building 2236 S. Broadway, Santa Maria, CA

Premier Professional Office Suite
Fronting South Broadway

Property Summary

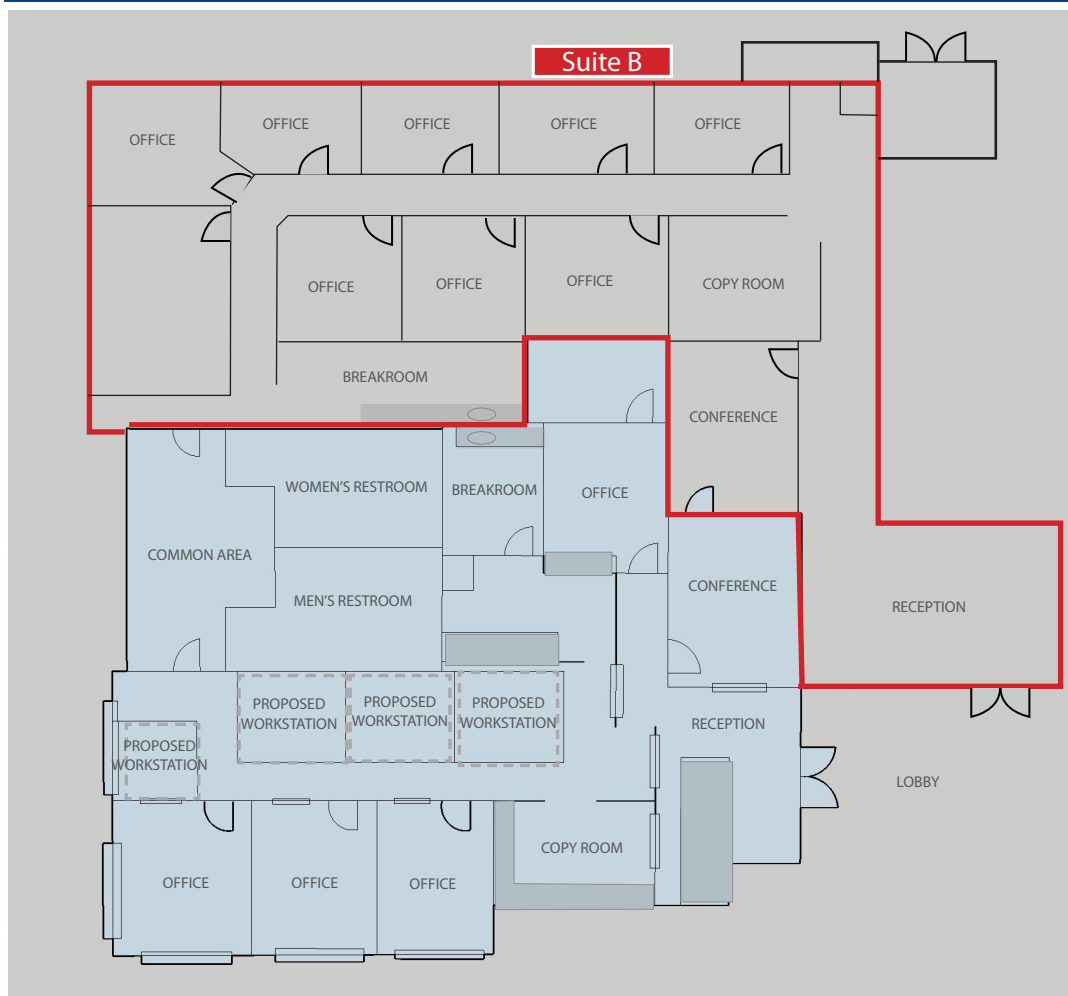
High-identity, ground floor office suite available in professional office building at high-exposure location near the corner of South Broadway (Hwy 135) and Betteravia Road in Santa Maria, California.

Property Type	Professional Office Building
Now Available	Suite B ± 2,741 Rentable SF
Rate	\$2.05 PSF Modified Gross
Exposure	± 36,680 AADT on South Broadway
Parking Ratio	4.55 / 1000 SF
Features	<ul style="list-style-type: none"> Professional offices with strong co-tenancy Convenient access to Highway 101 and local services Generous parking High-Identity location On-site property management



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Suite B Floorplan



Now Available for Lease

Suite B is a turn-key professional office suite located on the ground floor and consists of $\pm 2,741$ rentable square feet. The space offers a reception area, nine private offices, a conference room, copy room and break room.

- Features
- $\pm 2,741$ Rentable SF* ($\pm 2,284$ USF)
 - Ground-floor professional office suite
 - Corner office great natural light
 - Excellent signage opportunity fronting South Broadway

** Includes 20% load factor*

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Gallery



Aerial



Exterior



S Broadway Frontage

± 36,680 AADT

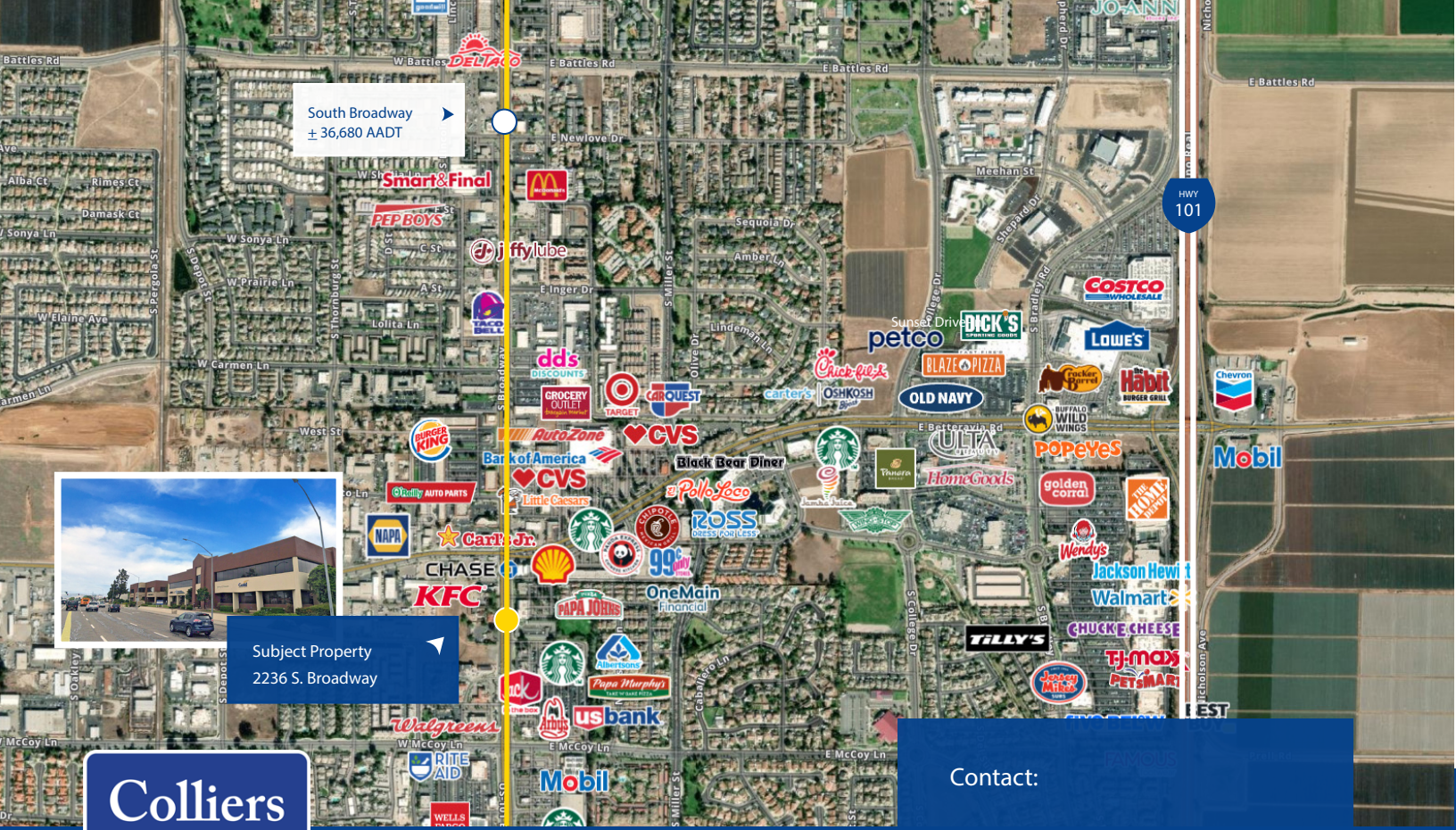


High Identity Location



Retail Presence





Subject Property
2236 S. Broadway



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Demographics by Drive Times (5/10/15 Minutes from Subject)

Distance >	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	37,468	39,906	127,747	131,645	150,053	154,532
Households	11,596	12,301	36,986	38,104	43,275	44,572
Families	8,498	12,301	28,601	38,104	32,850	33,763
Avg. HH Size	3.21	3.22	3.42	3.42	3.44	3.44
Owner Occupied	6,710	7,002	21,721	22,373	26,412	27,225
Renter Occupied	4,886	5,299	15,264	15,731	16,863	17,347
Median Age	33.3	5,299	33.25	34.6	33.3	34.6
Median HH Income	\$66,055	\$75,919	\$66,994	\$76,242	\$68,329	\$77,751
Avg HH Income	\$81,149	\$94,106	\$86,519	\$99,572	\$87,768	\$99,572

Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.