



For Lease

\$2.75
PSF NNN

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Skyway Center Santa Maria, CA

Retail/Office Pad Building (To Be Built)

Property Summary

2,800 SF pad to be constructed in Santa Maria's exciting new development at the northwest corner of Hwy 135 and Skyway Drive across from the SMX Airport. The Skyway Center features a number of dining options, retail shops and offices, including Cottage Health Urgent Care, 805 Charcuterie, Fire and Vice, Oak and Iron, Pure Pilates and The Collective, a dynamic marketplace in a community-oriented environment.

Size	± 2,800 SF pad to be constructed
Rate	\$2.75 PSF NNN
Property Type	Retail/Office
Exposure	Frontage on Orcutt Expressway/Hwy 135 (± 25,900 AADT)
Center Tenants	Cottage Health Urgent Care, 805 Charcuterie, Fire and Oak, Oak and Iron Fitness, Pure Pilates and The Collective
Parking	Ample

Site Plan

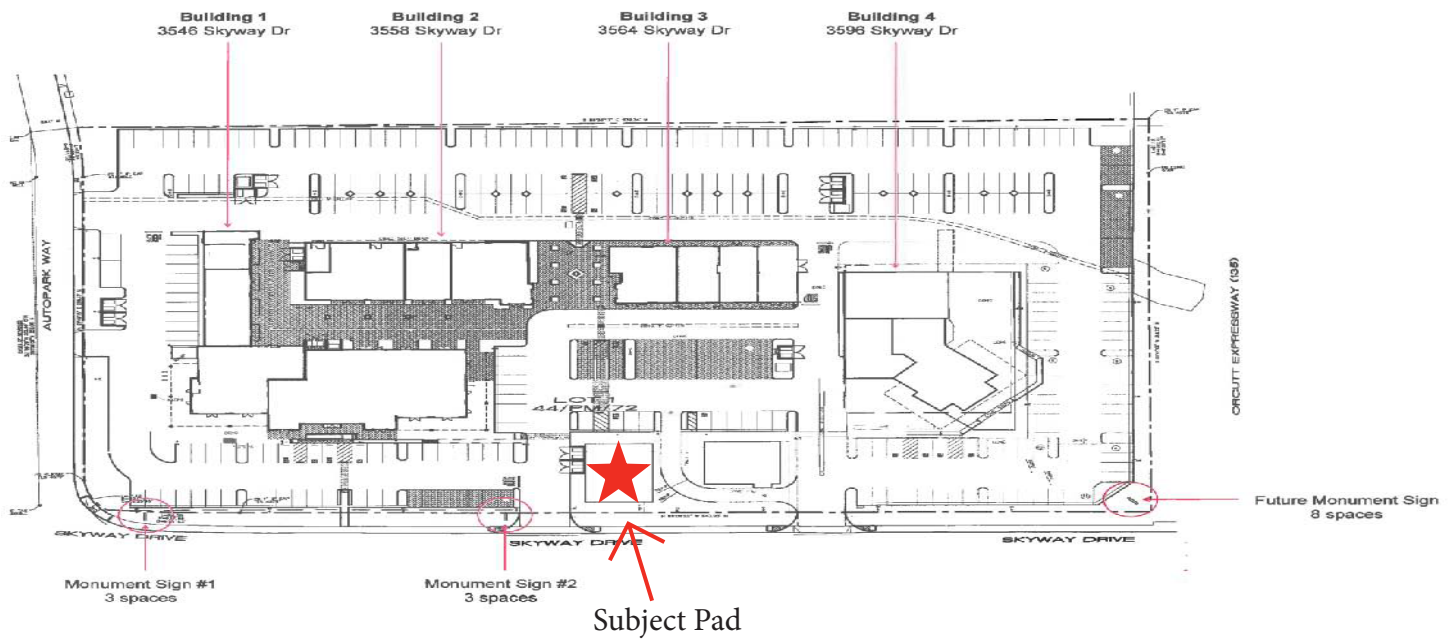


Photo Gallery

Neighboring Tenants

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Neighboring Tenants



Neighboring Tenants



Neighboring Tenants



Aerial



Neighboring Tenants





Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)	Current (2023)	Forecast (2028)
Population	8,336	8,409	118,246	118,861	167,465	169,368
Households	2,848	2,883	34,951	35,407	48,209	49,139
Families	2,076	2,098	25,918	26,241	36,469	37,167
Avg. HH Size	2.92	2.91	3.36	3.33	3.45	3.42
Owner Occupied	2,232	2,241	19,553	19,791	28,581	29,348
Renter Occupied	616	642	15,398	15,616	19,628	19,791
Median Age	41.9	42.4	34.1	35.4	33.8	35.1
Median HH Income	\$94,931	\$105,275	\$82,205	\$92,022	\$81,868	\$91,869
Avg HH Income	\$118,148	\$136,562	\$108,420	\$125,169	\$108,176	\$124,970

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

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