

Multi-Tenant Investment for Sale

550 E. Betteravia Rd., Santa Maria, CA

+/- 8,000 SF

FOR SALE



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/1/2024

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Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 550 E. Betteravia Rd. in Santa Maria which consists of four highly visible commercial units. Situated within the "College Square Shopping Center", this complex features major tenants such as Panera Bread, Jamba Juice, Starbucks, and more, all contributing to the heavy traffic the center draws. Located in close proximity to US 101 and Betteravia Rd. Intersection which allows customers ease of access.

Property Facts

- APN 128-179-003
- Zoning is PD-C2 (Planned Development - General Commercial)
- Built in 2008
- Parking: Per City Code

550 E. Betteravia	Unit Size	Tenant
Suite A - LEASED	+/- 1,320 sq. ft.	Anthony's Jewelers
Suite B - LEASED	+/- 1,740 sq.ft.	So Cal Gas Co.
Suite C - LEASED	+/- 1,430 sq. ft.	Salon Lux
Suite F - VACANT	+/- 3,510 sq. ft.	VACANT

Financials

Sale Price: \$2,995,500

Additional Info

Full Due Diligence packet available upon request

One unit currently vacant provides an excellent opportunity for an owner/user.

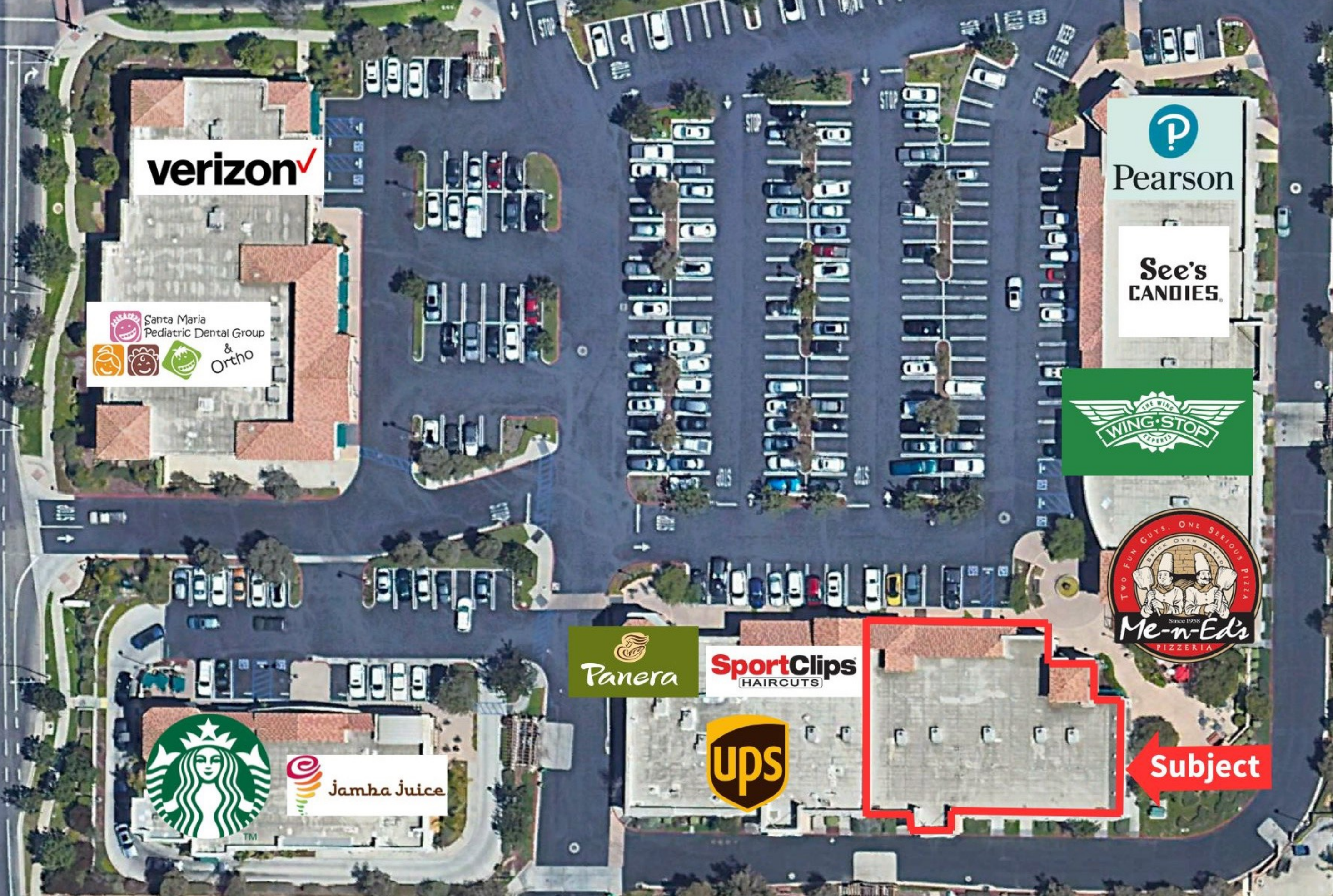


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verizon ✓

 Santa Maria
Pediatric Dental Group
&
Ortho



Pearson

**See's
CANDIES**







 **Jamba Juice**


Panera

SportClips
HAIRCUTS



Subject

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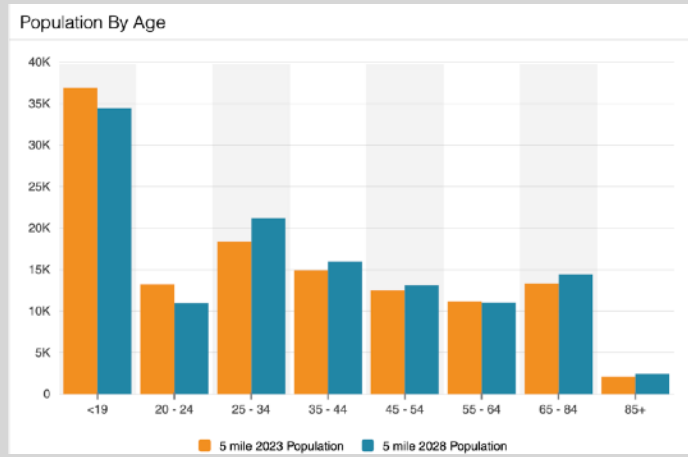
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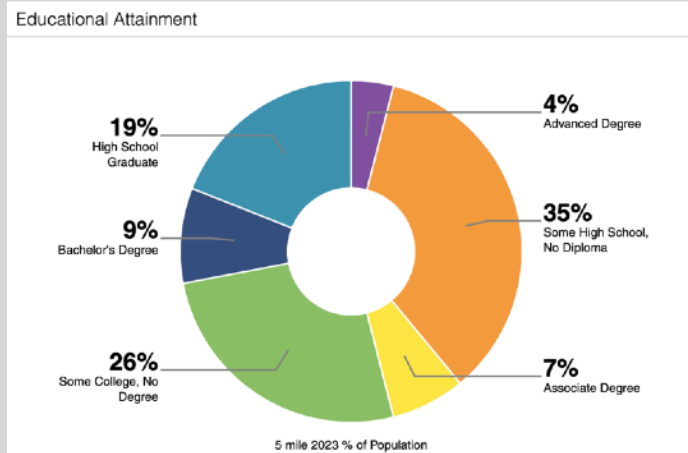
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Demographics

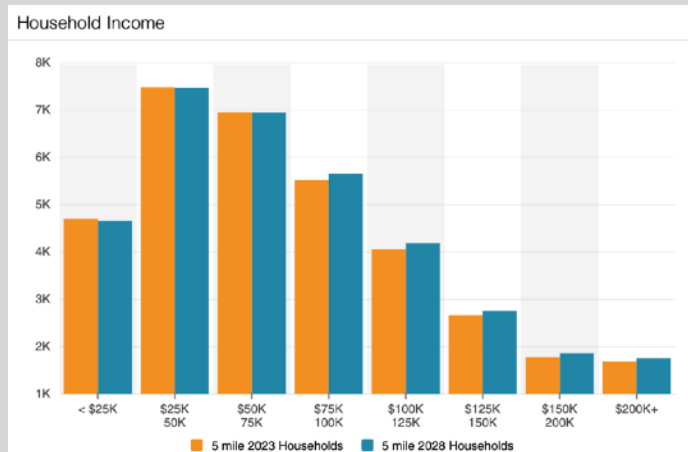
Population By Age



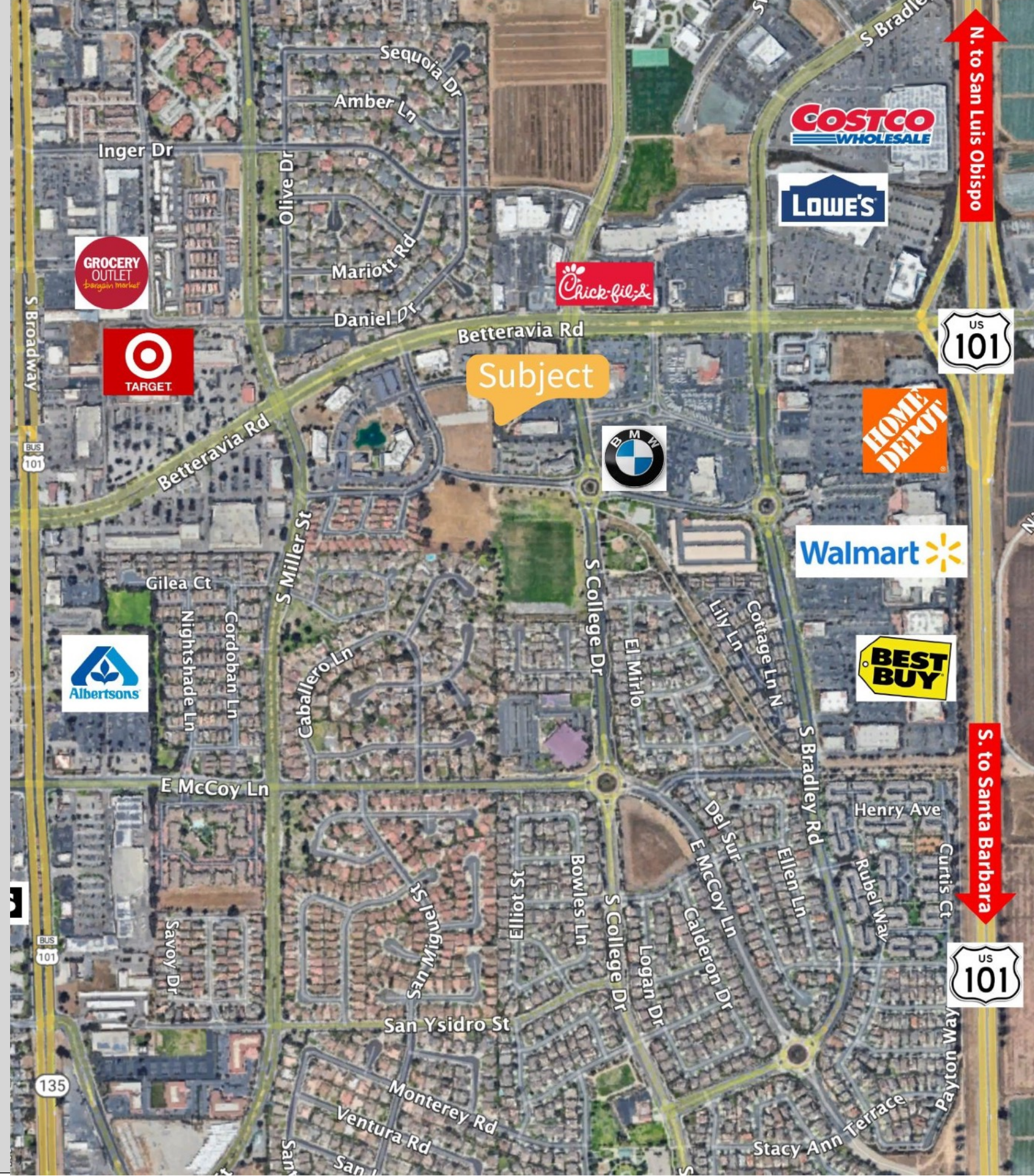
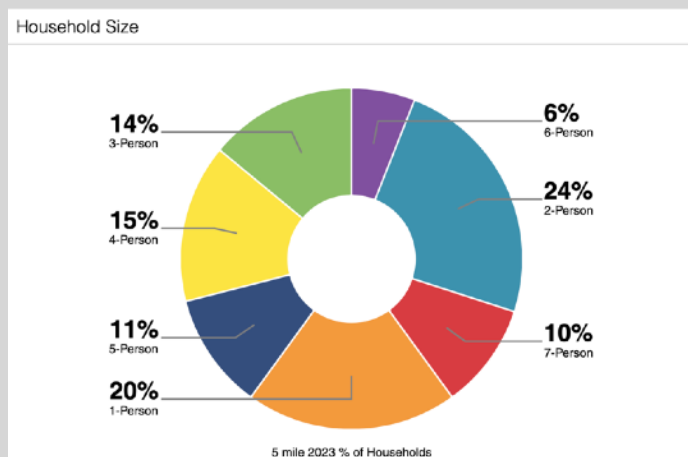
Educational Attainment



Household Income



Household Size



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 Commercial Real Estate

**For More
Information**

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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