

# 100 COTTAGES & RESTAURANT FOR LEASE in SANTA MARIA, CA - \$100,000/MONTH



1324 N. Broadway  
Santa Maria, CA



ROKED BY  
**exp**  
REALTY

THE DELEON GROUP

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21

CENTURY 21

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# **Exceptional Workforce Housing or Community Living Opportunity!**



**This unique 4-acre property, featuring 100 fully furnished cottages, is ideally suited for workforce housing, educational institutions, religious organizations, senior living facilities, or other large-scale community uses. With flexible leasing options and a range of on-site amenities, this turn-key property is ready to accommodate a variety of tenant needs.**

1324 N. Broadway, Santa Maria, CA



## Property Highlights:

- 100 Cottages – A mix of studio and larger units, each offering 2 to 4+ beds per room, providing approximately 300+ beds in total.
- Fully Furnished – Each room is currently equipped to facilitate immediate occupancy.
- Planned Upgrades – Owner has submitted permits to enhance livability.
- Recent Improvements – New roofs have been installed on all units.
- Vacant and Move-in Ready – No delays—this property is available for immediate tenancy.



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# RESTAURANT & COTTAGE EXTERIORS



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## On-Site Amenities:

- 7,200 SF Restaurant & Meeting Hall – A spacious dining and event space, ideal for communal meals, training sessions, or organizational gatherings. Owner is open to bringing the restaurant up to code as needed.
- Outdoor Recreation – A soccer field, volleyball courts, and a playground provide ample space for leisure and physical activity.
- Food Service Flexibility – While the restaurant space is currently non-operational, food trucks have historically served the location daily and nightly, offering convenient meal options for residents. The owner is willing to bring the restaurant up to code.



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# ON-SITE LAUNDRY & COTTAGE INTERIORS



## Lease Structure:

- Modified Gross Lease – Owner covers property taxes and insurance; tenants are responsible for utilities and property management.
- Flexible Terms – Negotiable lease terms to accommodate tenant needs.

## **Santa Maria Workforce Housing Demand & Demographics:**

Santa Maria is one of California's fastest-growing cities, with a strong demand for affordable workforce housing driven by key industries such as agriculture, manufacturing, healthcare, and education.

- Population Growth – Over 110,000 residents, with a steady annual increase.
- Workforce Demand – Santa Maria is home to a large workforce, including farmworkers, service industry employees, and healthcare professionals who require accessible housing options.



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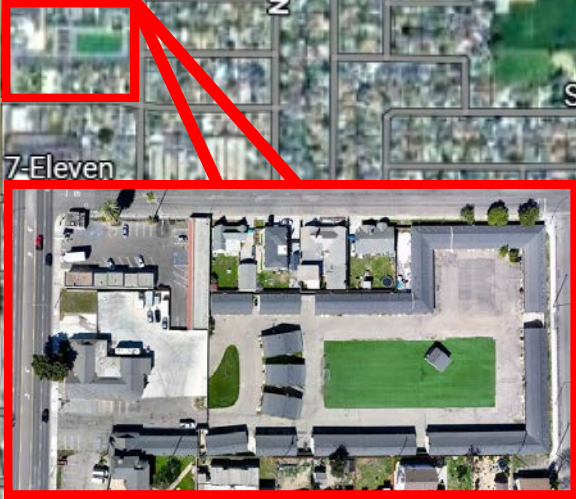
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# ARIEL VIEWS



# 1324 N. Broadway, Santa Maria, CA

## Asset Positioning



Central Location in the Heart of Santa Maria near the 101 Freeways surrounded by schools, churches and restaurants. The City of Santa Maria's population was estimated at 110,608 as of January 1, 2024, according to a May 2024 report by the California Department of Finance.

