



For Sale or Lease: Corner of Santa Maria's Two Main Streets

Free Standing Retail Building Across From Santa Maria Town Center

Address	101 S Broadway Santa Maria, CA 93454
Size	5,500 ± SF
Property Type	Retail
Exposure	Frontage on Main Street and Broadway (± 25,000 AADT)
Parking	Large parking lot in back of building
Disclosure	This property is part of a redevelopment project planned by the Landlord. Contact listing agent for more information.

HIGHLIGHTS

- › Former Boot Barn retail space located along the highly trafficked Broadway corridor in Santa Maria
- › Large open retail floor plan ideal for a variety of retail, showroom, fitness, service, or specialty uses
- › Surrounded by established retailers, restaurants, service businesses, and daily needs amenities
- › Located near multiple high-density residential and mixed-use developments, providing strong exposure to a growing customer base in the immediate area

Sale Price:

\$1,925,000

Lease Price:

\$1.95/SF/Month, Gross

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Accelerating success.



Welcome to Santa Maria, California.

DRIVE TIME DEMOS (5 MILES)



Current Population
(2025)

123,019



Projected Population
Growth (2030)

+0.3%



Average Household
Income (2025)

\$104,887



Average Household
Size (2025)

3.66



Daytime Population (2025)

111,116



Median Home Value (2025)

\$536,916

THE AREA

Santa Maria, located on California's Central Coast in Santa Barbara County, is a growing city of over 110,000 residents known for its, agriculture (especially strawberries), and signature Santa Maria-style barbecue. As the largest city in the county, it offers a diverse economy with strong aerospace, energy, and, military sectors near Vandenberg Space Force Base, paired with affordable coastal living.

THE MARKET

Although agriculture remains a major industry with many sophisticated infrastructure expansions, Santa Maria enjoys an expanding economy based on a healthy combination of commercial and manufacturing development, education, oil production, the local public airport, and nearby Vandenberg Space Force Base.

The agricultural areas surrounding the city are some of the most productive in California, with primary crops including strawberries, wine grapes, celery, lettuce, peas, squash, cauliflower, spinach, broccoli and beans. Many cattle ranchers also call the Santa Maria Valley home.

The Santa Maria retail market is a growing hub on the Central Coast, driven by major developments like the Enos Ranch West center and the revitalized Santa Maria Town Center mall. As a top industry in the city, retail features a mix of national chains (Macy's, Aldi) and local businesses.

THE POPULATION

The multicultural demographic is a valuable asset for businesses looking to tap into a wide range of markets. The City's population is characterized by a youthful energy, with a median age that is lower than the national average, contributing to a vibrant labor pool.



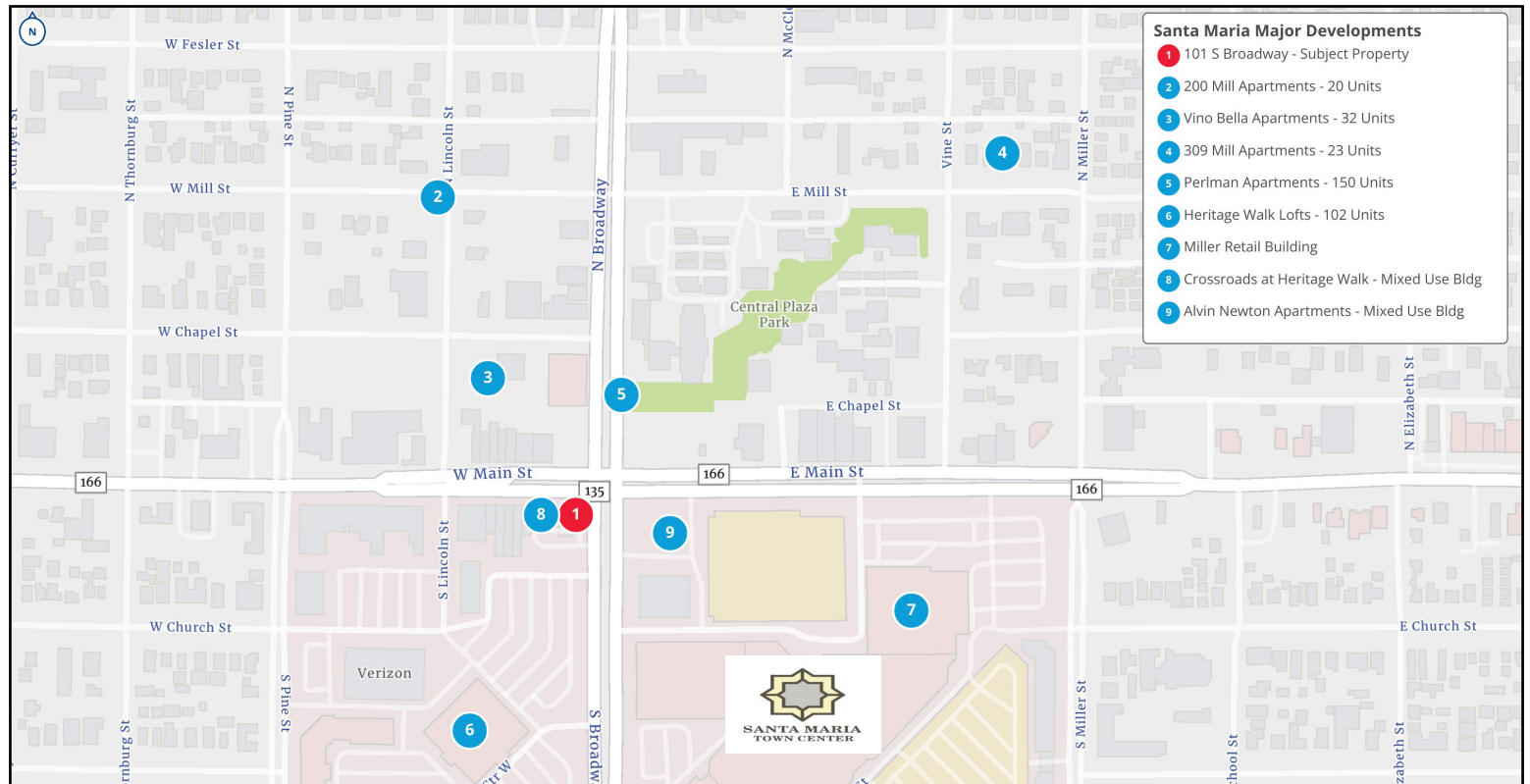
◀ Santa Maria
Town Center

▲ Subject Property



Santa Maria Proposed Nearby Developments

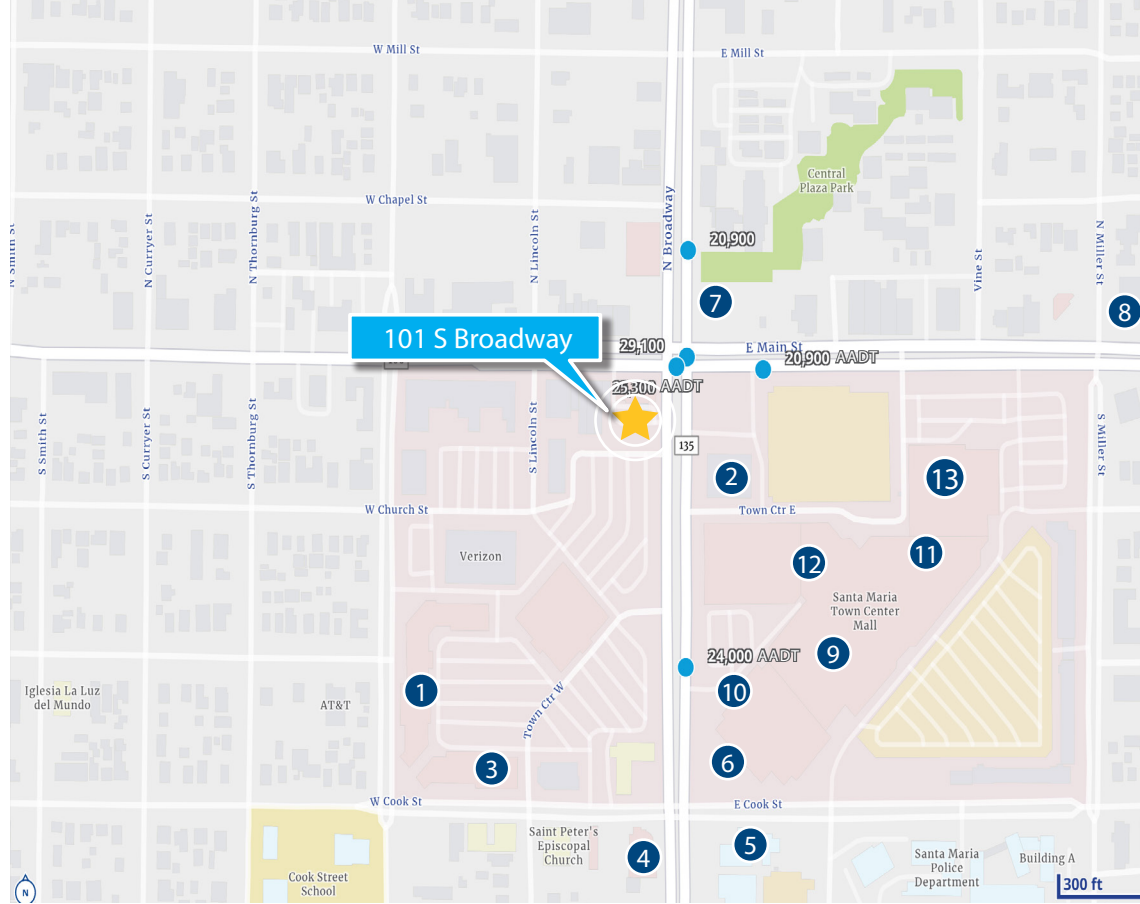
101 S Broadway



Santa Maria Major Developments

- 2 200 Mill Apartments integrates 20 courtyard-oriented units on a 100' x 72' lot in downtown Santa Maria, generating a density of 120 units/acre in this 2-3 story building. The unit sizes are all under 400 square feet with 5 off-street parking spaces.
- 3 Vino Bello Apartments is a new 32-unit, three-story apartment complex coming to downtown Santa Maria. the complex will contain a mix of one-, two- and three-bedroom units and studios, with laundry facilities on each floor and open spaces.
- 4 The Perlman in Santa Maria is a six-story, 150-unit affordable housing community that will provide studios, one-, two-, and three-bedroom apartments.
- 5 309 Mill Apartments project is a proposed 23-unit residential development. The plan calls for approximately 9,750 square feet of apartment space on a 0.2-acre site. The project is currently pending planning permits and under review by the City.
- 6 Heritage Walk Lofts is a \$35 million, 104-unit luxury apartment redevelopment in downtown Santa Maria. This project converts the former Mervyn's/Fallas building into modern, 600–1,200 sq ft loft-style units. Currently under Construction completion anticipated by spring/summer 2027.
- 7 Miller Retail Building transforming the site into a new "El Super" market on the ground floor, with addition retail space planned for the east side of the building and a second-floor terrace.
- 8 Crossroads at Heritage Walk is an 85,533 SF mixed use project.
- 9 Alvin Newton Apartments are a six-story commercial and apartment building which will include more than 5,000 square feet of commercial space with outdoor dining areas on the ground floor, 82 apartments on the upper floors with a rooftop deck and a memorial plaza.

Getting to know Santa Maria



"SANTA MARIA"

- | | |
|-----------------------------------|---------------------------|
| ① Big 5 Sporting Goods | ⑦ Rosalind Perlman Park |
| ② Bank of America | ⑧ Wells Fargo Bank |
| ③ Rite Aid | ⑨ Macy's Department Store |
| ④ Chase Bank | ⑩ Red Robin |
| ⑤ City of Santa Maria - City Hall | ⑪ Bath & Body Works |
| ⑥ Regal Edwards | ⑫ Spencer's |
| | ⑬ Subway |





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