



For Sale: Owner-User or Investment Opportunity

Retail Investment with Owner-User/Redevelopment Potential

Address	222-226 W Main Street Santa Maria, CA 93458
Parcel	123-043-001
Total Area	± 10,088 SF
Year Built	1950
Current Zoning	C-1 Commercial
Parking	Street and City Lot

HIGHLIGHTS

- › Five-tenant retail property located along W Main Street in Santa Maria
- › Investment or owner-user opportunity with flexible occupancy potential
- › Diversified tenant mix
- › Main Street frontage with strong visibility and walk-up access
- › Value-add upside through lease-up, rent growth, owner occupancy, or redevelopment

Sale Price:

\$1,625,000 | \$161.08 PSF | 6.7% Cap Rate

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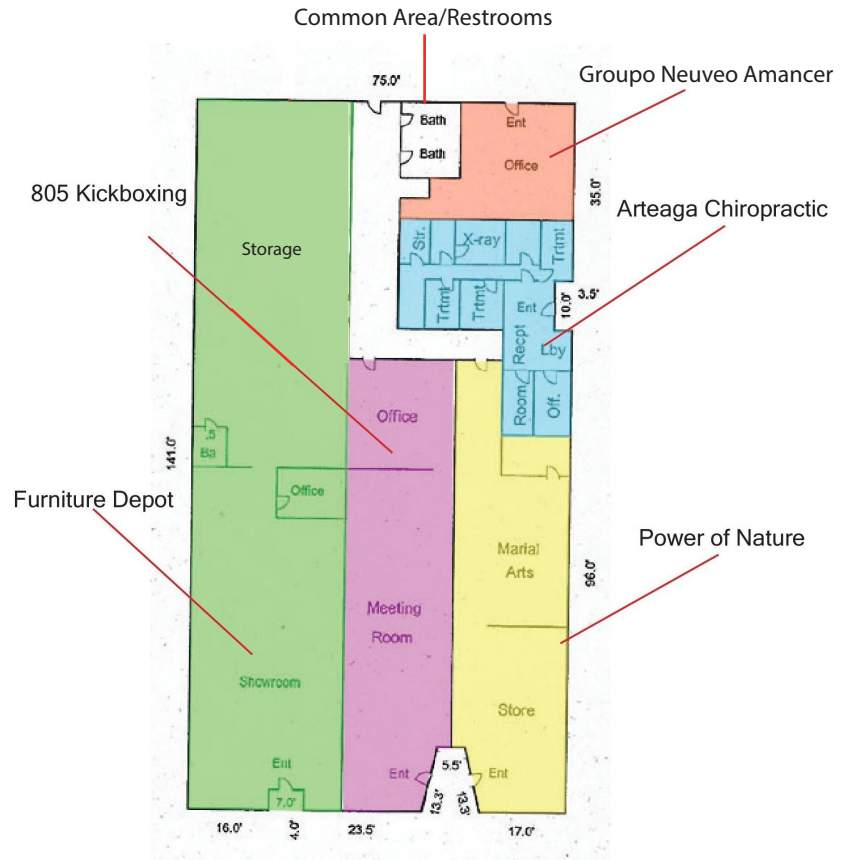
Accelerating success.



PHOTO GALLERY



Site Plan | 222-226 Main Street



222-226 Main Street stands between Santa Barbara and San Luis Obispo, half mile from Hwy 101. Paired with 222-226 W Main Street's location adjacent to Santa Maria Town Center and direct access to Hwy 166 and Hwy 135-- this location offers **incomparable** convenience, exposure and accessibility.

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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

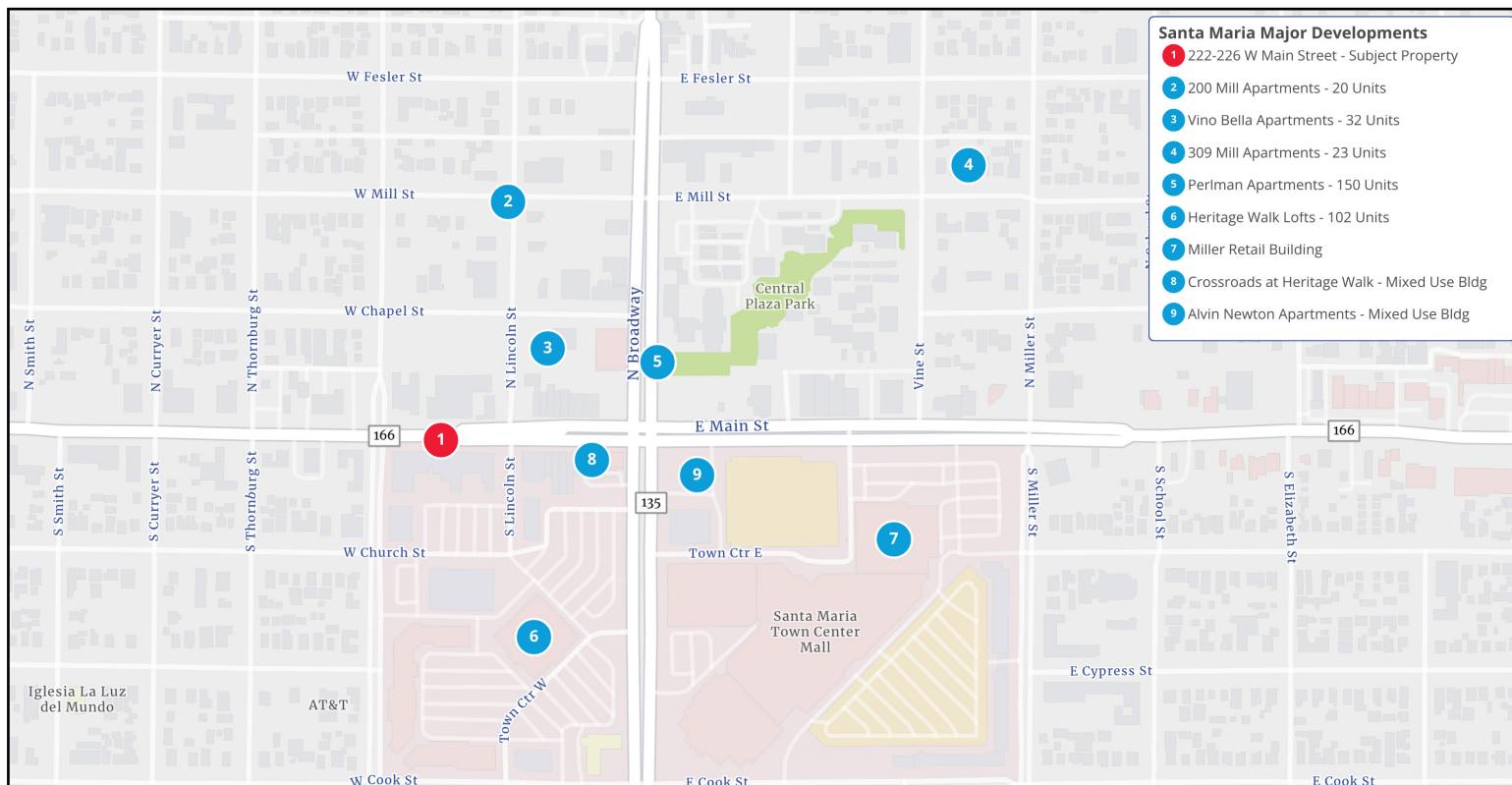
The multicultural demographic is a valuable asset for businesses looking to tap into a wide range of markets. The City's population is characterized by a youthful energy, with a median age that is lower than the national average, contributing to a vibrant labor pool.





Santa Maria Proposed Nearby Developments

222-226 W Main Street

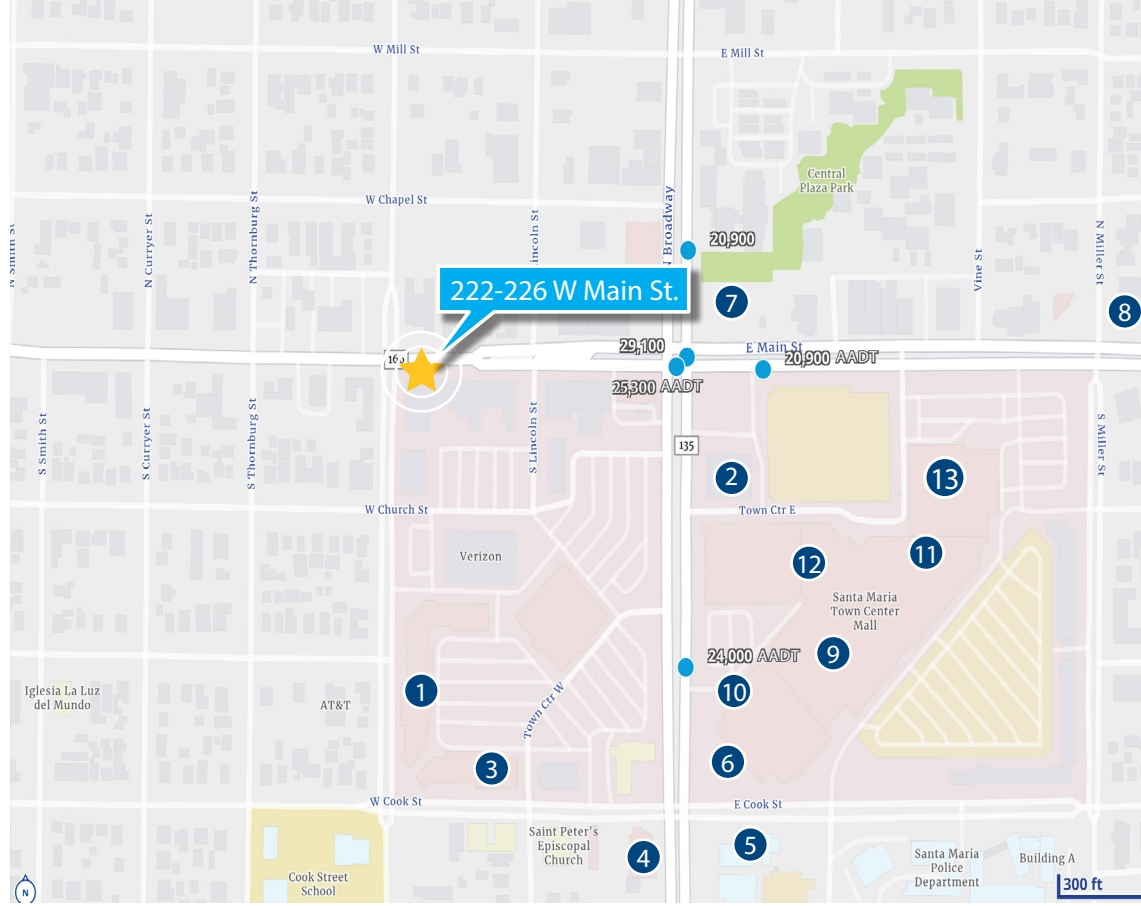


Santa Maria Major Developments

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



Property Rent Roll

Presentation Rent Roll | As of February for ± 10,088 SF Square Feet

Suite Number	Tenant	Square Footage	Prorata Share	Comm. Date	Exp. Date	Current Rent PSF/ Monthly	Current Rent Annual	Comments
Suite 106	Arteaga Chiropractic	±1,265 SF	12.54%	7/1/1994	Month-to-Month	\$1.86	\$ 28,234.80	At this location 30+ years.
Suite 108	Grupo Nuevo Amanecer	±750 SF	7.43%	5/20/2022	Month-to-Month	\$1.33	\$ 11,970.00	None
Suite 222	Furniture Depot	±4,260 SF	42.23%	6/1/2013	Month-to-Month	\$1.00	\$ 51,120.00	At this location 50+ years.
Suite 224	805 Kickboxing LLC	±2,200 SF	21.81%	6/1/2025	5/31/2030	\$1.36	\$35,904.00	Lessor may terminate 6/1/27.
Suite 226	Power of Nature/ Kung Fu	±1,613 SF	15.99%	8/15/1994	Month-to-Month	\$1.86	\$36,002.16	At this location 30+ years.
5 Total Units		±10,088 SF	100%				\$163,230.96	

Cash Flow Analysis

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Proforma Income - Actual Rents

Estimated Gross Income/Year	\$163,236.00
Less Vacancy Rate (5.0%)	(\$8,162.00)
Tenant Reimbursement(s)	\$0.00
Effective Gross Income	\$155,074

Expenses (Projected/Actual)

Property Taxes (based on \$1,625,000 purchase price)	\$17,875.00
Water, Sewer (Actual)	\$2,202.00
Garbage (Estimate)	\$1,200.00
Property Insurance (Actual)	\$3,917.00
Repairs & Maintenance (Actual)	\$7,767.00
Management (Actual)	\$6,559.00
Landscape Maintenance (Actual)	\$0.00
Electricity (Common Area - Actual)	\$514.00
On-Site Maintenance (Actual)	\$5,538.00
Total Expenses	(\$45,572.00)
Net Operating Income	\$109,502.00

Value Based on Cap Rate of 6.73% **\$167,076.00**

Cost Per Square Foot	\$161.10
Net Income Per Square Foot Per Month	\$0.90
Gross Income Per Square Foot Per Month	\$1.35
Expenses Per Square Foot Per Month	(\$0.38)
Annual Expenses Per Square Foot Per Month	(\$4.51)

AERIAL PHOTOGRAPHS



◀ Santa Maria Town Center a major indoor shopping mall currently anchored by Macy's and Regal Cinema. As of early 2026, it is undergoing significant revitalization.





Offering Memorandum | Retail Investment with Owner-User Redevelopment Potential

222-226 W Main Street

Investment or owner-user opportunity

Santa Maria, California



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