



MEDICAL OFFICE FOR SALE

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**415 E. CHAPEL ST.
SANTA MARIA, CA 93454**

PROPERTY DESCRIPTION

415 E. Chapel St., Santa Maria, CA

415 E. Chapel St. presents a unique opportunity to acquire a freestanding medical office building in the heart of Santa Maria. The ±3,672 SF two-story property features a functional medical layout with reception area, exam rooms with sinks, lab space, and private offices, ideal for healthcare, dental, or professional service users. Situated within the Commercial & Professional Office (CPO) zone and just over one mile from Marian Regional Medical Center, the property offers excellent accessibility and proximity to the city's main commercial corridors at Main Street and Broadway and Highway 101. The property represents a compelling opportunity for an owner-user or investor to capitalize on the scarcity of available medical space in Santa Maria's main healthcare corridor.

The building will be delivered vacant at the time of sale, making this a prime opportunity for an owner-user to establish a presence in a desirable location.



SUMMARY & HIGHLIGHTS

415 E. Chapel St., Santa Maria, CA



ASKING PRICE	\$965,000
TYPE	Medical Office / Office
INVESTMENT	Owner-User / Investor
APN	121-231-009
BUILDING SIZE	±3,672 SF
LOT SIZE	9,148 SF (0.21 AC)
YEAR BUILT	1991
ELEVATOR	Yes
PARKING	15 Private Parking Spaces
OCCUPANCY	Vacant
ZONING	Commercial & Professional Office (CPO)

- Great Owner-User Opportunity
- Exclusive Monument Signage
- Located within the CPO Medical Corridor
- Easy Access to Highway 101 and the main commercial corridor at Broadway & Main St.



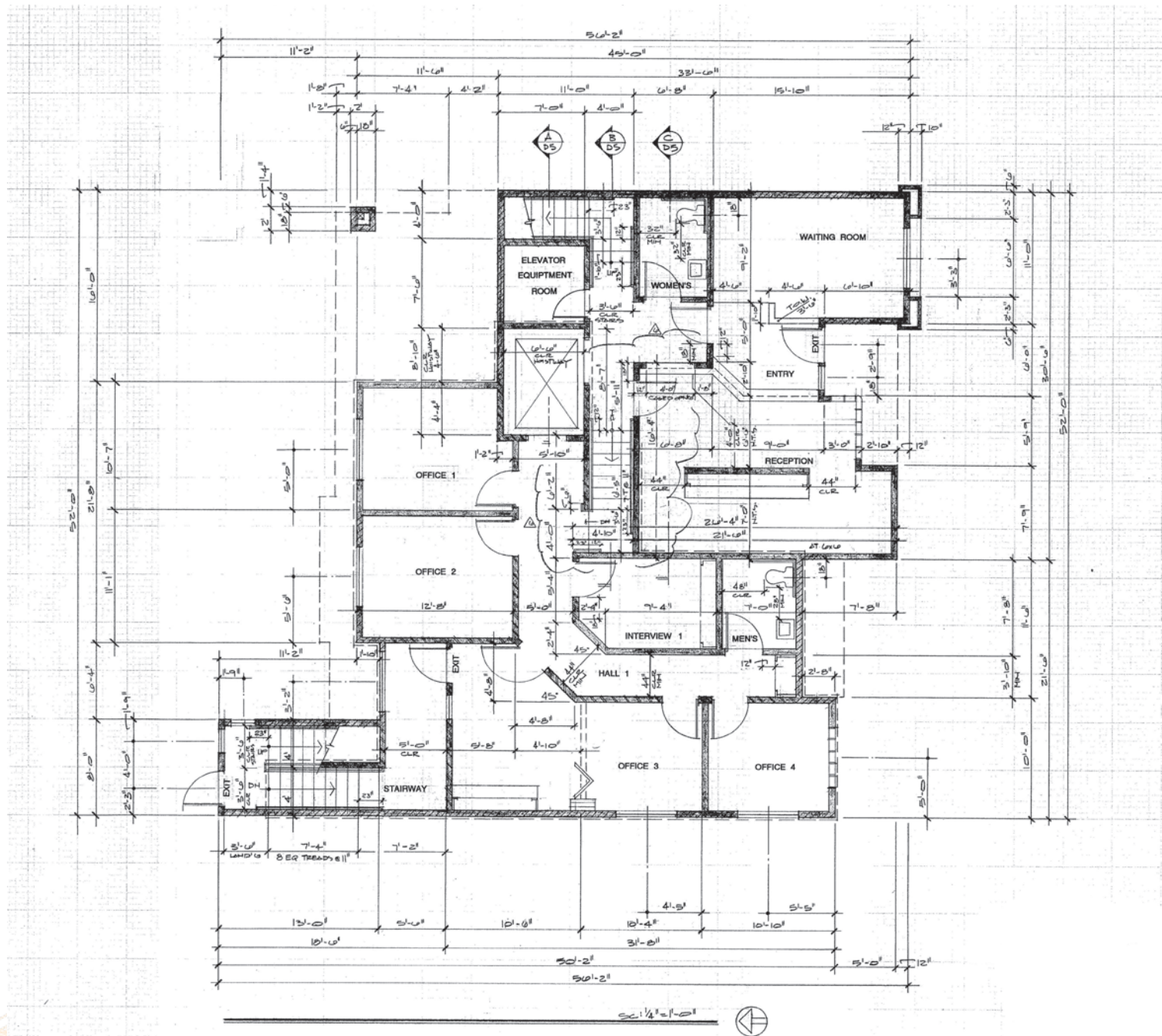
INTERIOR PHOTOS

415 E. Chapel St., Santa Maria, CA



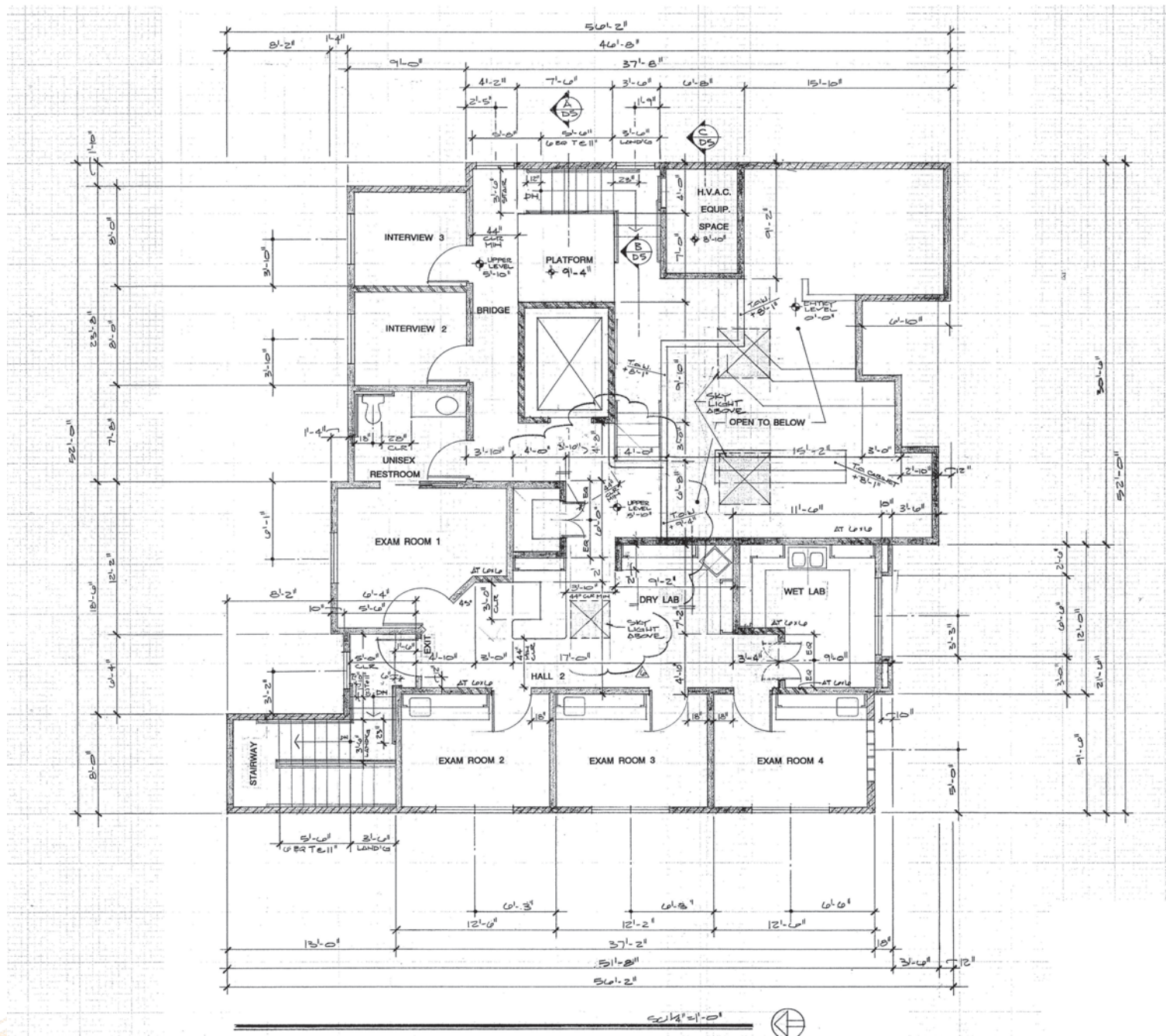
FIRST FLOOR PLAN

415 E. Chapel St., Santa Maria, CA



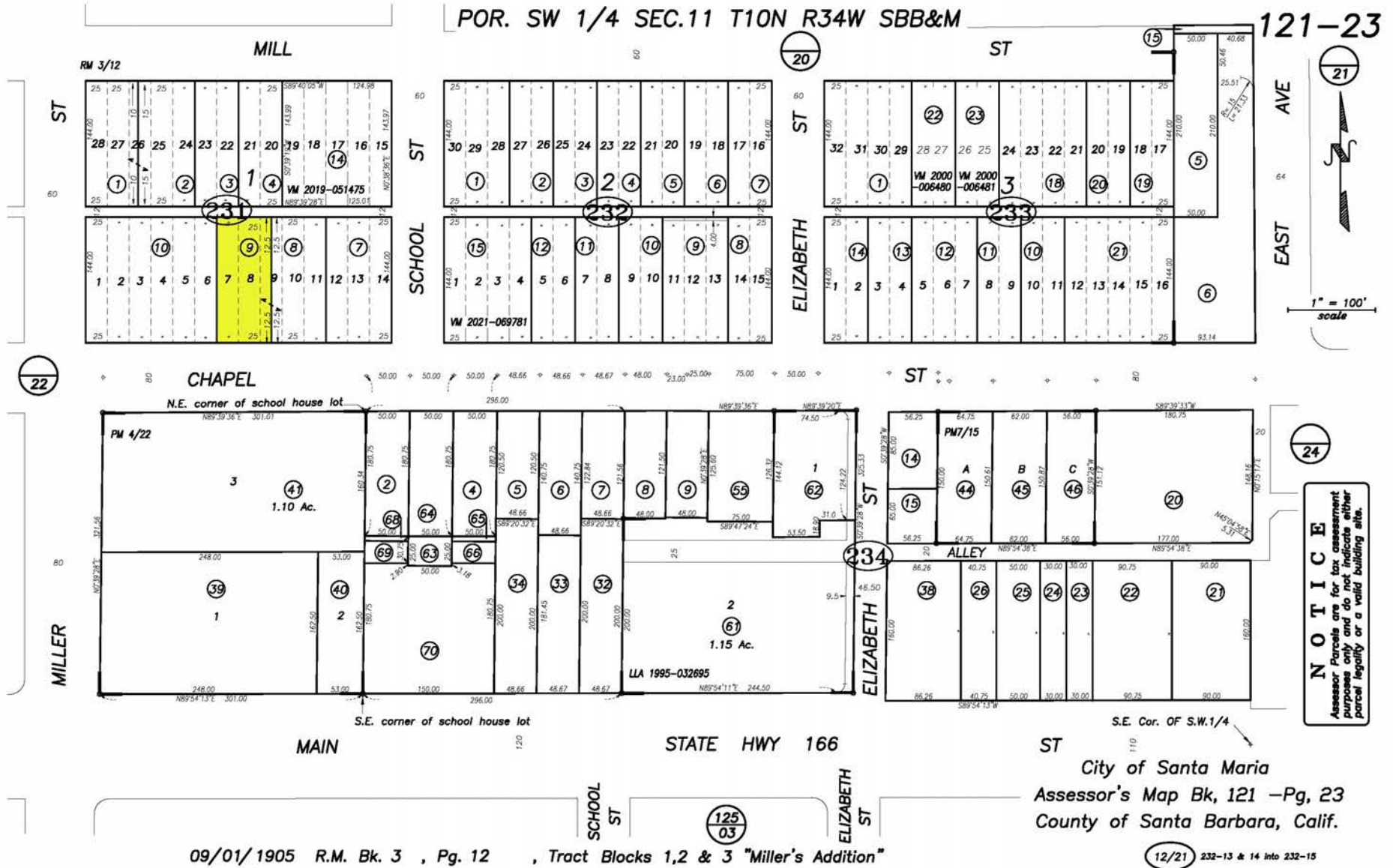
SECOND FLOOR PLAN

415 E. Chapel St., Santa Maria, CA



PARCEL MAP

415 E. Chapel St., Santa Maria, CA



CLOSE AERIAL

415 E. Chapel St., Santa Maria, CA



DEMOGRAPHICS

415 E. Chapel St., Santa Maria, CA



Estimated Households

1 MILE	3 MILES	5 MILES
7,960	27,036	32,049

Estimated Average Household Income

1 MILE	3 MILES	5 MILES
\$96,541	\$103,580	\$110,136

Estimated Average Household Net Worth

1 MILE	3 MILES	5 MILES
\$702,384	\$888,533	\$1.01 M

College Degree Bachelor Degree Or Higher

1 MILE	3 MILES	5 MILES
15.6%	18.1%	20.1%

Monthly Household Expenditures

1 MILE	3 MILES	5 MILES
\$8,879	\$9,265	\$9,422

