



For lease

**\$2.05**  
PSF Modified Gross

Contact us:

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## The Santa Maria Financial Building 2236 S. Broadway, Santa Maria, CA

Professional Office Suites Located  
on "Main & Main"

### Property Summary

Office suite available in professional office building at high-exposure location near the corner of South Broadway (Hwy 135) and Betteravia Road in Santa Maria, California.

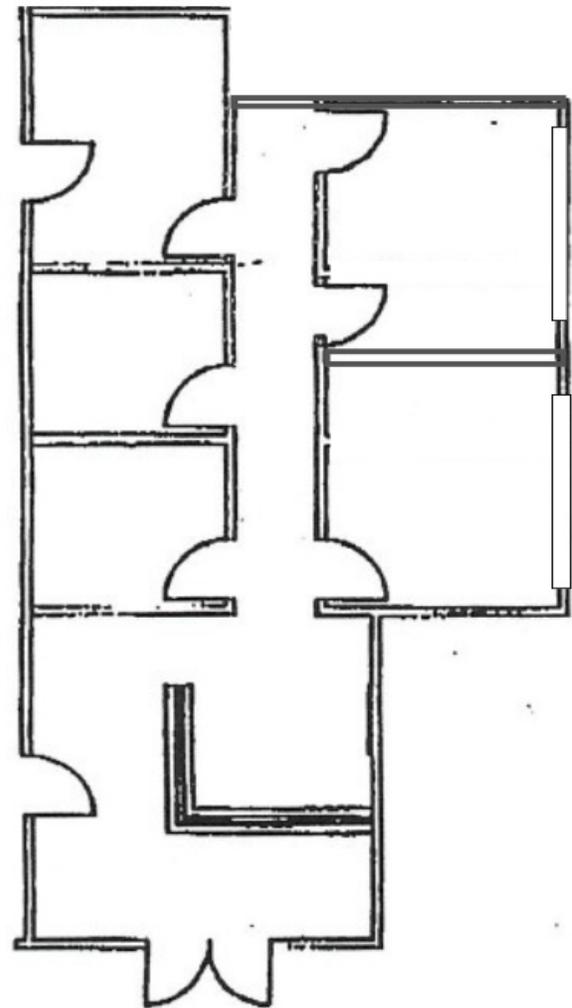
Property Type	Professional Office Building
Now Available	Suite J/I ± 1,248 Rentable SF
Rate	\$2.05 PSF Modified Gross
Exposure	± 36,680 AADT on South Broadway
Parking Ratio	4.55 / 1000 SF

- Features
- Professional office building with strong co-tenancy
  - Convenient access to Highway 101 and local services
  - Ample parking
  - High-Identity location at intersection of S. Broadway and Betteravia
  - On-site property management
  - Elevator served

Accelerating success.

# Floorplan

Suite J/I



## Now Available for Lease

Suite J/I is a well-appointed  $\pm$  1,248 Rentable Square Foot office suite on the second floor of the Santa Maria Financial Building. The space offers conference room, three private offices, reception and storage/copy room.

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# Gallery



Aerial



Exterior



S Broadway Frontage

± 36,680 AADT

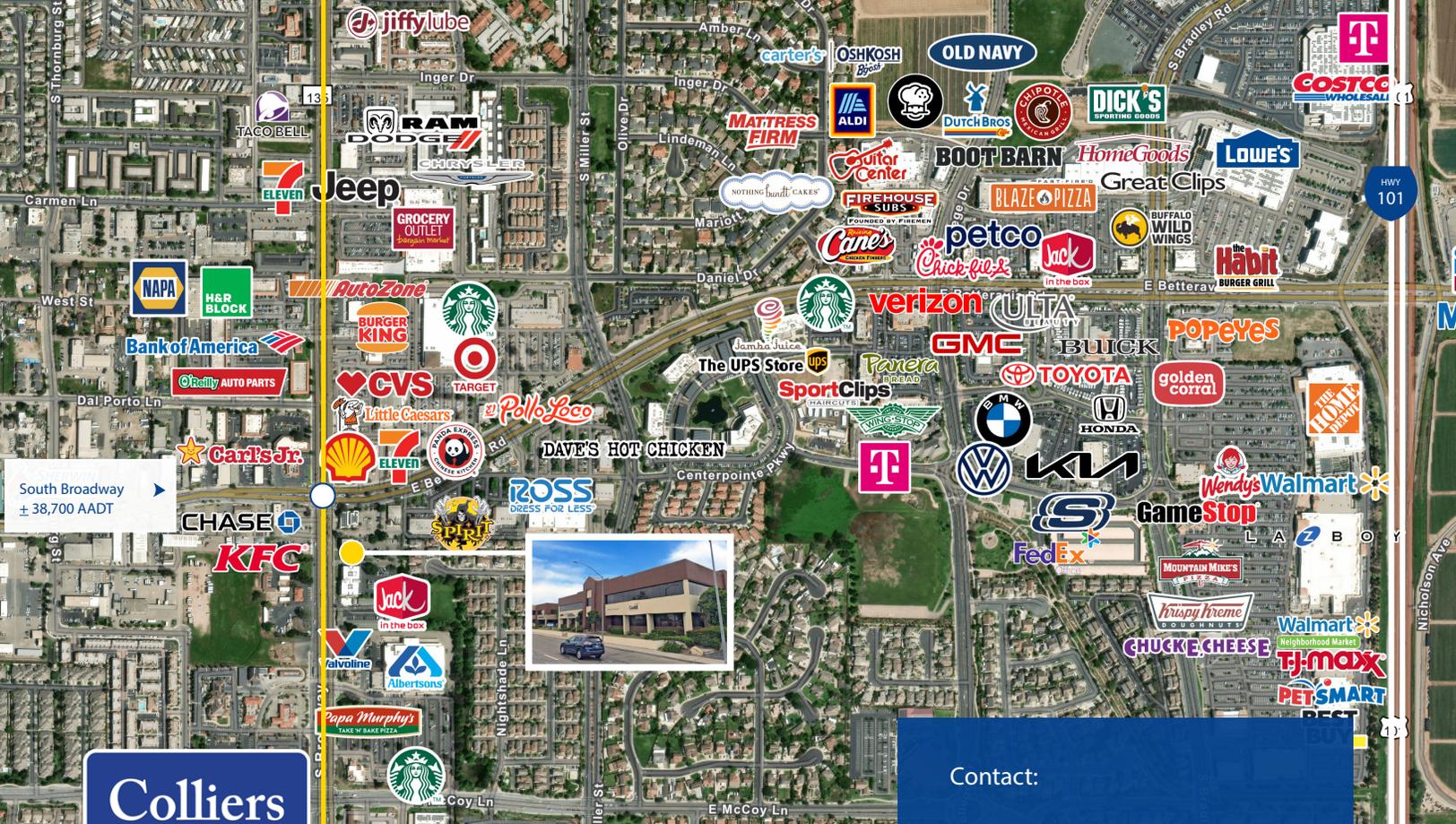


High Identity Location



Retail Presence





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### Demographics by Drive Times (5/10/15 Minutes from Subject)

Distance >	5 Minute Drive Time		10 Minute Drive Time		15 Minute Drive Time	
	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)	Current (2025)	Forecast (2030)
Population	146,112	147,894	174,909	176,801	193,610	195,454
Households	42,115	42,983	51,458	52,493	58,568	59,683
Families	31,625	32,234	38,820	39,552	43,989	44,773
Avg. HH Size	3.44	3.42	3.38	3.35	3.28	3.25
Owner Occupied	24,145	24,696	30,592	31,360	35,401	36,286
Renter Occupied	17,970	18,287	20,866	21,133	23,167	23,396
Median Age	33.8	34.9	34.5	35.6	35.2	36.3
Median HH Income	\$88,670	\$102,068	\$89,814	\$103,008	\$91,333	\$104,190
Avg HH Income	\$110,502	\$124,856	\$113,276	\$127,732	\$116,852	\$131,300

Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.



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