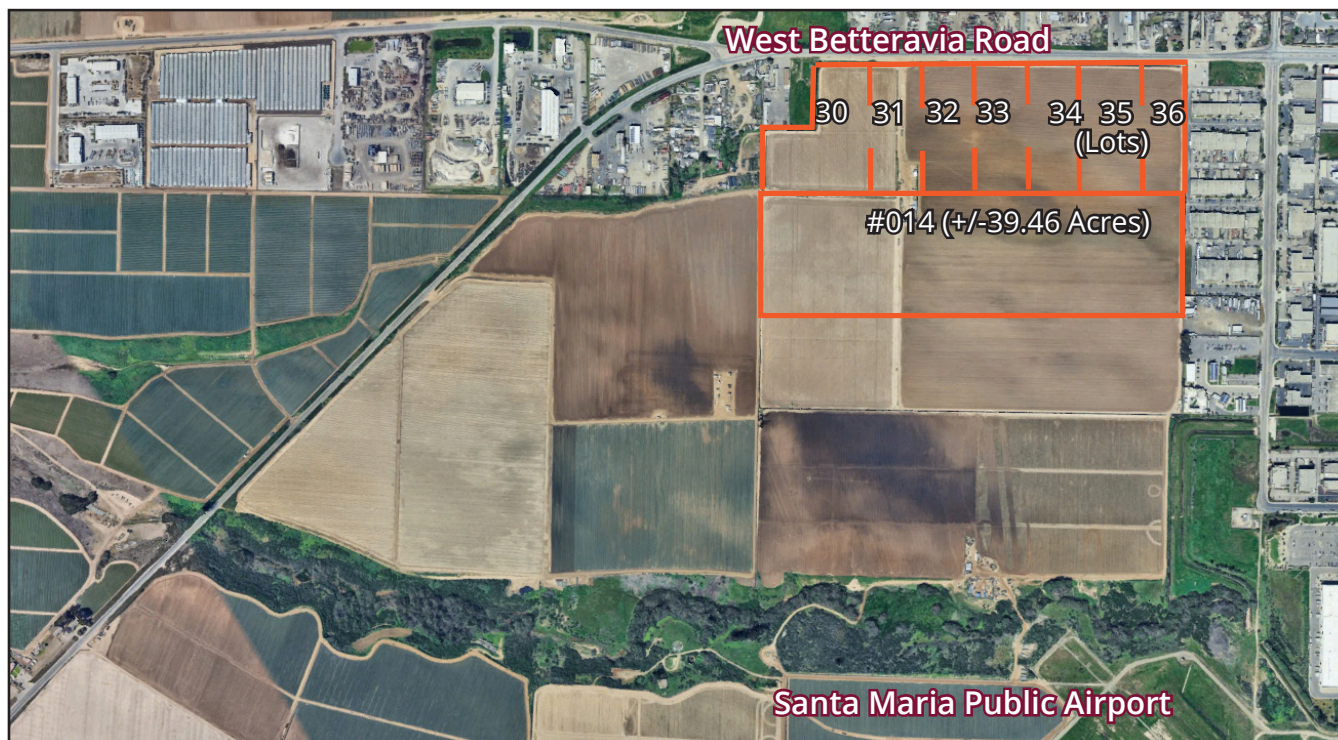


FOR SALE RARE OPPORTUNITY TO PURCHASE INDUSTRIAL LOTS ON WEST BETTERAVIA



1500 Block of W. Betteravia | Santa Maria, CA

We are offering seven Legal Lots zoned PDCM (Planned Development Commercial Manufacturing) and a larger Parcel zoned PDOS (Planned Development Open Space) 'For Sale' on the highly traveled thoroughfare of West Betteravia Road. The City of Santa Maria has expressed willingness to cooperate with the Re-Zone and General Plan Amendment of the larger Parcel to convert the same to an Industrial Zoning. Consult Broker for further details. As developable properties along Betteravia Road are hard to find, this offering represents a unique opportunity to developers and owner-users.

Pat Palangi
805.928.2800 ext. 105
Cell: 805.705.2555
Pat@PacificaCRE.com
Lic #01108680

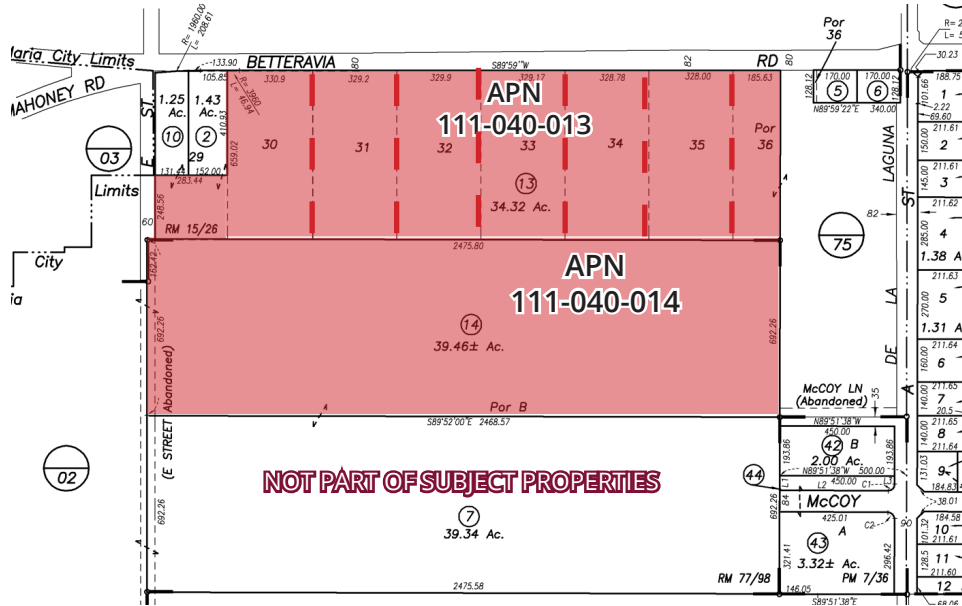
Mike Kelly
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PO Box 250 | Santa Maria, CA 93456 | PacificaCommercialRealty.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE 1500 BLOCK OF W. BETTERAVIA | SANTA MARIA, CA



APN	Size (+/- acres)	Price
• 111-040-013	+/-34.32	Inquire
111-040-013 Lot 30	+/-6.6	\$4,025,000
111-040-013 Lot 31	+/-5.0	\$3,050,000
111-040-013 Lot 32	+/-5.0	\$3,050,000
111-040-013 Lot 33	+/-5.0	\$3,050,000
111-040-013 Lot 34	+/-5.0	\$3,050,000
111-040-013 Lot 35	+/-5.0	\$3,050,000
111-040-013 Lot 36	+/-2.85	\$2,000,000
• 111-040-014	+/-39.46	\$7,000,000

- A portion of APN: 111-040-014 is impacted by the Santa Maria Airport Flight path, which will limit the occupancy and height of structures in that area.
- An Application to Rezone one of the Subject Properties (APN: 111-040-014) from PDOS (Planned Development Open Space) to PDCM (Planned Development Commercial Manufacturing) is being prepared for submission to the City. The City Administrators have acknowledged the minimal amount of Industrial zoned property in the City and significant need for more. The City has committed to expedite the Rezone and General Plan Amendment.
- Lots 30 through 36 are currently zoned PDCM (Planned Development Commercial Manufacturing)

The property has potential access from three City Streets (West Betteravia Road, West McCoy Lane, and future E Street).



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1000



- Total Population: 145,529
- Bachelor's Degree or Higher: 18.5%
- Total Housing Units: 42,955
- Total Households: 40,911
- Median Household Income: \$86,438
- Employment Rate: 60.4%
- Without Health Care Coverage: 13.4%
- Hispanic or Latino (of any race): 97,285

FOR SALE 1500 BLOCK OF W. BETTERAVIA | SANTA MARIA, CA



NOT TO SCALE



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