



For Lease > Professional Healthcare Office

High-Profile Medical Offices

In Rapidly-Developing, Regional Healthcare Hub

Marian Healthcare Plaza
525 Plaza Drive | Santa Maria, CA



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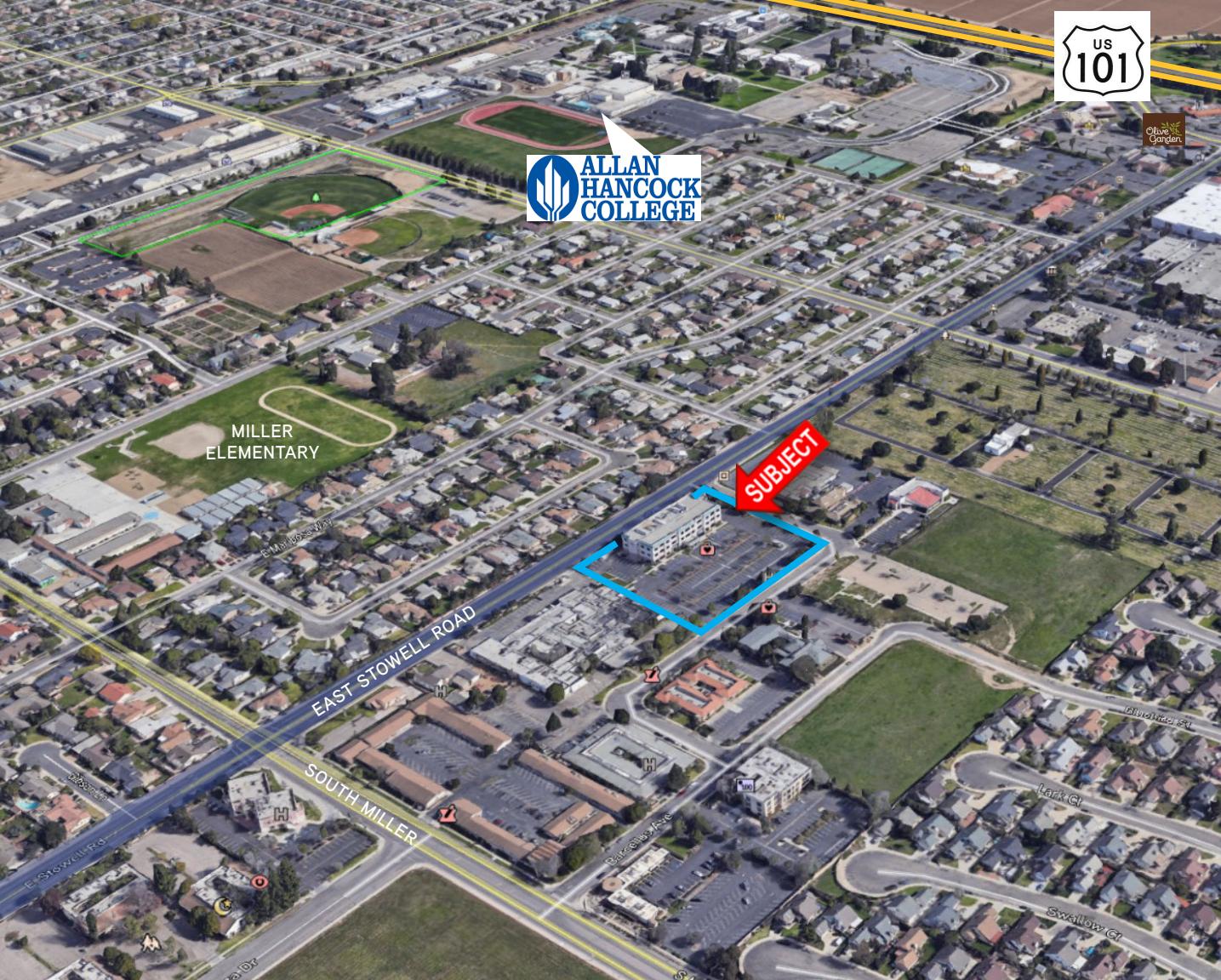


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FOR LEASE > HIGH-PROFILE MEDICAL OFFICE SPACE

Welcome to the Marian Medical Plaza

Marian Medical Plaza | 525 East Plaza Drive | Santa Maria, California

ADDRESS	525 East Plaza Drive
CITY	Santa Maria, California
PROPERTY TYPE	Medical Office (+/- 44,163 RBA)
AVAILABILITY	+/- 1,450 – 12,353 RSF
LEASE RATE	Call Listing Agent
PARKING	4.55/1000 SF

PROPERTY HIGHLIGHTS

- > In close proximity to other medical tenants
- > 2 miles from Dignity Health's Marian Regional Medical Center and 1 mile away from Santa Maria's prime retail corridor
- > Elevator-served building with on-site security and day porter
- > Excellent access to Hwy 101
- > Move-in ready, turn-key spec suite completed (Suite 301)





FOR LEASE > HIGH-PROFILE MEDICAL OFFICE SPACE

Suites Now Available for Lease

MARIAN MEDICAL PLAZA 525 EAST PLAZA DRIVE | SANTA MARIA, CA

The following suites are now available for lease at The Marian Medical Plaza at 525 Plaza Drive in Santa Maria, California. Floorplans available on following pages, or

2RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 200 > \pm 3,096 SF

3RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 300* > \pm 1,940 SF

Suite 301* > \pm 2,445 SF New turn-key spec suite completed.

Suite 306* > \pm 3,422 SF

Suite 307 > \pm 1,450 SF

THIRD FLOOR TOTAL > \pm 9,257 SF



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Local Highlights & Demographics

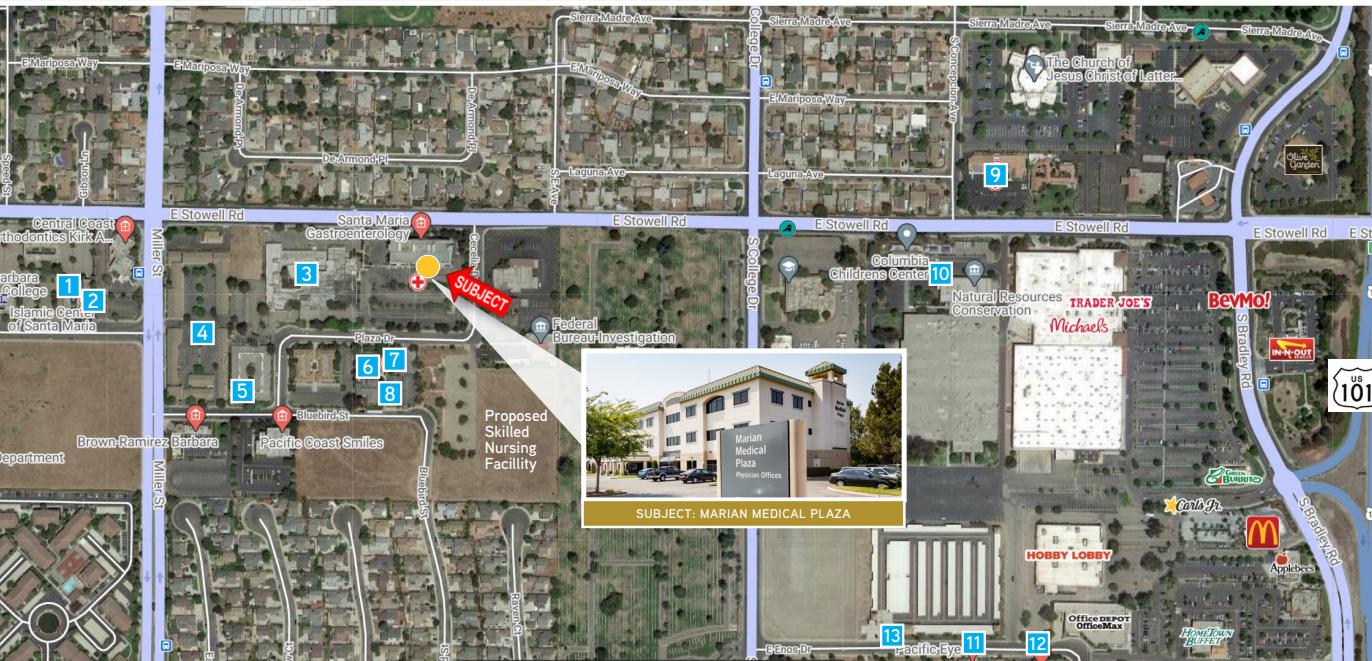
525 EAST PLAZA DRIVE | SANTA MARIA, CA

1 Mile

3 Mile

5 Mile

	2020	2025	2020	2025	2020	2025
1 Population	19,752	21,681	103,606	107,351	133,223	137,683
2 Households	5,503	6,115	28,076	29,122	37,439	38,718
3 Families	3,871	4,243	21,070	21,763	28,450	29,327
4 Average Household Size	3.53	3.49	3.66	3.65	3.53	3.52
5 Owner Occupied Housing Units	1,898	1,991	14,204	14,743	21,464	22,145
6 Renter Occupied Housing Units	3,605	4,125	13,872	14,379	15,975	16,573
7 Median Age	30.3	31.7	31.2	32.4	32.5	33.8
8 Median Household Income	\$53,672	\$58,121	\$61,796	\$67,311	\$68,006	\$75,197
9 Average Household Income	\$67,066	\$75,956	\$78,394	\$86,698	\$85,978	\$96,113



Local Healthcare & Potential Referral Partners

- 1 Santa Maria Digestive Center
- 2 Santa Maria Gastroenterology
- 3 Villa Maria Healthcare Center
- 4 Valley Medical Plaza
- 5 Community Health Centers - Santa Maria III
- 6 Marian Hospice
- 7 Orthopedic and Surgical Health Center
- 8 Plaza Surgery Center
- 9 Central Coast Family Care - Family Practice
- 10 Shepard Eye Center & Optometry
- 11 Poole Orthodontics
- 12 Dignity Health - Nephrology
- 13 Premier Surgery Center of Santa Maria

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Second Level FLOORPLANS



FOR LEASE > HIGH-PROFILE MEDICAL OFFICE SPACE

Second Level Floorplan & Available Suites

MARIAN MEDICAL PLAZA 525 EAST PLAZA DRIVE | SANTA MARIA, CA

2RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 200 > \pm 3,096 SF





Third Level
FLOORPLANS



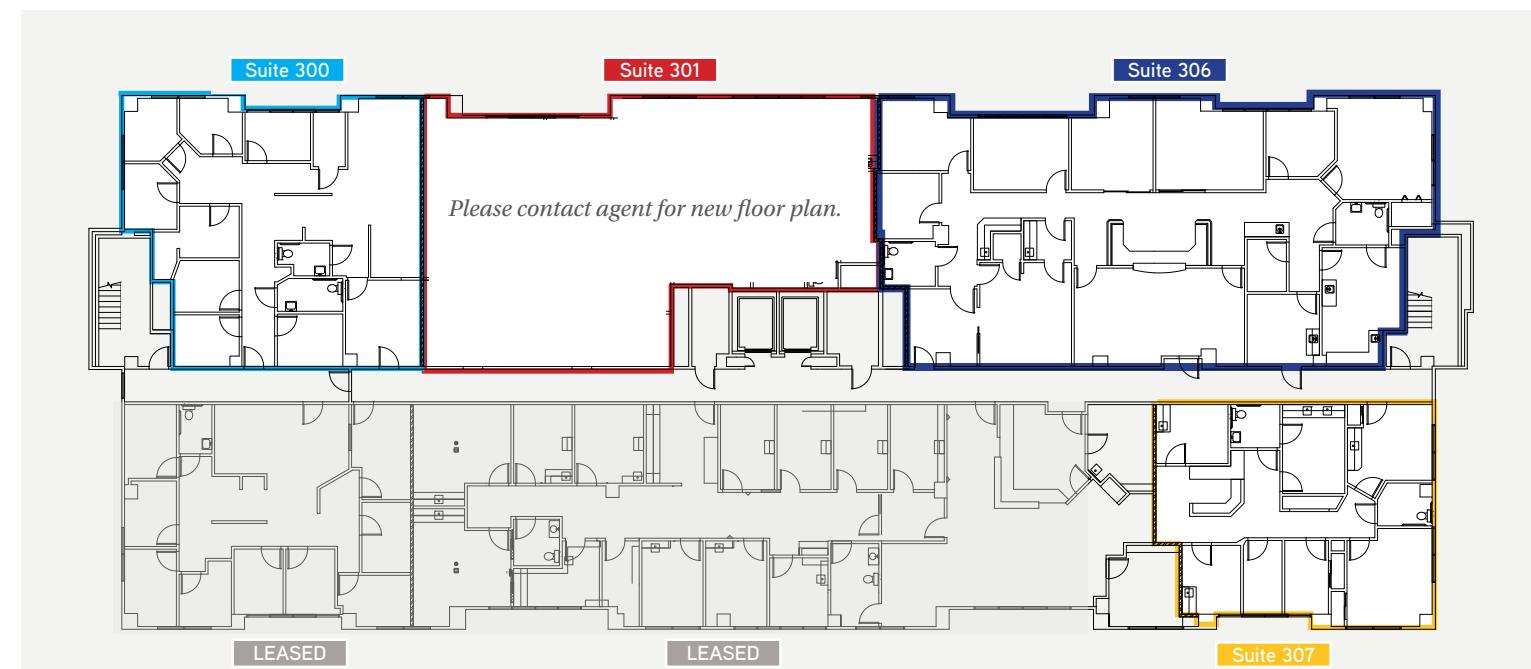
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Third Level Floorplan & Available Suites

MARIAN MEDICAL PLAZA 525 EAST PLAZA DRIVE | SANTA MARIA, CA

3RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 300*	>	$\pm 1,940$ SF	
Suite 301*	>	$\pm 2,445$ SF	NEW turn-key spec suite completed.
Suite 306*	>	$\pm 3,422$ SF	
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