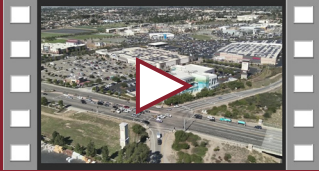


PROPERTY DETAILS

- LEASE RATE: CONTACT BROKER FOR PRICING
- SPACE AVAILABLE: +/- 20,211 SF
- 2ND FLOOR QUALITY OFFICE IMPROVEMENTS
- COMMUNITY ROOM & COMMON OUTDOOR PATIO SPACES
- HIGH QUALITY, BEST IN CLASS CONSTRUCTION
- HIGH QUALITY FIT & FINISH IMPROVEMENTS
- MULTIPLE ACCESS POINTS FROM GROUND FLOOR
- BUILDING CONSTRUCTION: 2020
- ZONING: PD-F/C-2, CITY OF SANTA MARIA
- PREVIOUS USE: HEALTHCARE UNIVERSITY



*Click here or visit listing on
Loopnet.com to view drone video*

+/- 20,211 SQ FT AVAILABLE!



OLIVIERI COMMERCIAL GROUP
9810 Brimhall Road
Bakersfield, CA 93312
www.oliviericommercial.com

For additional information please contact:

Anthony Olivieri, CCIM, CRX
President
LIC. #01325989
(661) 617-1850
anthony@oliviericommercial.com

CLOSE-UP AERIAL PROFILE

1075 Betteravia Rd, Suite 201
Santa Maria, CA 93454



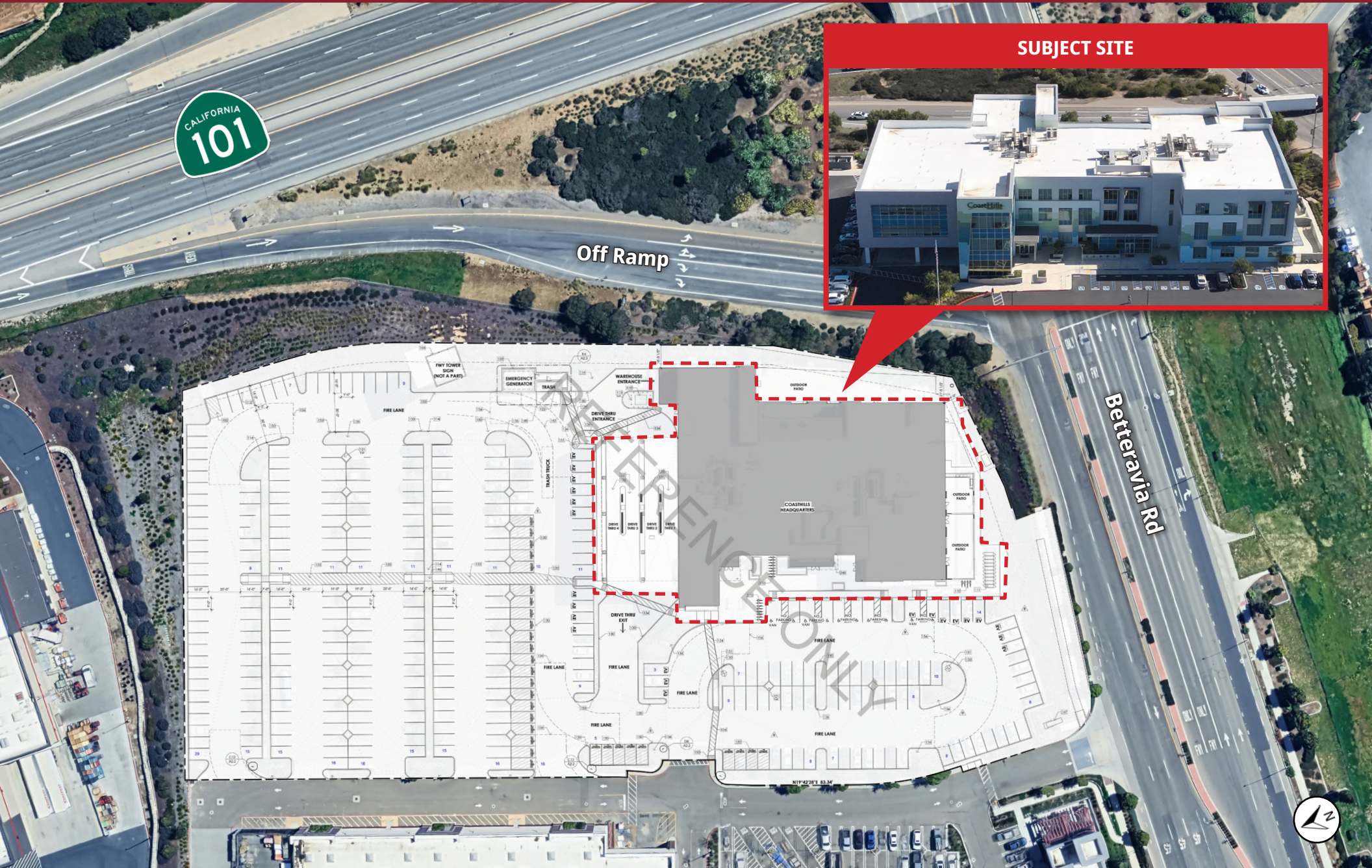
- Close proximity to ample dining options and public transportation
- Adjacent to US 101, with easy access to on & off ramps
- Easy parking access for clients and employees
 - 359 on-site parking spaces
- Multiple points of high profile signage
 - US 101 Freeway
 - Front "Eyebrow"
 - Monumentation
 - Freeway Pylon/Tower

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

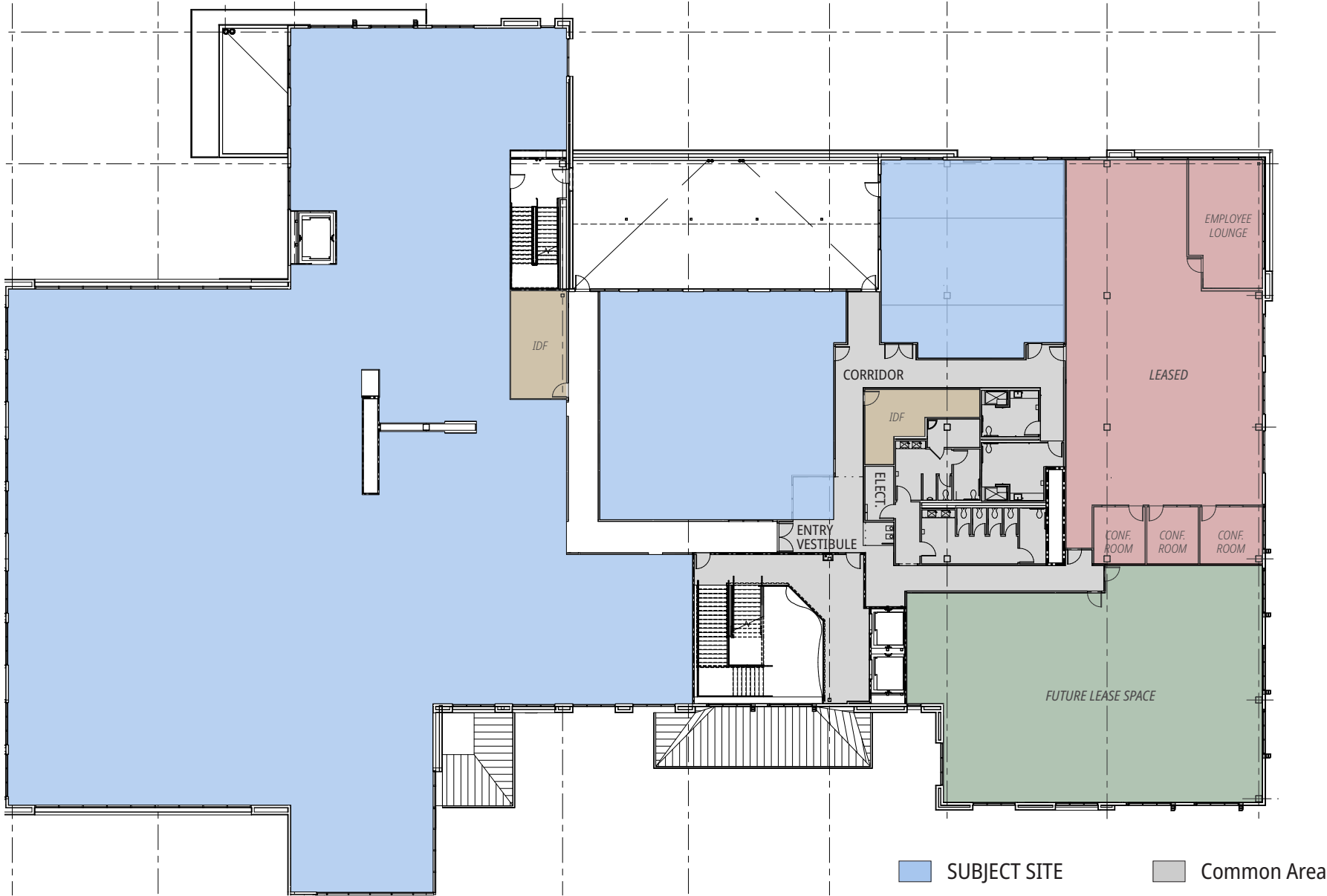


SITE PLAN

1075 Betteravia Rd, Suite 201
Santa Maria, CA 93454



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The Santa Maria Valley is located at the mid-point of California's Central Coast, in beautiful Santa Barbara County. Santa Maria's population and services have grown steadily over the last 20 years, offering a large, strong and hardworking labor force supported by several higher education opportunities.

Santa Maria is home to thriving industries including aerospace, communications, high-tech research and development, energy production, military operations, and manufacturing.

Santa Maria Valley residents enjoy world-class wineries, a vibrant cultural scene, top-tier rodeo, rolling hills and 12 miles of Pacific coastline with the state's tallest beach dunes, smog-free air and mild temperatures year-round. These attractions and more make the Santa Maria Valley an ideal place to live, work and do business.

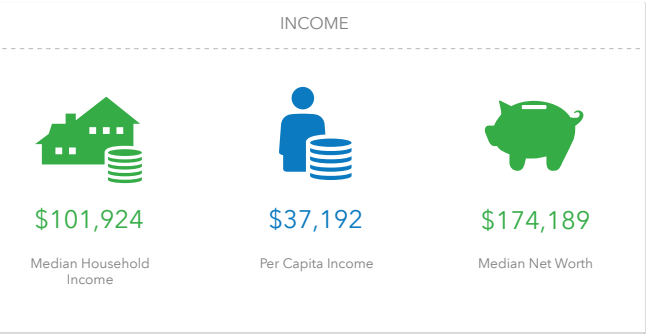
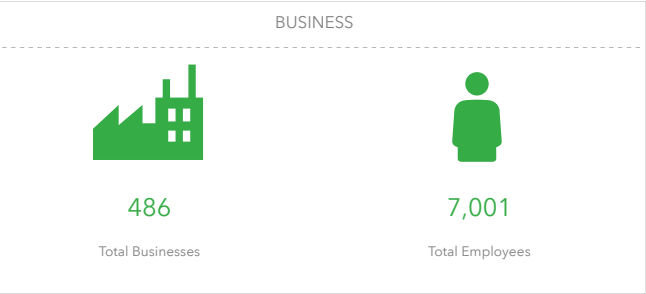
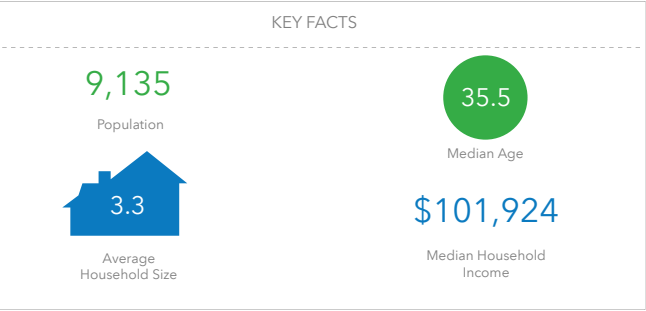


DEMOGRAPHICS

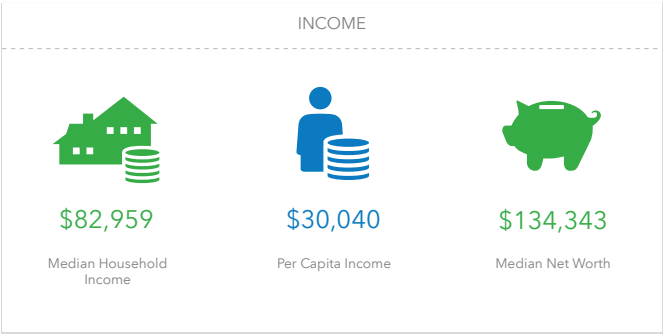
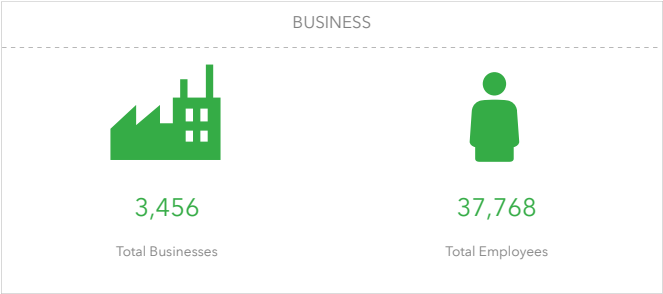
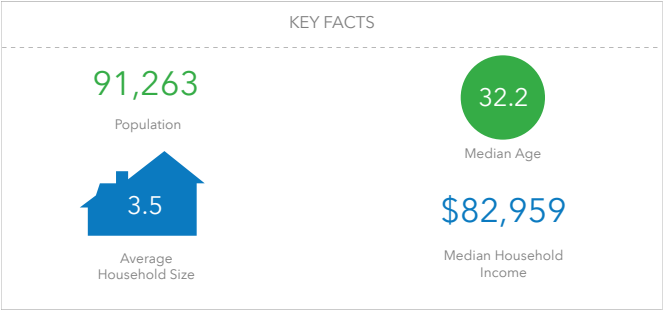
1, 3, & 5-Mile Radius from Subject Site

1075 Betteravia Rd, Suite 201
Santa Maria, CA 93454

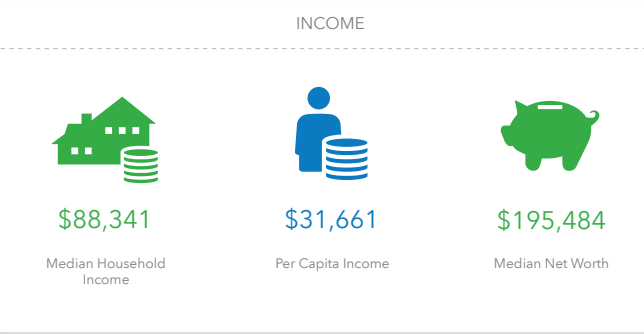
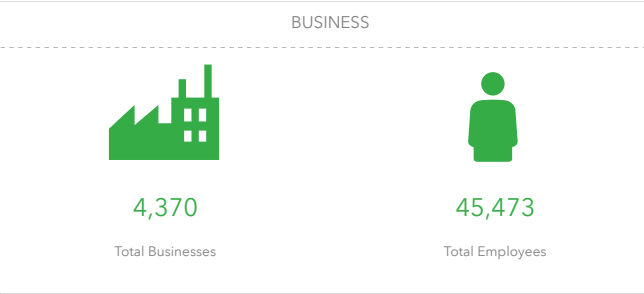
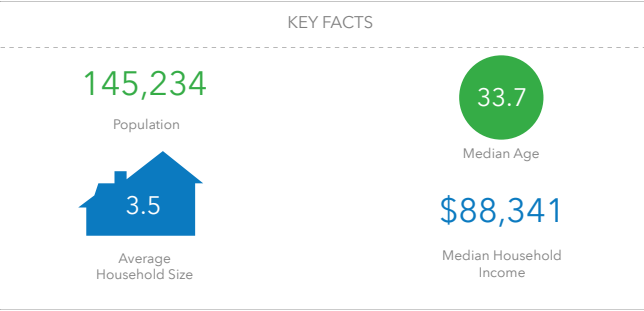
1-Mile Radius



3-Mile Radius



5-Mile Radius



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