



# NWC US 101 & CLARK AVENUE

24 Acre Mixed Use Development | Pads For Sale/Lease

ORCUTT, CA



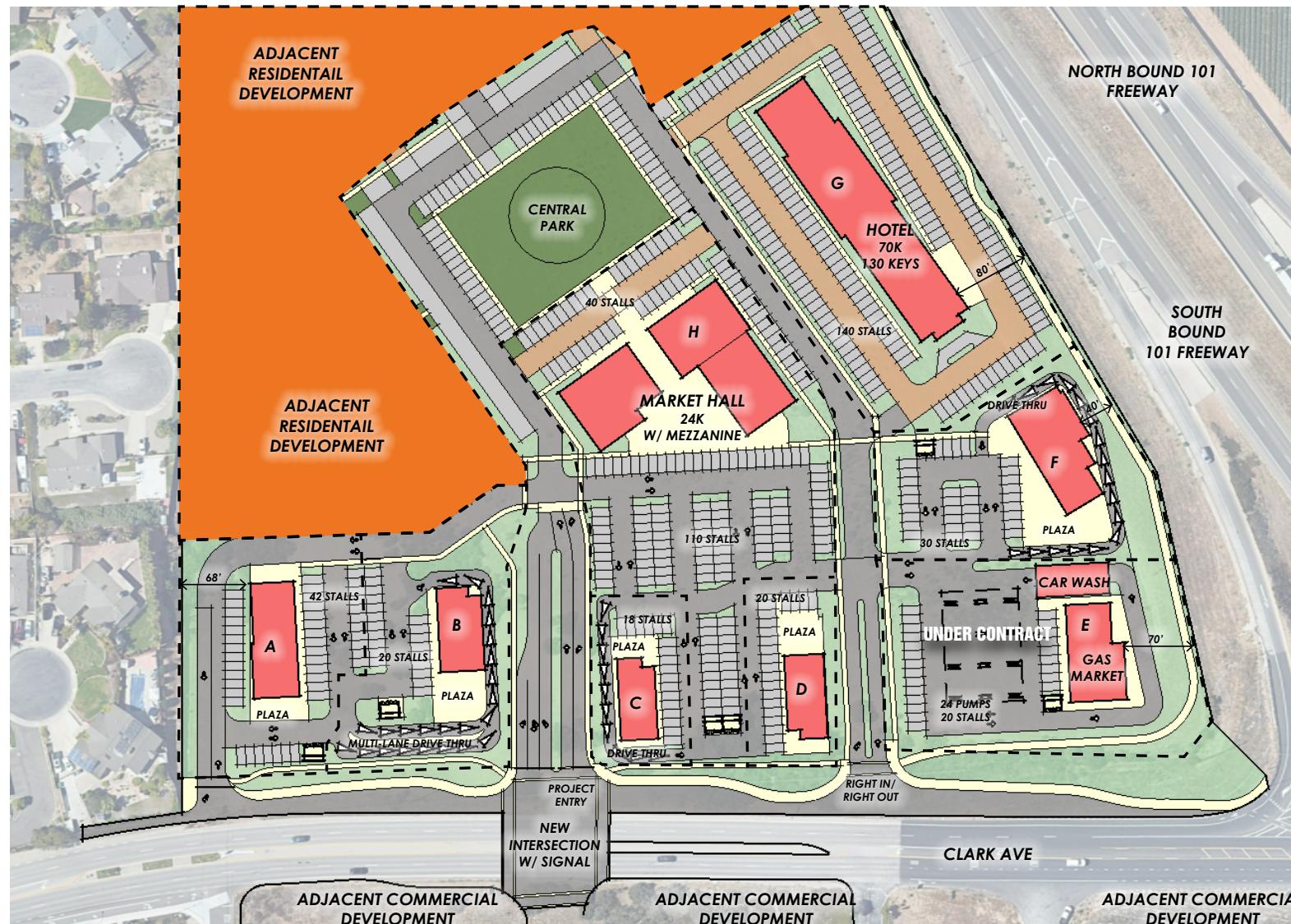
RETAIL DEVELOPMENT WITH PADS, INLINE SPACE, HOTEL, & DRIVE THRU OPPORTUNITIES

## CENTRAL PARK, ORCUTT

*Delivery Estimated  
April 2026*

- Entry way to Orcutt and Santa Maria Trade area (120,000 plus)
- US 101 frontage with exposure to over 62,000 cars per day (Clark Ave and US 101)
- Largest residential growth area in Central Coast
- Community of 45,000 with average household income of \$129,000

# CONCEPTUAL SITE PLANS



## PROJECT STATS

### PARCEL A:

SITE: .9 ACRES  
BUILDING: 10,000 SF 2 STORIES  
PARKING: 42 SPACES

### PARCEL B:

SITE: .86 ACRES  
BUILDING: 4,000 SF MULTI LANE DRIVE THRU  
PARKING: 18 SPACES

### PARCEL C:

SITE: .38 ACRES  
BUILDING: 3,000 SF W/ DRIVE THRU  
PARKING: 18 SPACES

### PARCEL D:

SITE: .39 ACRES  
BUILDING: 3,500 SF  
PARKING: 20 SPACES

### PARCEL E: UNDER CONTRACT

SITE: 1.28 ACRES  
BUILDING: 5,000 SF MARKET PLUS CAR WASH  
PARKING: 20 SPACES

### PARCEL F:

SITE: 1.01 ACRES  
BUILDING: 6,000 SF W/ DRIVE THRU  
PARKING: 30 SPACES

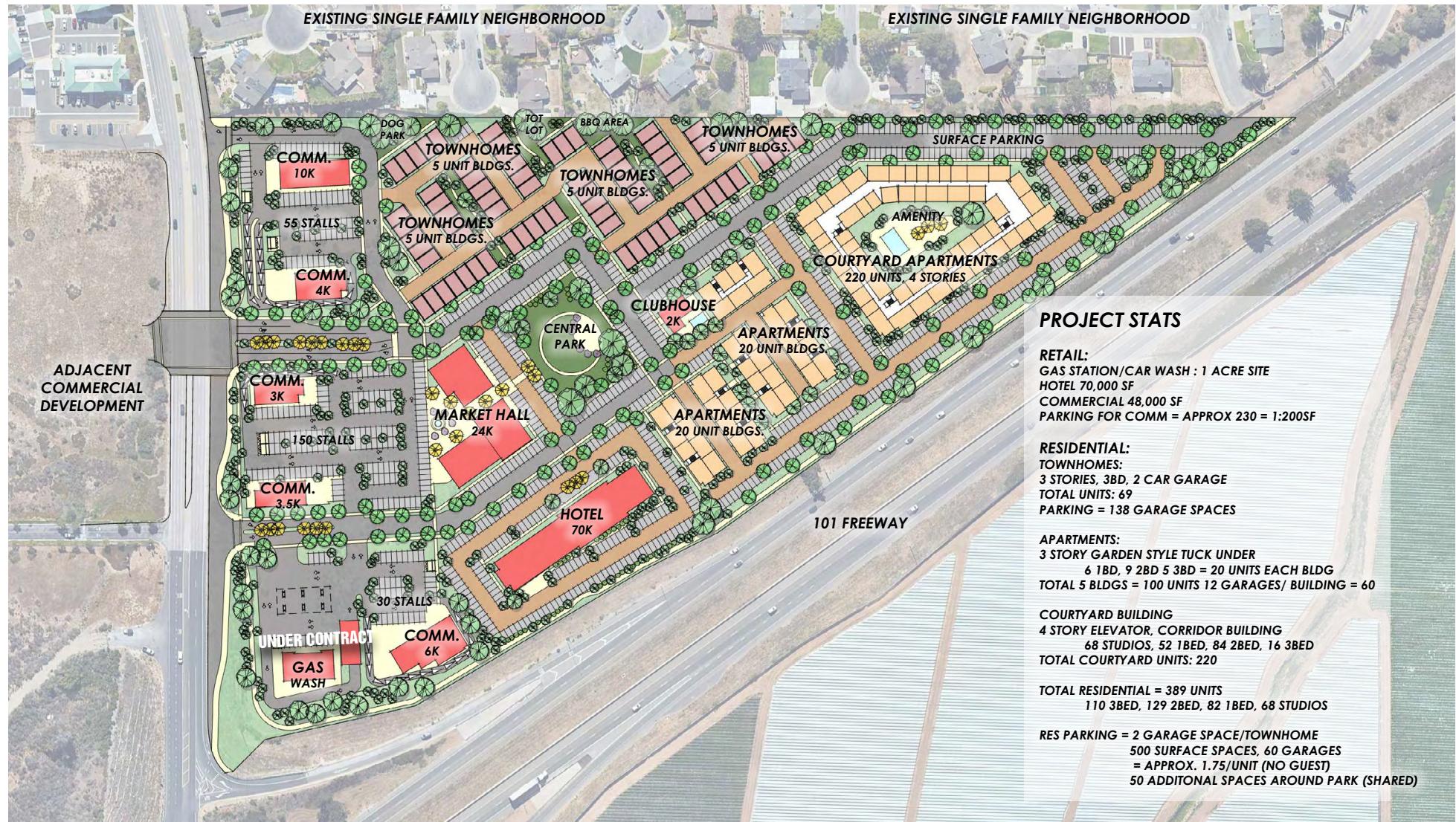
### PARCEL G:

SITE: 2.28 ACRES  
BUILDING: 65,000 SF HOTEL, 4 STORIES  
PARKING: 140 SPACES

### PARCEL H:

SITE: 2.17 ACRES  
BUILDING: 24,000 SF MARKET HALL, 2 STORIES  
PARKING: 150 SPACES

# CONCEPTUAL SITE PLANS



# PROPERTY HIGHLIGHTS & DEMOGRAPHICS

Orcutt is one of the Central Coast's best kept secrets! Situated halfway between Santa Barbara and San Luis Obispo, the property is close to wineries and craft breweries of Santa Maria Valley, as well as Santa Barbara County's best casual and fine dining.

This center is ideally positioned along a high traffic east/west corridor with approximately 42,044 cars passing daily, and is just 8 minutes from the Santa Maria Airport. With a city population of approximately 107,400 people, the neighboring City of Santa Maria is the largest, fastest growing city in Santa Barbara County.

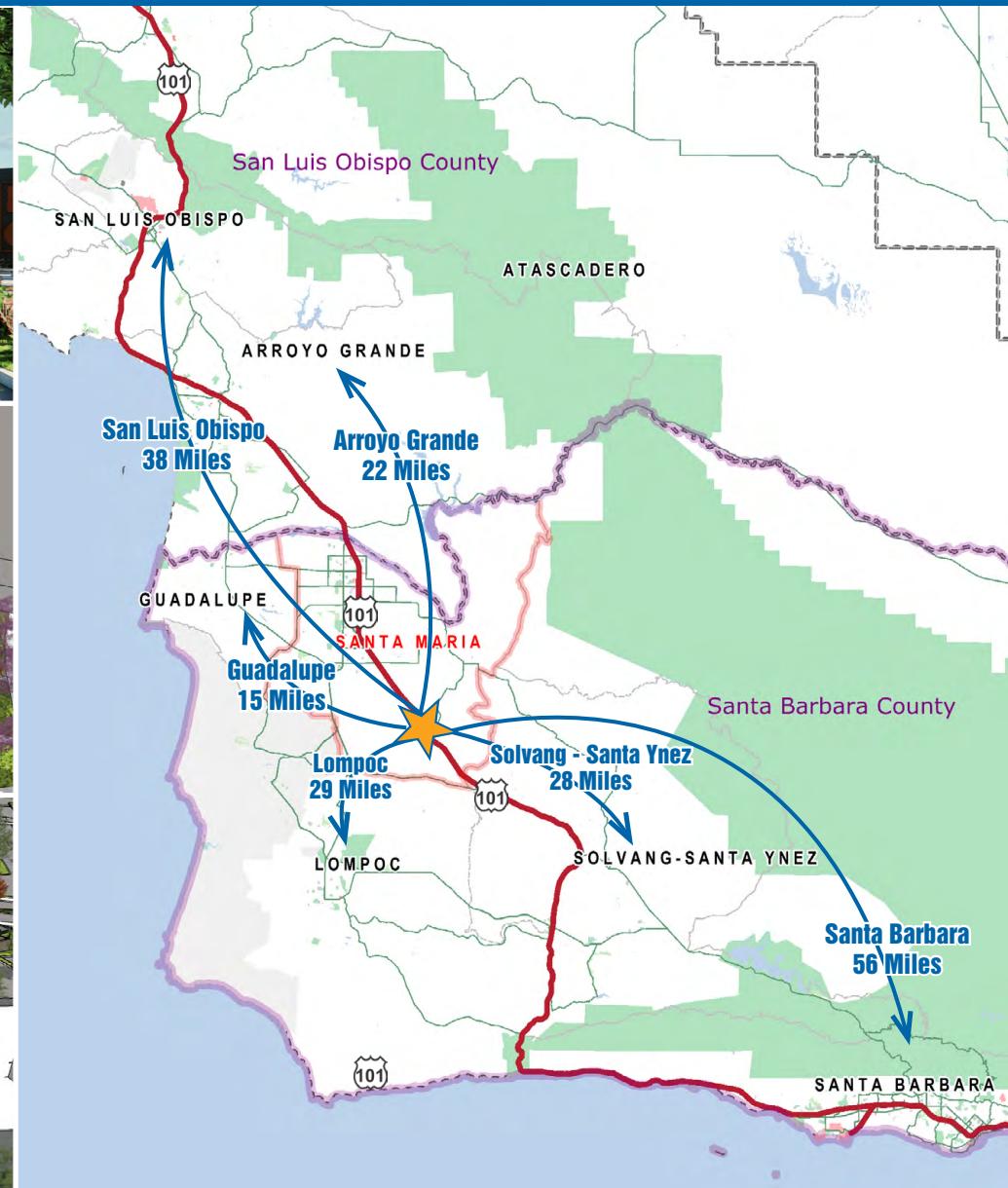
Orcutt is situated approximately 25 miles south of Pismo Beach and 13 miles northeast of Vandenberg Air Force Base and is part of California's Central Coast in Santa Barbara County. The Santa Maria Valley region is a world-renowned wine making area and boasts being the home to dozens of world-class wineries and vineyards.

		1-MILE	3-MILE	5-MILE
	<b>2024 TOTAL POPULATION</b>	4,685	27,748	48,761
	<b>2024 DAYTIME POPULATION</b>	3,986	22,476	49,242
	<b>2024 TOTAL EMPLOYEES</b>	489	5,129	20,171
	<b>2024 TOTAL HOUSEHOLDS</b>	1,807	10,407	17,476
	<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$133,108	\$144,768	\$142,286
	<b>TRAFFIC COUNTS</b>	Hwy 101 & Clark Road Clark Road & Hwy 101	±42,044 ADT ±20,254 ADT	

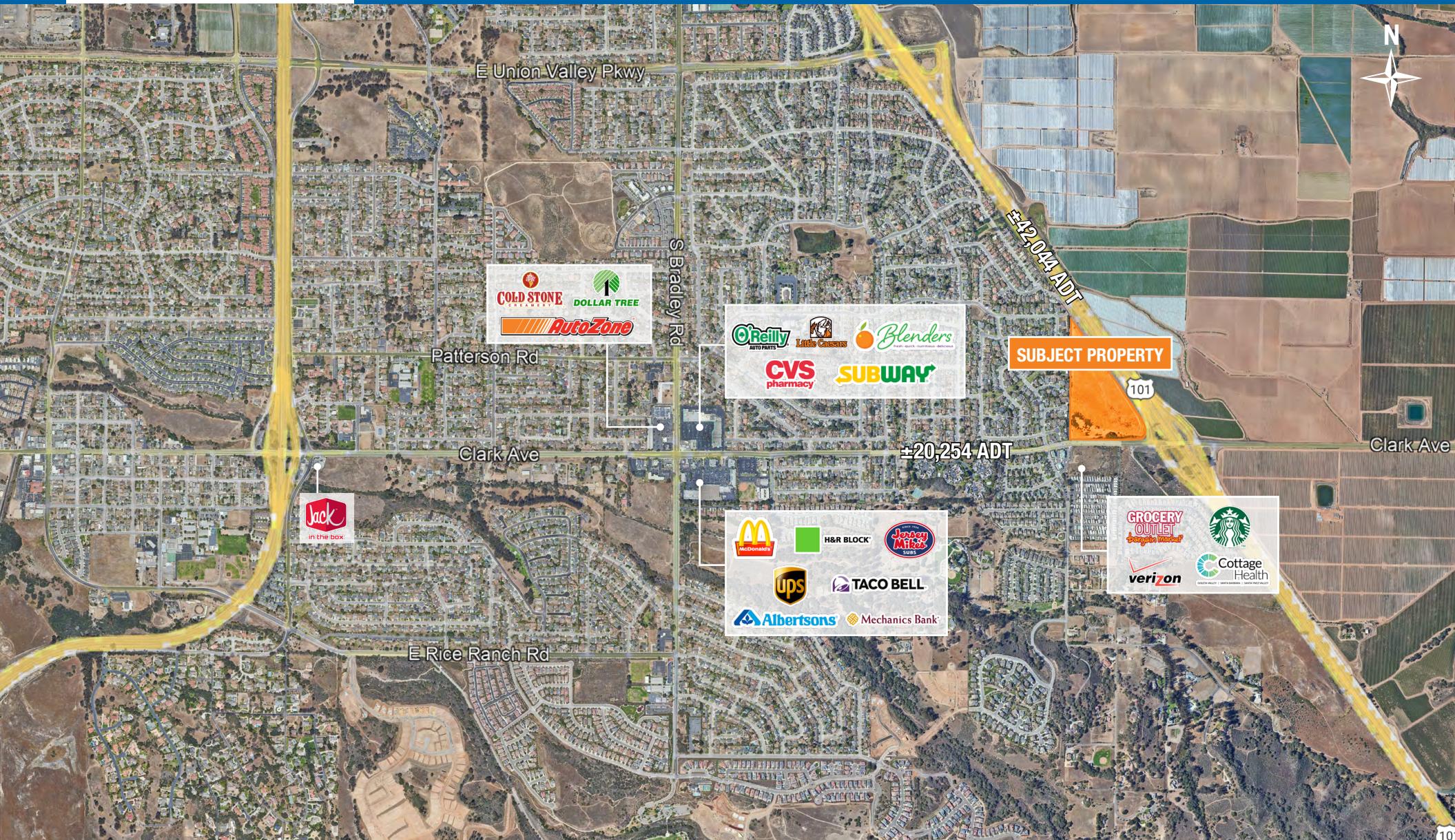
## NEARBY TENANTS



# LOCATION MAP & ELEVATIONS



# ORCUTT RETAIL TRADE AREA



# SANTA MARIA / ORCUTT RETAIL TRADE AREA



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