



# 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



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



**EXISTING SINGLE FAMILY NEIGHBORHOOD**

**ADJACENT COMMERCIAL DEVELOPMENT**

**101 FREEWAY**

**PROJECT STATS**

**RETAIL:**  
 GAS STATION/CAR WASH : 1 ACRE SITE  
 HOTEL 70,000 SF  
 COMMERCIAL 48,000 SF  
 PARKING FOR COMM = APPROX 230 = 1:200SF

**RESIDENTIAL:**  
**TOWNHOMES:**  
 3 STORIES, 3BD, 2 CAR GARAGE  
 TOTAL UNITS: 69  
 PARKING = 138 GARAGE SPACES

**APARTMENTS:**  
 3 STORY GARDEN STYLE TUCK UNDER  
 6 1BD, 9 2BD 5 3BD = 20 UNITS EACH BLDG  
 TOTAL 5 BLDGS = 100 UNITS 12 GARAGES/ BUILDING = 60

**COURTYARD BUILDING**  
 4 STORY ELEVATOR, CORRIDOR BUILDING  
 68 STUDIOS, 52 1BED, 84 2BED, 16 3BED  
 TOTAL COURTYARD UNITS: 220

**TOTAL RESIDENTIAL = 389 UNITS**  
 110 3BED, 129 2BED, 82 1BED, 68 STUDIOS

**RES PARKING = 2 GARAGE SPACE/TOWNHOME**  
 500 SURFACE SPACES, 60 GARAGES  
 = APPROX. 1.75/UNIT (NO GUEST)  
 50 ADDITIONAL SPACES AROUND PARK (SHARED)









# 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.

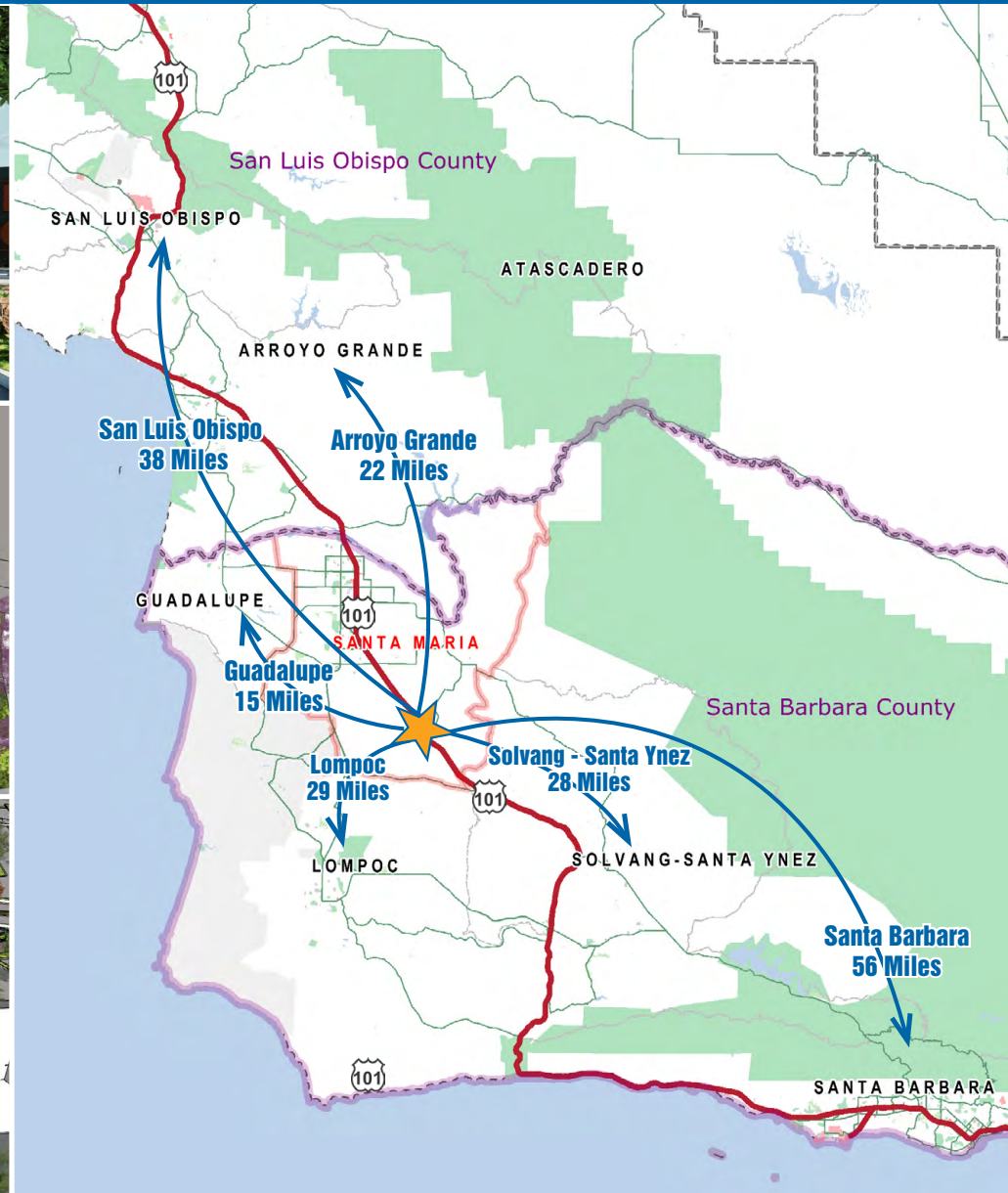
		1-MILE	3-MILE	5-MILE
	<b>2024 TOTAL POPULATION</b>	4,685	27,748	48,761
	<b>2024 DAYTIME POPULATION</b>	3,986	22,476	49,242
	<b>2024 TOTAL EMPLOYEES</b>	489	5,129	20,171
	<b>2024 TOTAL HOUSEHOLDS</b>	1,807	10,407	17,476
	<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$133,108	\$144,768	\$142,286
	<b>TRAFFIC COUNTS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

## NEARBY TENANTS



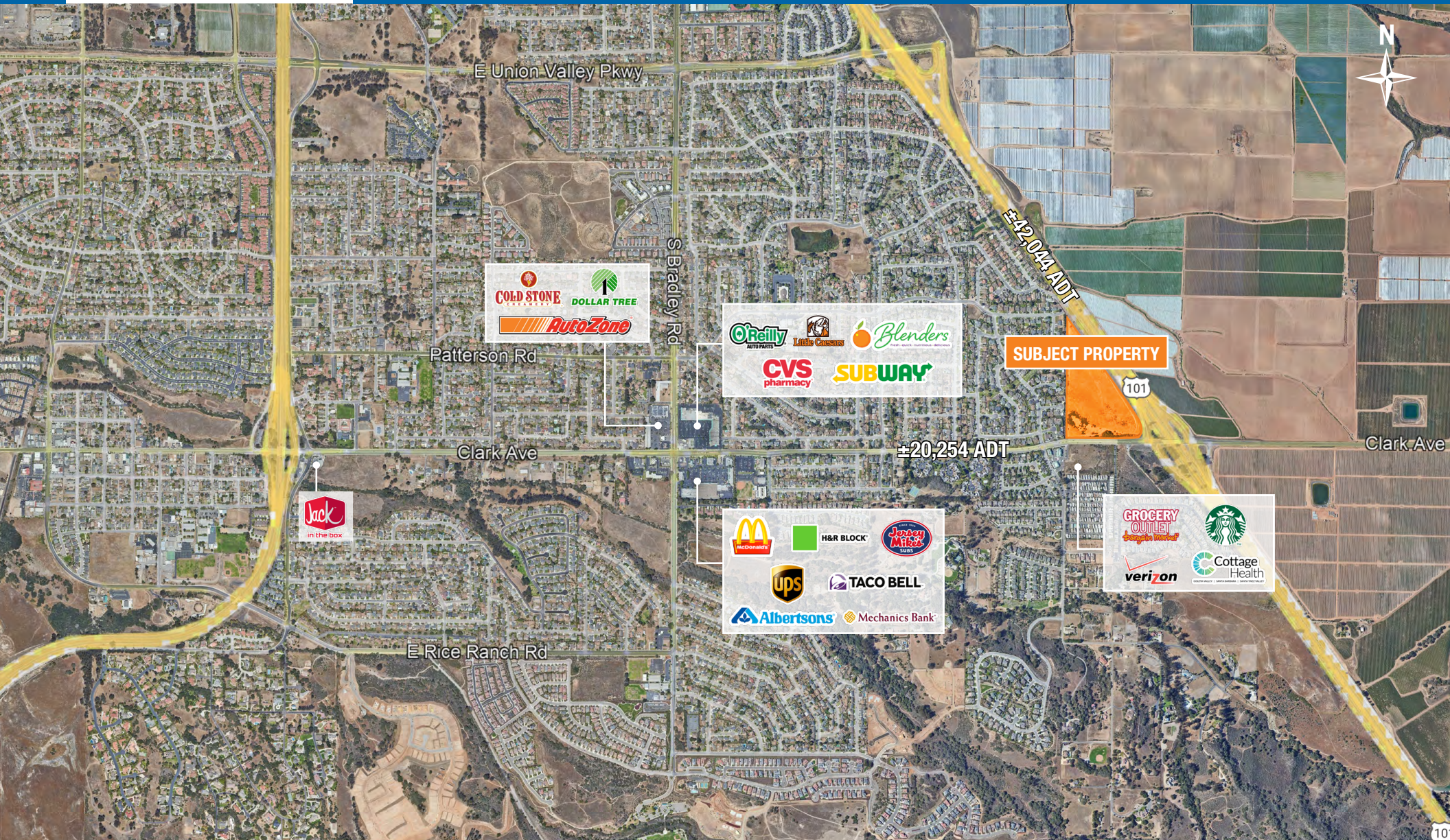


# LOCATION MAP & ELEVATIONS





# ORCUTT RETAIL TRADE AREA





# SANTA MARIA / ORCUTT RETAIL TRADE AREA



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