

FOR SALE



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FOR SALE

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Presenting a prime industrial investment opportunity in Santa Maria, CA. This 11,000 SF building, constructed in 1950, boasts full occupancy with a single unit, making it an ideal choice for industrial and manufacturing investors seeking a reliable income stream. Zoned R-3, this property offers versatility and potential for expansion or redevelopment. With a strategic location and 100% occupancy, this property represents a secure and promising addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- Santa Maria location
- 100% occupancy
- Three garage doors
- Open floor plan
- Updated office and storage space

OFFERING SUMMARY

Sale Price:	\$1,499,000
Number of Units:	1
Lot Size:	14,422 SF
Building Size:	11,000 SF
NOI:	\$92,400.00
Cap Rate:	6.16%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	1,978	7,921
Total Population	3,480	9,207	34,396
Average HH Income	\$79,578	\$77,139	\$79,776

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Property Description

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LOCATION DESCRIPTION

This warehouse is strategically located in Santa Maria's core industrial district, just minutes from Highway 101 and major thoroughfares that connect the Central Coast. The property offers convenient access to regional markets including Santa Barbara, San Luis Obispo, and Ventura Counties, while also being within driving distance of Los Angeles.

Santa Maria is the largest city in northern Santa Barbara County and serves as a hub for agriculture, wine production, food processing, manufacturing, and distribution. The area's industrial market is marked by low vacancy rates (~4-5%) and strong tenant demand, making it one of the most stable submarkets along the Central Coast.

The site benefits from its proximity to logistics routes, labor pools, and local amenities, making it an attractive option for owner-users or investors seeking a foothold in a competitive market with growth potential.

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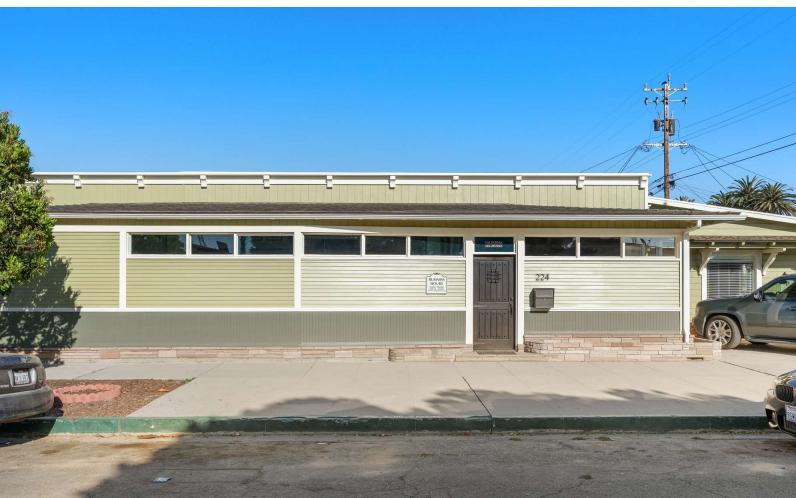
Complete Highlights

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PROPERTY HIGHLIGHTS

- Santa Maria location
- 100% occupancy
- Three garage doors
- Open floor plan
- Updated office and storage space



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Additional Photos

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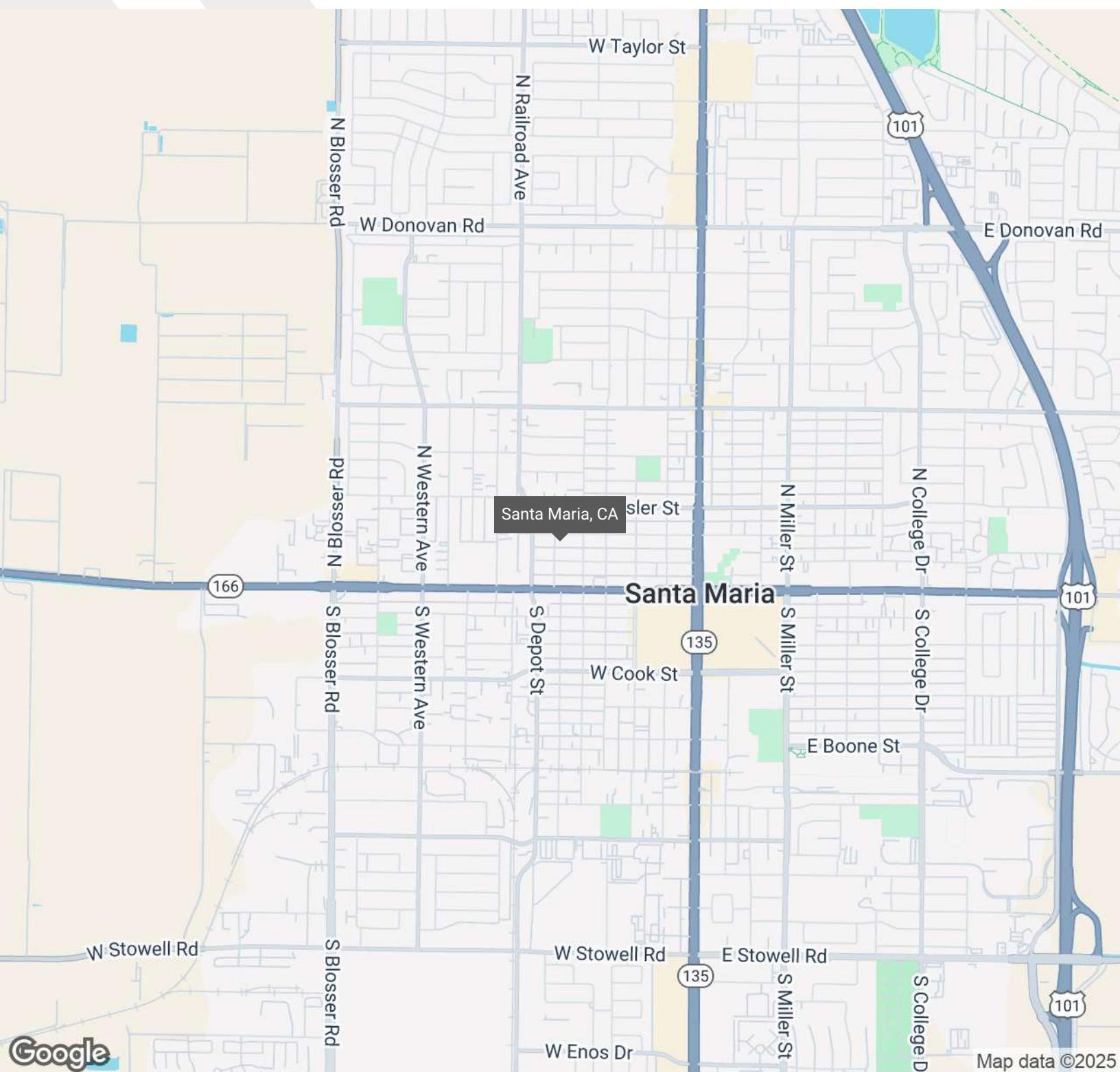
Section 2

Location Information



Regional Map

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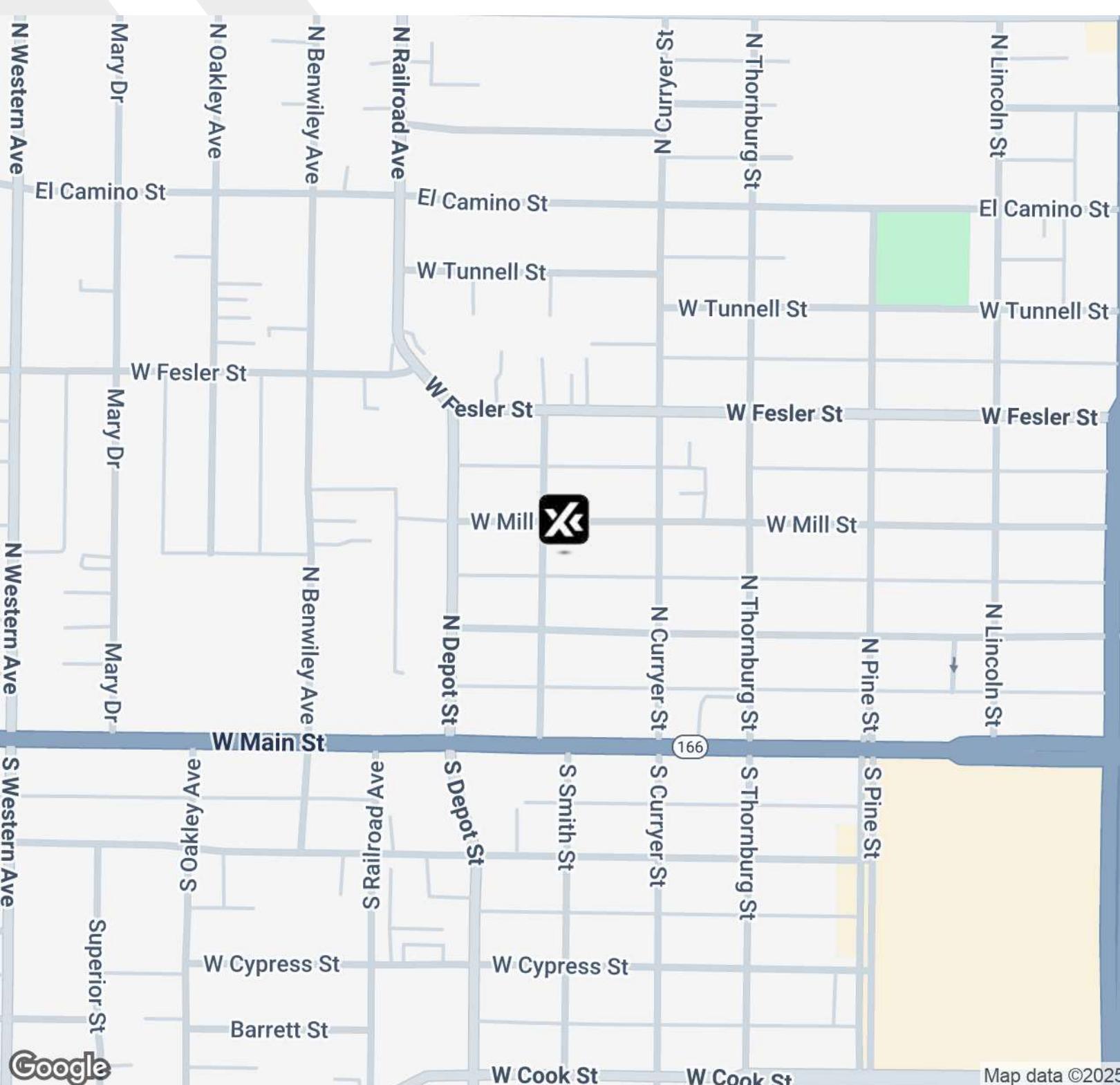
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Location Map

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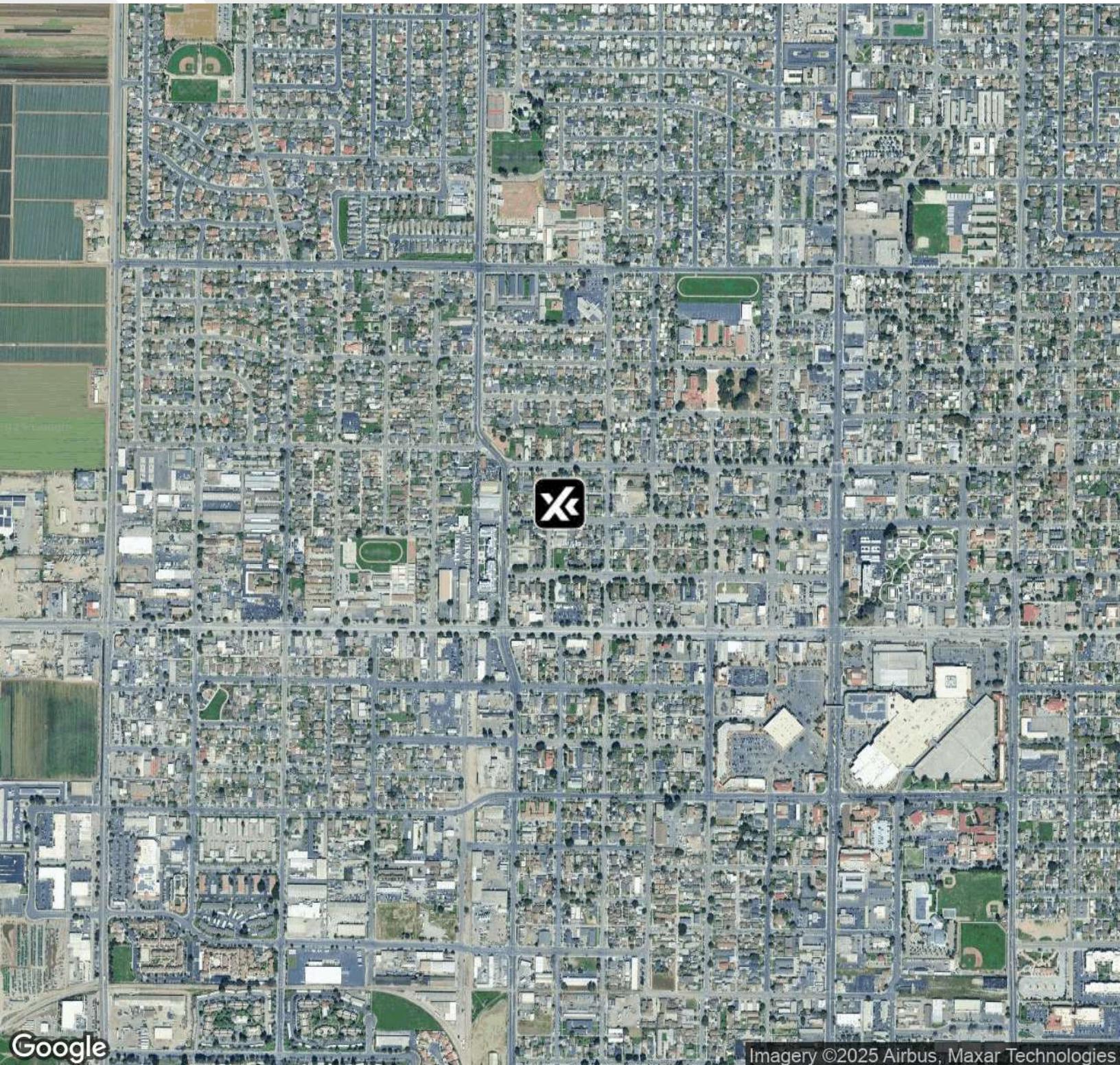
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Aerial Map

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Google

Imagery ©2025 Airbus, Maxar Technologies

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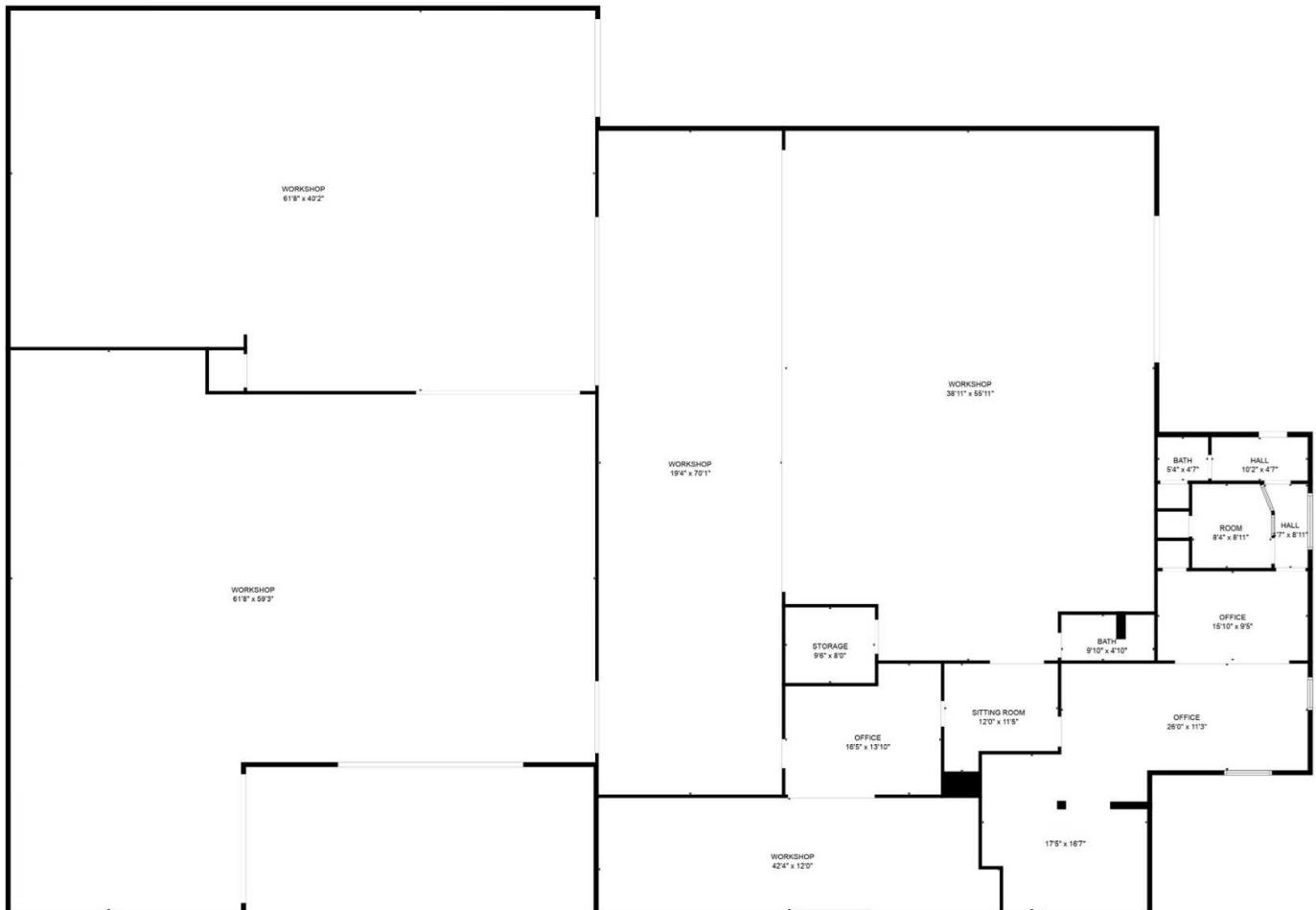
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Site Plans

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Section 3

Financial Analysis



Financial Summary

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INVESTMENT OVERVIEW

Price	\$1,499,000
Price per SF	\$136
Price per Unit	\$1,499,000
CAP Rate	6.16%

OPERATING DATA

Net Operating Income	\$92,400
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FINANCING DATA

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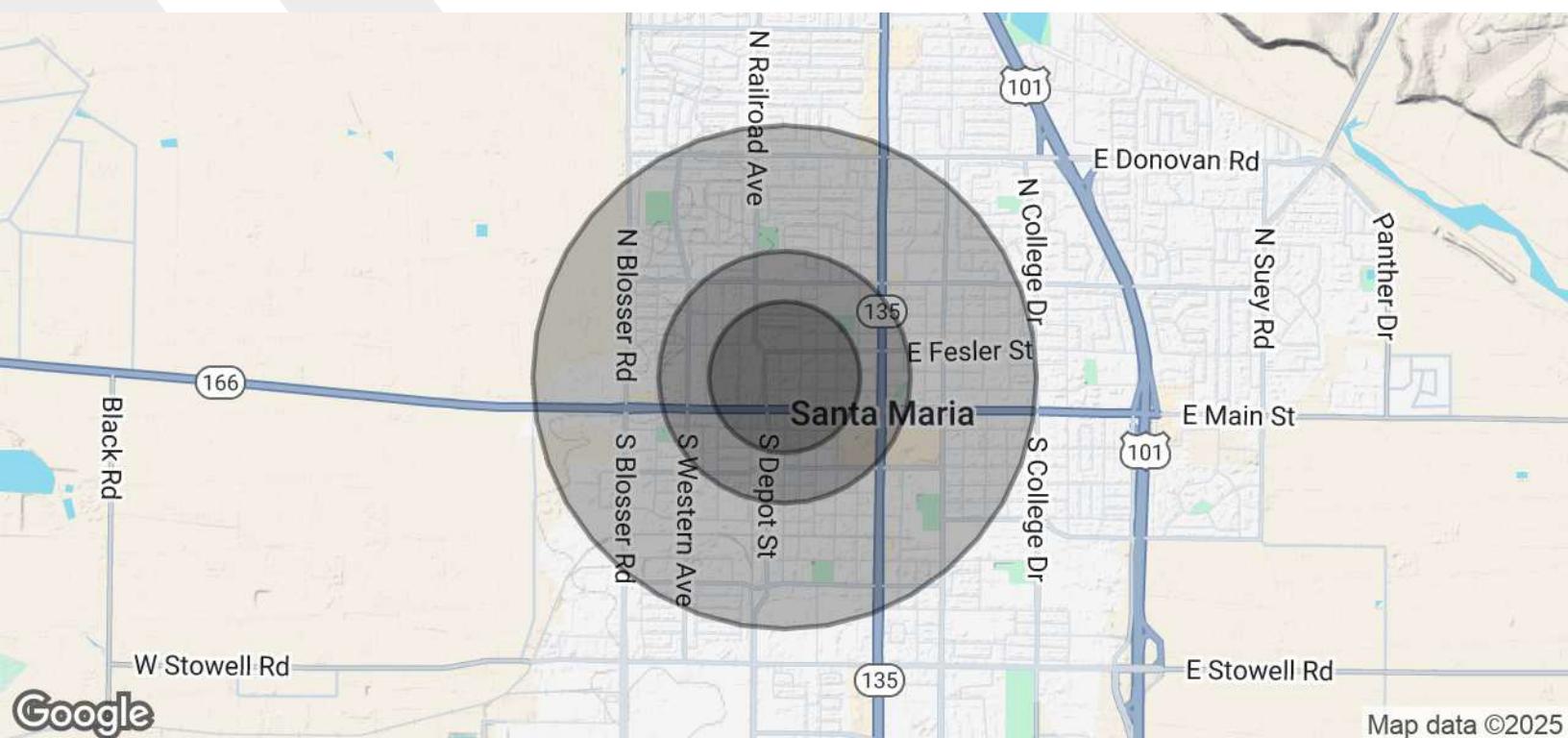
Section 4

Demographics



Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,480	9,207	34,396
Average Age	30	30	31
Average Age (Male)	30	30	31
Average Age (Female)	30	31	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	745	1,978	7,921
# of Persons per HH	4.7	4.7	4.3
Average HH Income	\$79,578	\$77,139	\$79,776
Average House Value	\$391,691	\$421,121	\$457,430

Demographics data derived from AlphaMap

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Thank you!

Thank you for your consideration of this investment opportunity in Santa Maria. We are confident this property represents strong value in today's market. For further details, underwriting support, or to schedule a tour, please contact us directly.



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