

# 1105 S Blosser Road, Santa Maria

FOR SALE | NNN Leased Industrial Building with Large Yard | 15,400 SF on 2.16 Acres

5.5% CAP | NNN-LEASED  
TO THE WORLD'S LARGEST  
EQUIPMENT RENTAL COMPANY



Francois DeJohn  
805.898.4365  
fran@hayescommercial.com



# PROPERTY OVERVIEW

This industrial building with large yard space is NNN leased to United Rentals, the world's largest equipment rental company. Centrally located near the intersection of Blosser & Stowell in Santa Maria—with excellent proximity to US 101 freeway and bustling commercial corridors—the property is on a hard corner with multiple access points. Very rare to find a high-quality industrial asset with almost 1.5 acres of yard space!



PRICE	<b>\$4,800,000 (\$311 psf)</b>
BUILDING SIZE	<b>15,400 SF (approximately)</b>
PARCEL SIZE	<b>2.16 acres / 93,889 SF (two parcels)</b>
APN	<b>117-630-002 / 117-630-003</b>
OCCUPANCY	<b>100% leased to United Rentals Realty, LLC</b>
NOI	<b>\$265,989 (as of 9/1/24)</b>
CAP RATE	<b>5.54%</b>
LEASE TYPE	<b>Single-tenant NNN lease</b>
ZONING	<b>PD / CM</b>
SHOWINGS	<b>Call listing agent, do not disturb tenant</b>

*Experience. Integrity. Trust.*  
*Since 1993*

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/18/24

# FEATURES

- YEAR BUILT **1981**
- CONSTRUCTION **Metal frame**
- RESTROOMS **Two sets**
- ELEVATOR **No**
- HVAC **Yes, in office area**
- POWER **TBD**
- CEILINGS **Approximately 10' in office, 20' in warehouse**
- YARD AREA **60,000 SF approximately**
- LOADING **Three (3) roll-up doors**
- SPRINKLERS **Yes**



*Experience. Integrity. Trust.*  
*Since 1993*

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/18/24



Strong identity corner location



Lobby



Clearspan warehouse



Mezzanine storage

Experience. Integrity. Trust.  
Since 1993

Francois DeJohn  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/18/24



United Rentals (NYSE: URI) United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,504 rental locations in North America, operating in 49 states and every Canadian province. The company’s approximately 26,300 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,800 classes of equipment for rent with a total original cost of \$20.66 billion. United Rentals is a member of the Standard & Poor’s 500 Index, the Barron’s 400 Index and the Russell 3000 Index® and is headquartered in Stamford, CT.

United Rentals stands out as an exemplary tenant for commercial property owners, showcasing a robust financial and operational profile. The company’s Moody’s credit rating of Baa3, and S&P rating of BBB, indicate a stable financial outlook. As a Fortune 500 company, United Rentals enjoys a strong market presence and market capitalization over \$45B, which speaks volumes about its investor confidence and financial stability.



## COMPANY FACTS

MARKET CAP	<b>\$45+ billion (NYSE: URI)</b>
LOCATIONS	<b>1,504</b>
EMPLOYEES	<b>26,300</b>
HQ	<b>Stamford, CT</b>
INDUSTRY RANK	<b>1</b>

## LEASE SUMMARY

BASE RENT	<b>\$21,625.11 per month (as of 9/1/23)</b>
RENT INCREASES	<b>2.5% increase on 9/1/24 and 9/1/25</b>
SQUARE FEET	<b>15,400 sf</b>
LEASE EXPIRATION	<b>2/28/26</b>
OPTIONS	<b>Two 5-yr at 2.5% increases</b>

*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

SANTA MARIA



*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/18/24

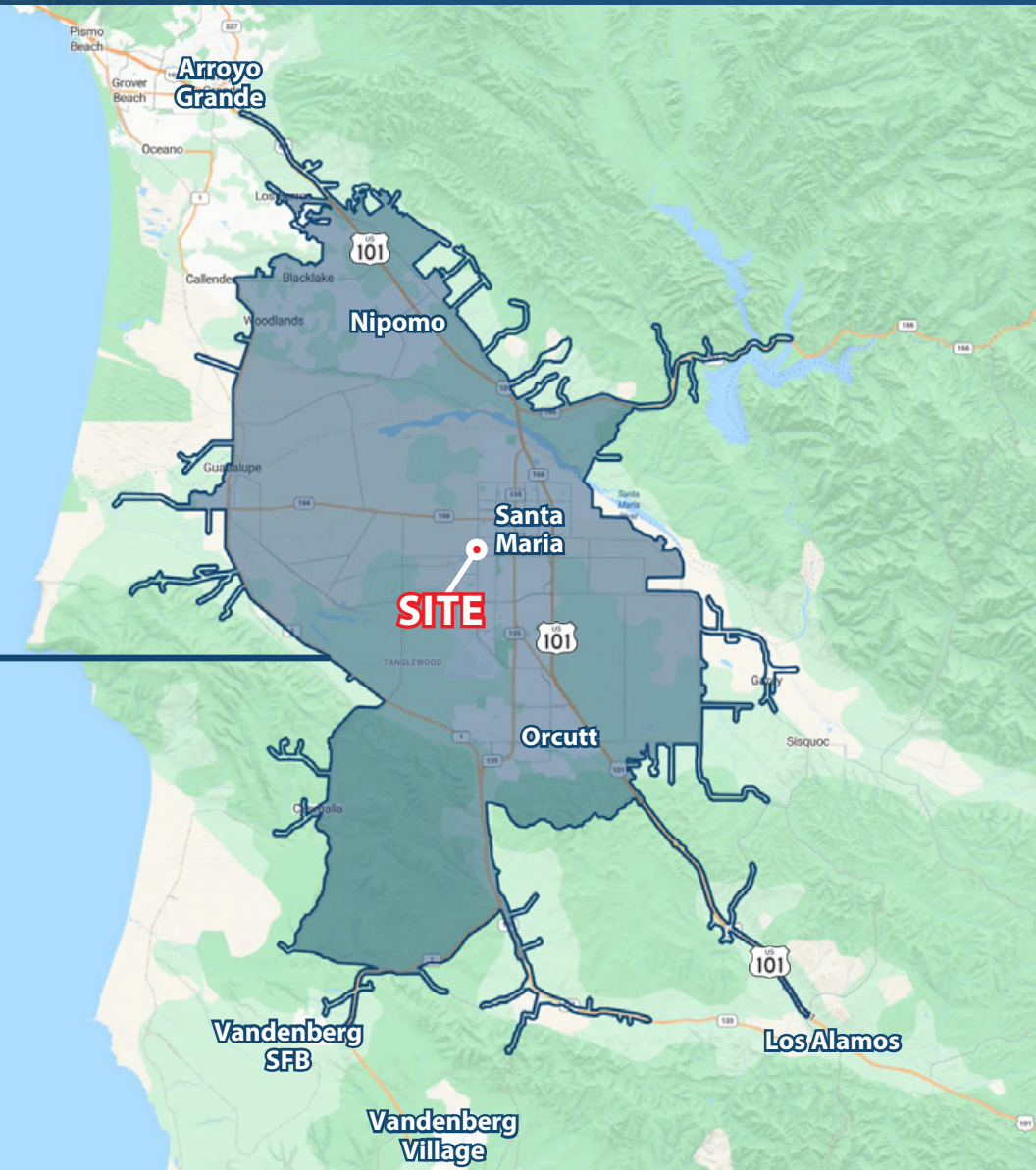
# DEMOGRAPHICS

## Santa Maria Valley - a great place to do business

Santa Maria is the largest city on California's Central Coast between Ventura and San Jose. It is the primary commercial center for most of Santa Barbara County and well into San Luis Obispo County to the north.

*Over 175,000 people live within a 20-minute drive of 1105 S Blosser Rd*

That 20-minute drivetime population area offers a hard-working and successful tapestry of people, contributing to the area's steady economic growth.



### 20 MINUTE DRIVETIME AREA

Total Population

**177,788**

Avg. Household Income

**\$111,005**

*Experience. Integrity. Trust.*  
*Since 1993*

**Francois DeJohn**  
**805.898.4365**  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

7/18/24

# Santa Maria

## Agricultural hub with a side of tech

The Santa Maria Valley, nestled in California's Central Coast, is a burgeoning hub for businesses, offering a dynamic blend of demographic diversity and economic vitality. This region's robust agricultural base, coupled with its growing aerospace and technology sectors, presents a wealth of opportunities for enterprises across various industries. The area's strategic location, with access to major transportation corridors, facilitates seamless distribution and logistics operations. Additionally, the diverse and skilled workforce in the Santa Maria Valley is a cornerstone for businesses, providing a rich talent pool that drives innovation and growth. The region's commitment to economic development and community support further enhances its appeal as an ideal location for businesses looking to thrive in a competitive landscape.



*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
fran@hayescommercial.com  
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

7/18/24