

OFFERING MEMORANDUM

# CENTRAL COAST CONSTRUCTION CAMPUS

*Extraordinary industrial opportunity  
for sale or lease in Santa Maria, CA*



**19,281+ VEHICLES**  
Average Daily Traffic

275-351 N BLOSSER RD, SANTA MARIA, CA 93458



**INVEST SLO**  
REAL ESTATE ADVISORS



**Kidder  
Mathews**

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01

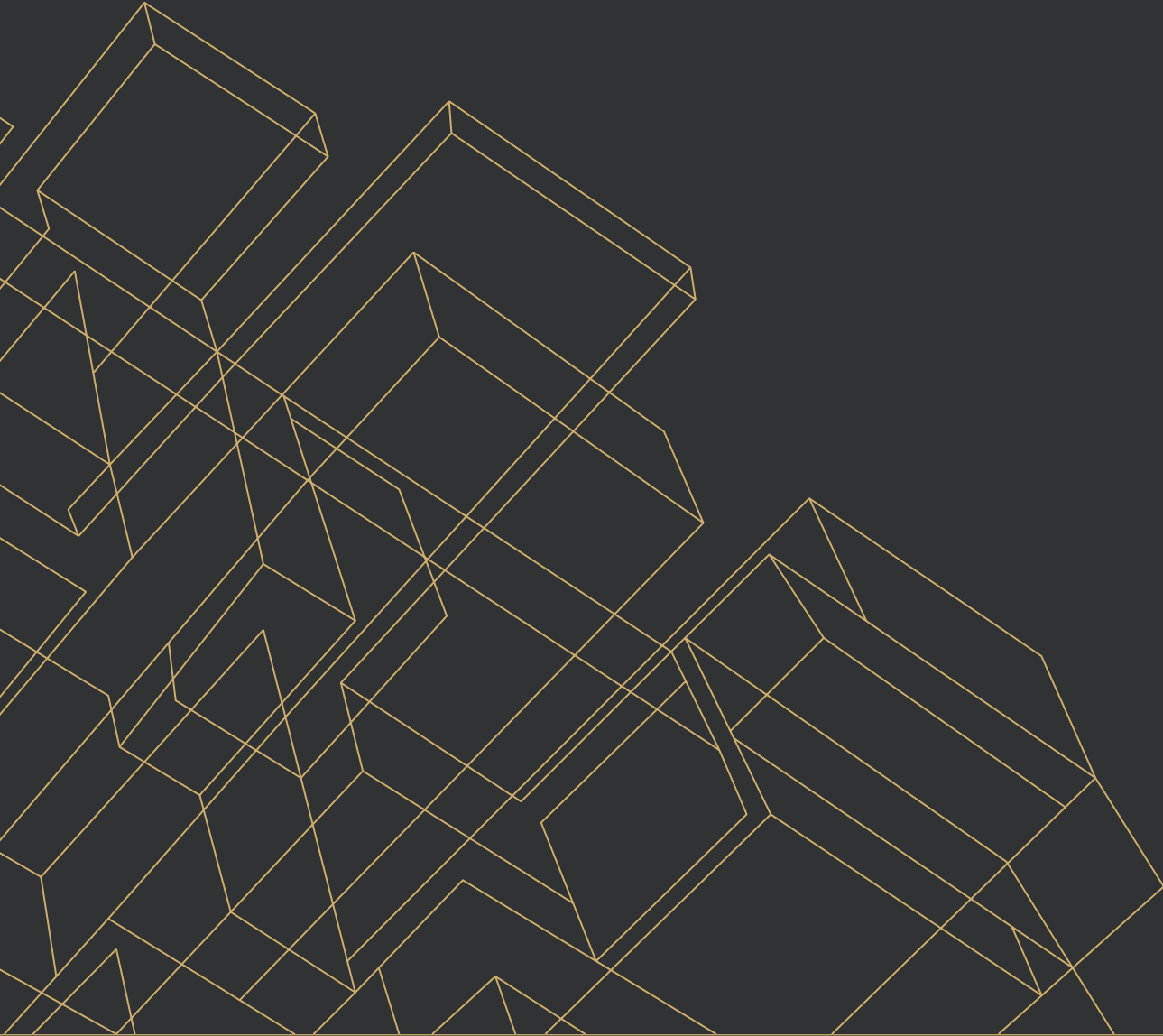
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# EXECUTIVE SUMMARY

# *PREMIER* SANTA MARIA CONSTRUCTION CAMPUS

Kidder Mathews and InvestSLO, as exclusive advisors, are pleased to present the opportunity to buy or lease a beautiful 11,082 construction office, along with a 4,620 SF workshop and 7,200 SF of warehouse storage on approximately 5 AC of industrial zoned land.

Built by a successful and detail oriented construction company for its own headquarters with the highest quality of materials with special attention to office aesthetics and optimal functionality.

|            |                                            |
|------------|--------------------------------------------|
| ADDRESS    | 275-351 N Blosser Rd, Santa Maria CA 93458 |
| SALE PRICE | \$5,850,000                                |
| RBA        | 22,902 SF                                  |
| LOT SIZE   | 5.14 AC                                    |
| ZONING     | PD/M-1                                     |

*\$255*

PRICE / SF (RBA)

*\$26*

PRICE / SF (LAND)

\*Warehouses or land will not be leased separately at this time

\*\* Available 6/1/2024



# INVESTMENT HIGHLIGHTS

Ideal for construction, transportation or rental companies

Rent out excess land or buildings for rental income

Wash station with water recycling & desensitization

Low bed loading dock

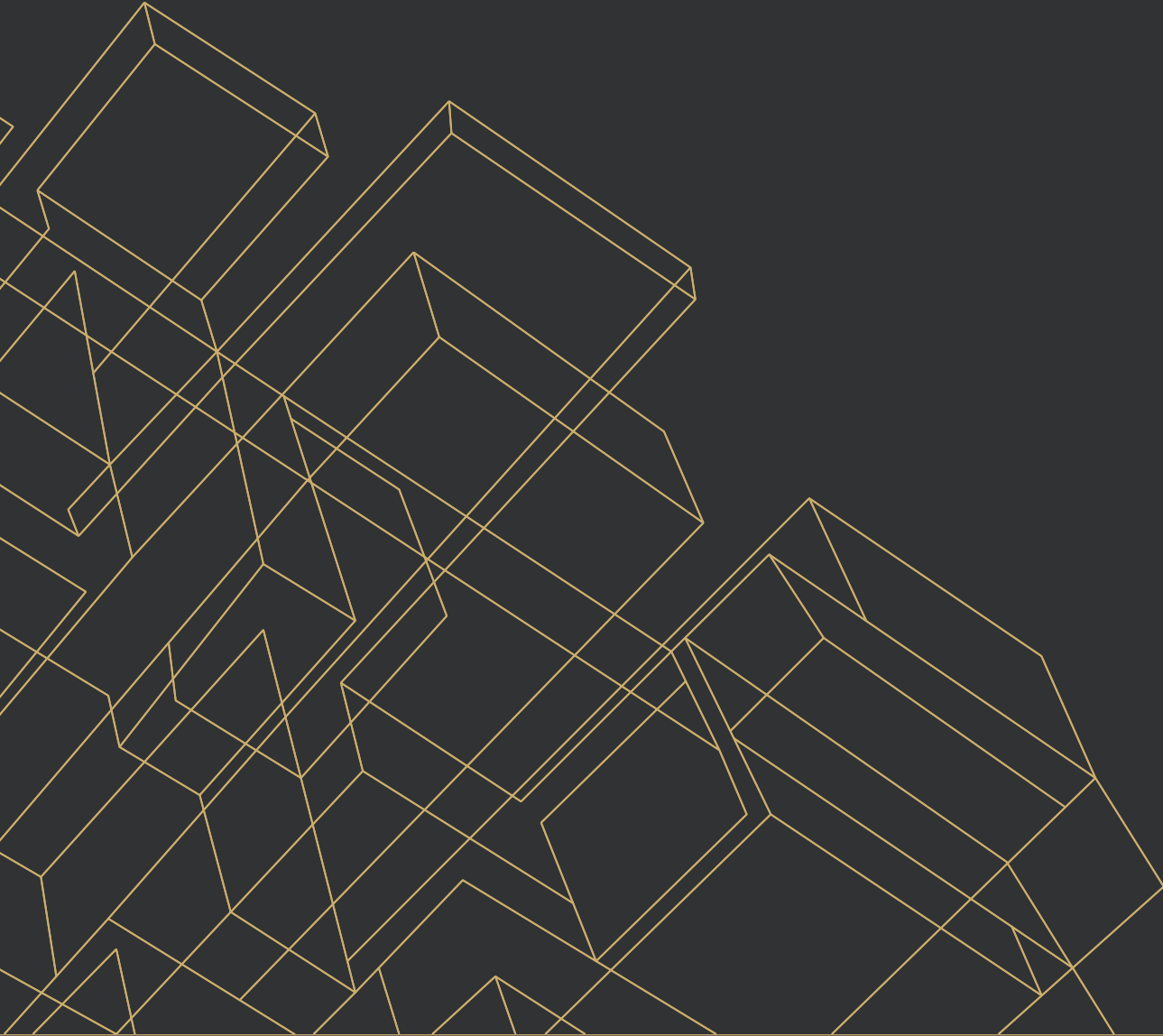
Very high quality office space

Diesel Back up generator

Executive bathroom with shower

Built out conference room with smart board





# PROPERTY OVERVIEW

# PROPERTY INFORMATION

## OFFICE

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| BUILDING SF  | 11,082                                                                                          |
| YEAR BUILT   | 2009                                                                                            |
| CONSTRUCTION | Steel framed                                                                                    |
| SPRINKLERED  | Yes                                                                                             |
| PARKING      | 60 spaces                                                                                       |
| NOTES        | Back up generator (2010), security system, executive bathroom, conference room with smart board |

## MACHINE SHOP

|               |                                                  |
|---------------|--------------------------------------------------|
| BUILDING SF   | 4,620                                            |
| SLIDING DOORS | 4                                                |
| CONSTRUCTION  | Metal                                            |
| MEZZANINE SF  | 620                                              |
| NOTES         | Overhead crane, wash system with water recycling |

## WAREHOUSE

|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| BUILDING SF   | 7,200                                                                   |
| ROLL UP DOORS | 5                                                                       |
| CONSTRUCTION  | Block & Metal                                                           |
| OFFICE SF     | 2,300                                                                   |
| NOTES         | Two bathrooms, office space can easily be converted into more warehouse |

22,902

TOTAL SF RBA

5.14 AC

LOT SIZE

60

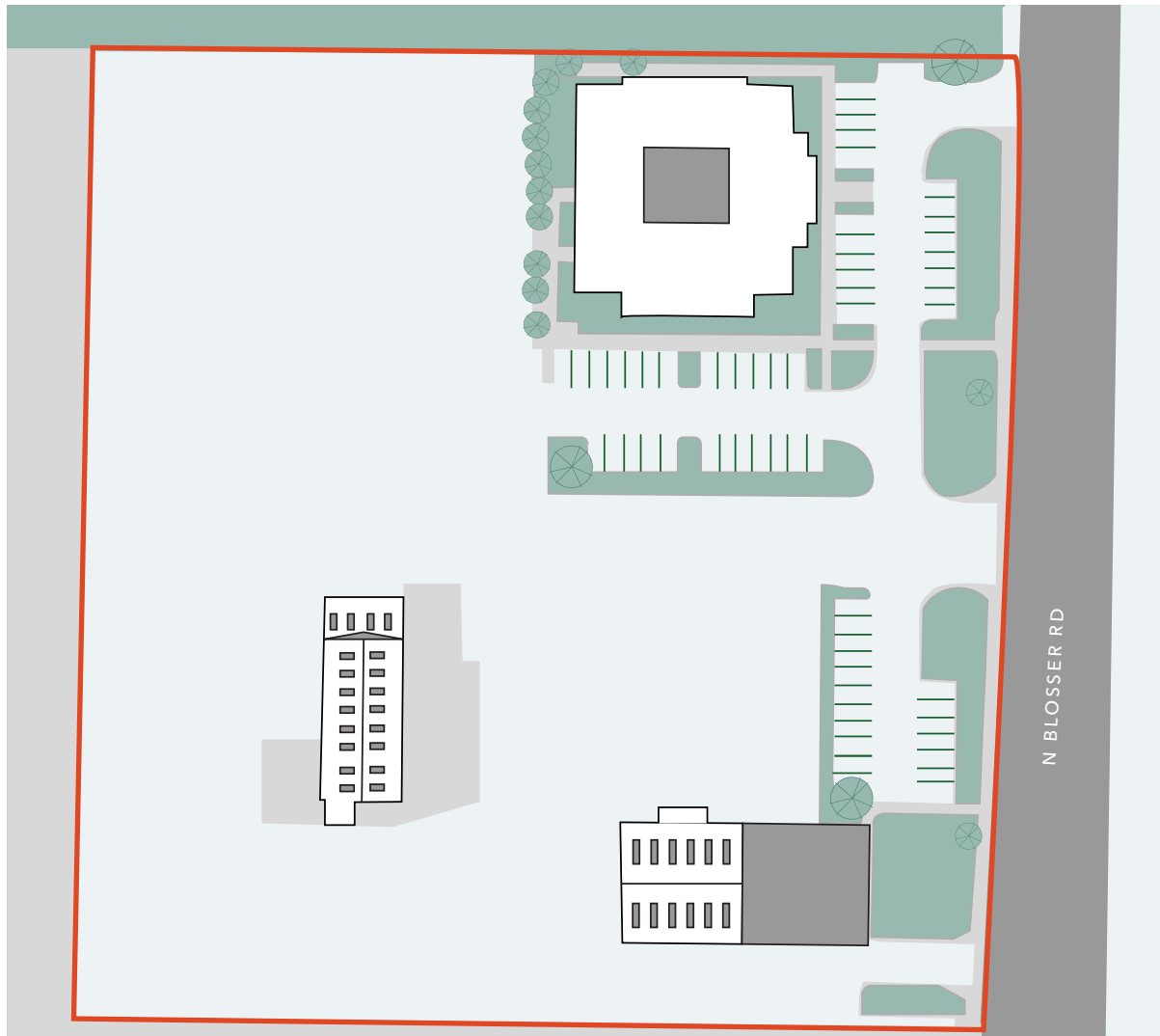
TOTAL PARKING

PD/M-1

ZONING



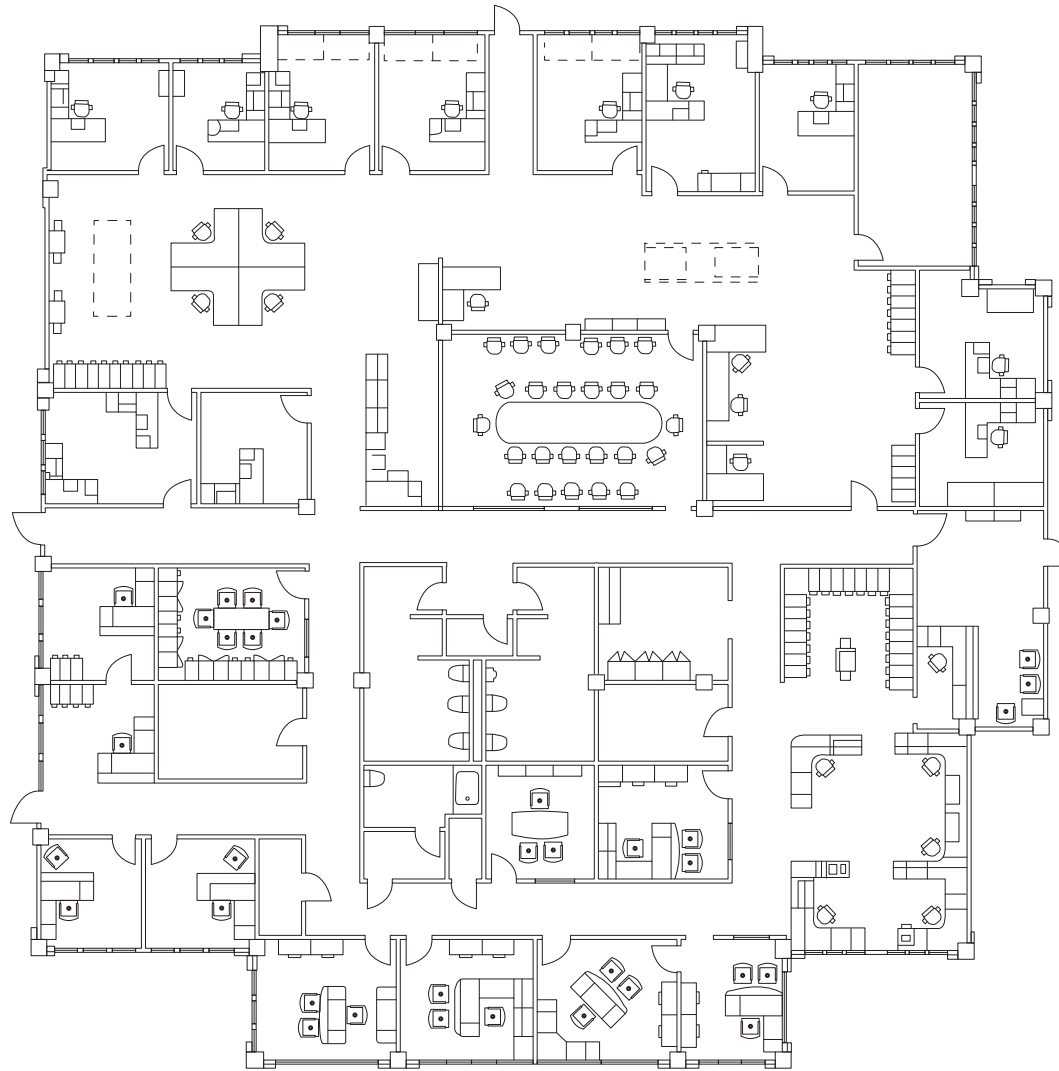
# SITE PLAN



\*Not to scale



# OFFICE FLOOR PLAN



N BLOSSER RD

\*Not to scale

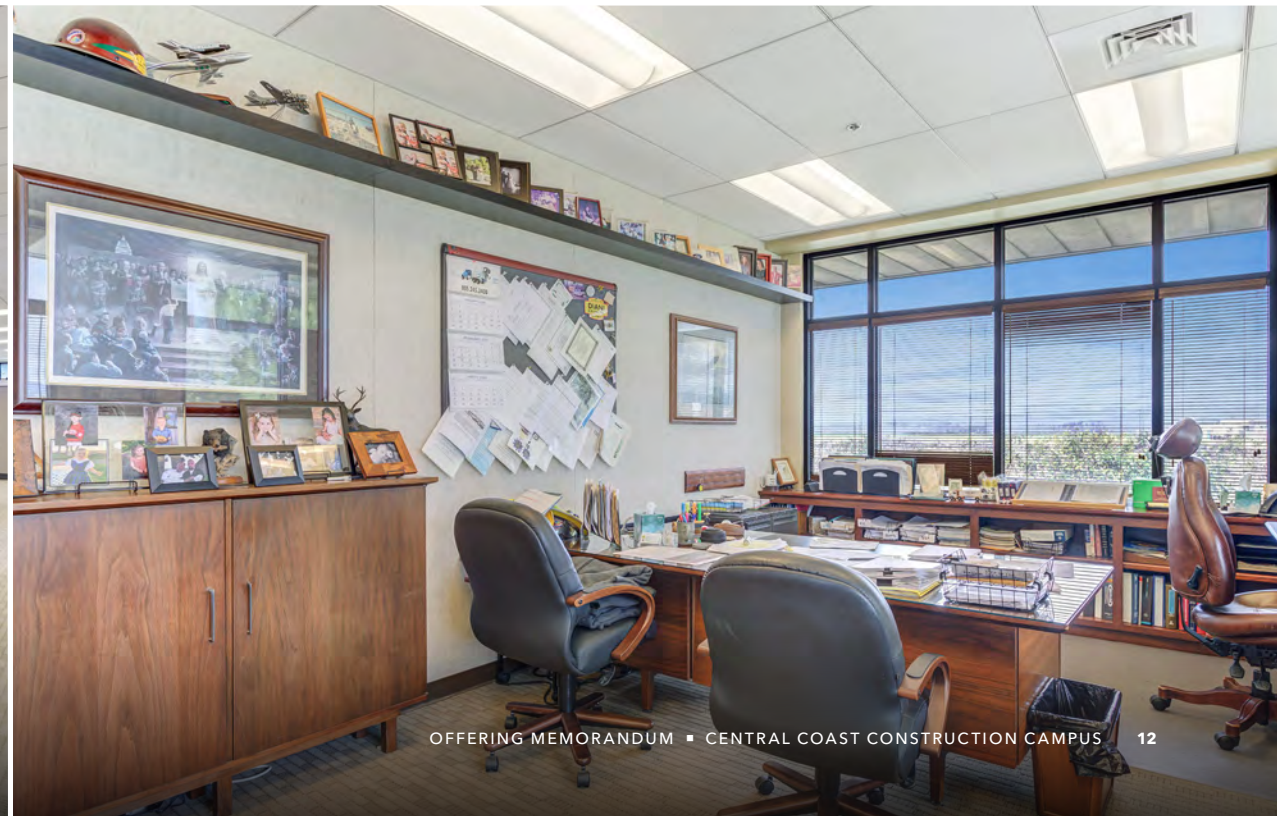
PROPERTY OVERVIEW



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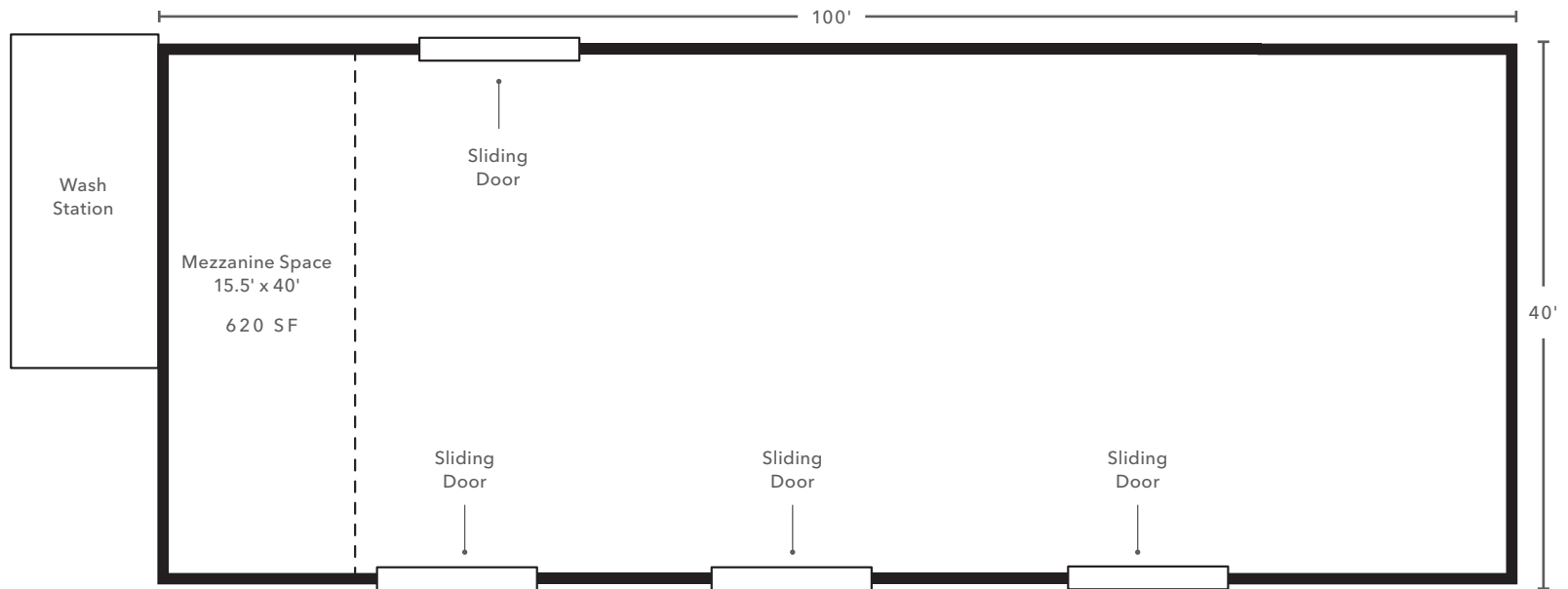
PROPERTY OVERVIEW



PROPERTY OVERVIEW



# SHOP FLOOR PLAN



\*Not to scale

# PROPERTY OVERVIEW

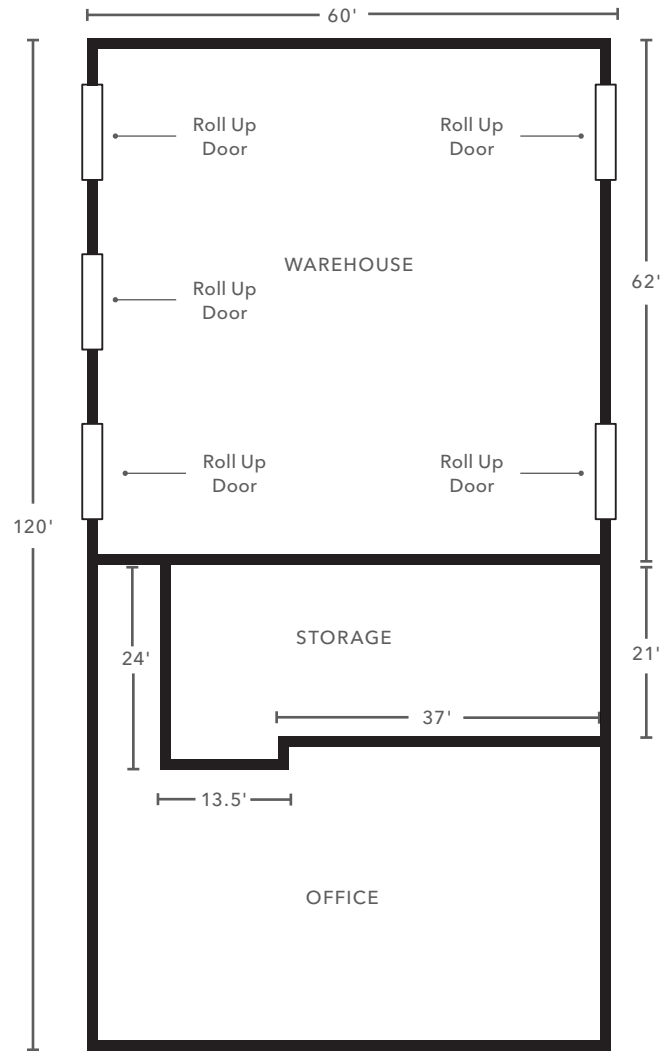




PROPERTY OVERVIEW



# WAREHOUSE FLOOR PLAN



\*Not to scale

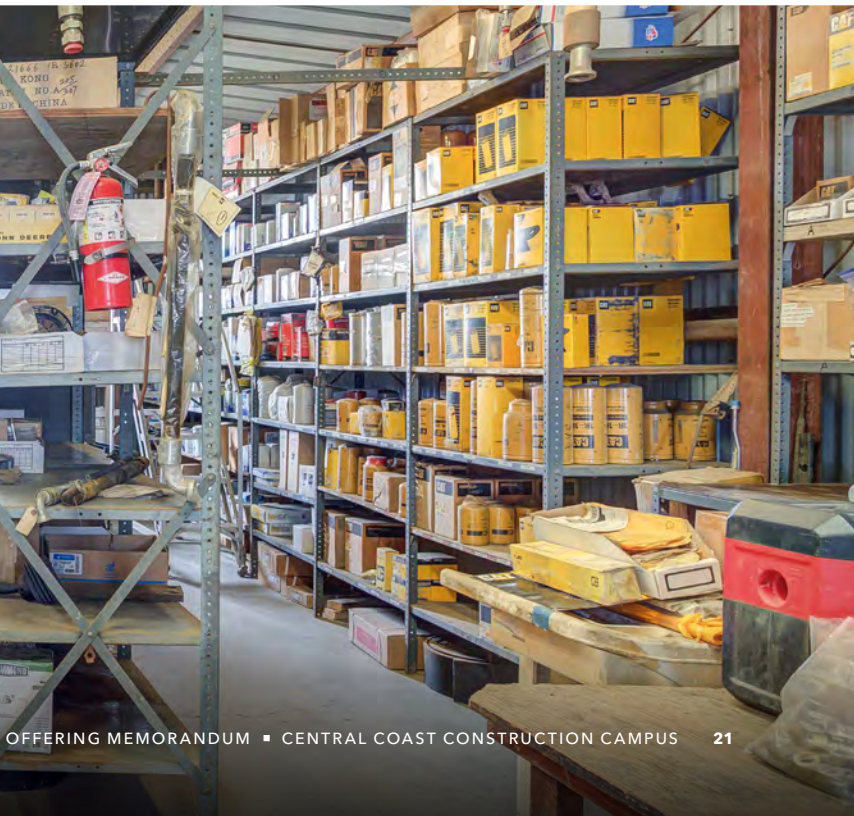
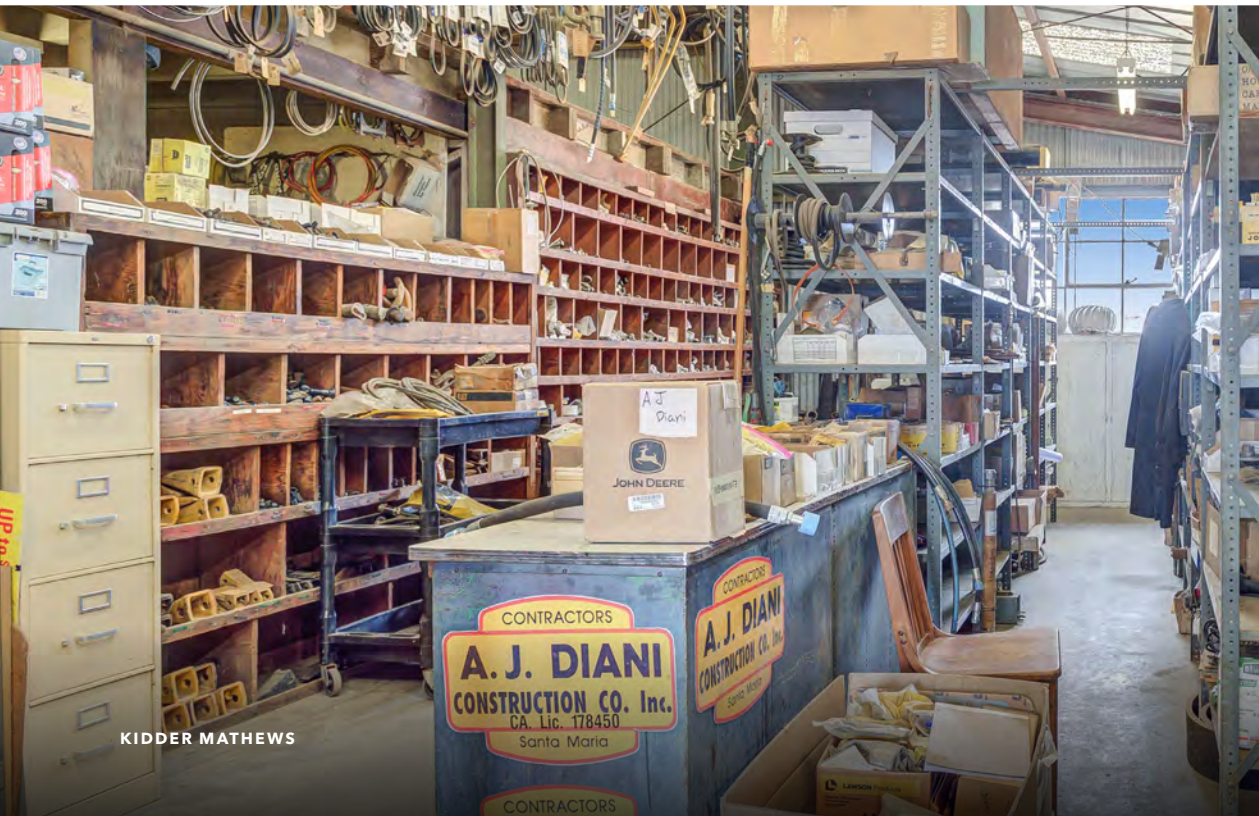
PROPERTY OVERVIEW

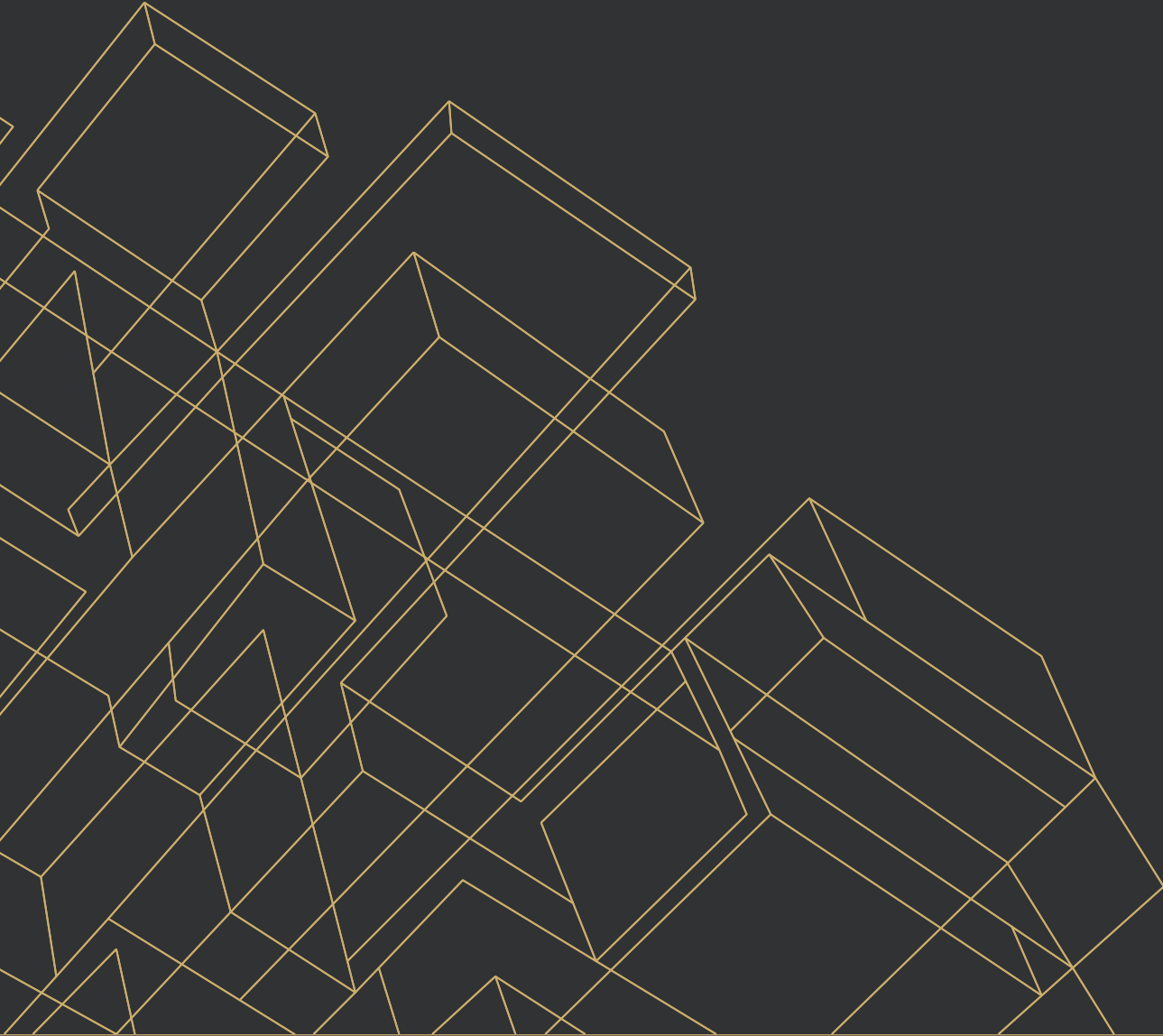


PROPERTY OVERVIEW



PROPERTY OVERVIEW





# LOCATION OVERVIEW

# LOCATION OVERVIEW



**SUBJECT PROPERTY**

N BLOSSER RD

W MAIN ST

S BLOSSER RD

S DEPOT ST

S BROADWAY

S COLLEGE DR

E JONES ST

W STOWELL RD

101

101

FESLER JUNIOR HIGH SCHOOL

ALLAN HANCOCK COLLEGE

SANTA MARIA TOWN CENTER

SANTA MARIA FAIRPARK

SANTA MARIA HIGH SCHOOL

STOWELL SHOPPING CENTER

Logos for Stowell Shopping Center: Planet Fitness, Goodwill, Del Taco, and Carz Boots.

Logos for Santa Maria Town Center: Boot Barn, Big 5, Rite Aid, and UPS.

Logos for Santa Maria Town Center: Regal, Crunch, DQ, Macy's, Subway, and Red Robin.

Logos for Santa Maria Town Center: Trader Joe's, Michaels, Dunkin', Carls Jr., McDonald's, Hobby Lobby, Applebee's, Office Depot, TACO BELL, Red Lobster, and JOANN.

Logos for Santa Maria Town Center: Jack in the Box, 6, Denny's, Dignity Health, Burger King, IHOP, and Shell.

Logos for Santa Maria Town Center: CVS pharmacy, Pizza Hut, Domino's, and Wells Fargo.

Logos for Santa Maria Town Center: VONS and Days Inn.

Logo for Santa Maria Town Center: Starbucks.

Logo for Santa Maria Town Center: ExtraSpace Storage.

Logo for Santa Maria Town Center: Dollar Tree.

Logo for Santa Maria Town Center: Walmart.

Logo for Santa Maria Town Center: Metro.

Logo for Santa Maria Town Center: 7-Eleven.

Logo for Santa Maria Town Center: JCPenney.

Logo for Santa Maria Town Center: Big Lots.

Logo for Santa Maria Town Center: Starbucks.

Logo for Santa Maria Town Center: Foods Co.

Logo for Santa Maria Town Center: Olive Garden.

Logo for Santa Maria Town Center: Dunkin'.

Logo for Santa Maria Town Center: Wells Fargo.

Logo for Santa Maria Town Center: Harbor Freight Tools.

Logo for Santa Maria Town Center: Hobby Lobby.

Logo for Santa Maria Town Center: Applebee's.

Logo for Santa Maria Town Center: Office Depot.

Logo for Santa Maria Town Center: TACO BELL.

Logo for Santa Maria Town Center: Red Lobster.

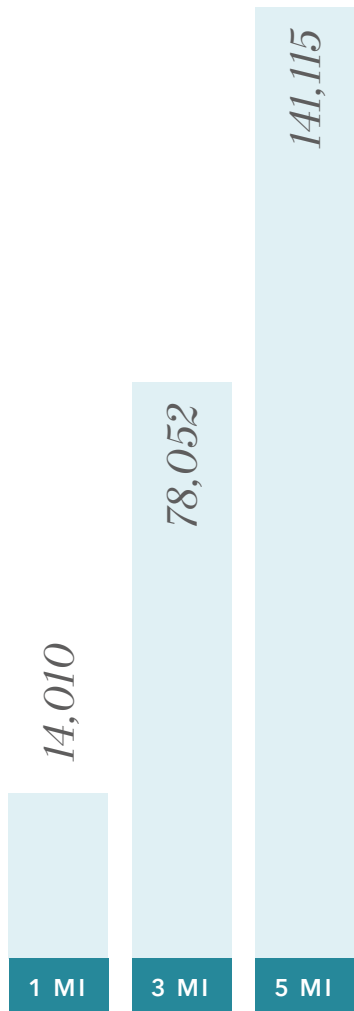
Logo for Santa Maria Town Center: JOANN.

Logo for Santa Maria Town Center: Olive Garden.

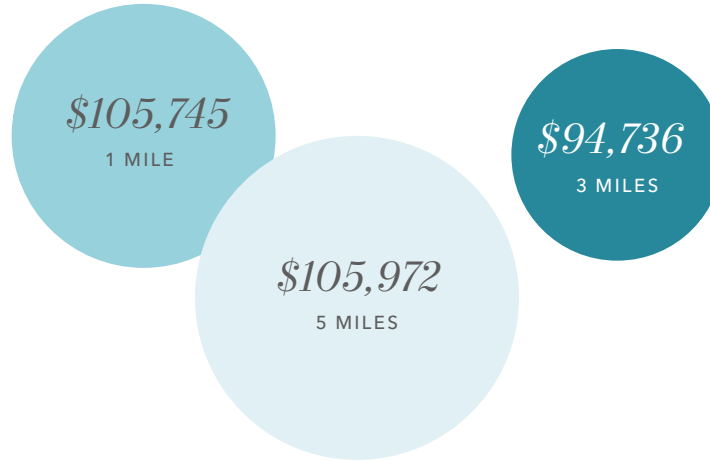
Logo for Santa Maria Town Center: In-N-Out Burger.

# DEMOGRAPHICS

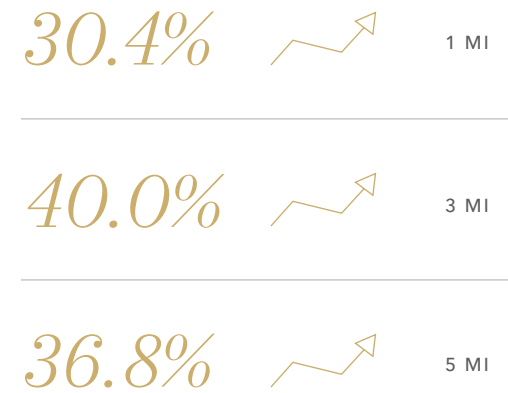
## ESTIMATED POPULATION



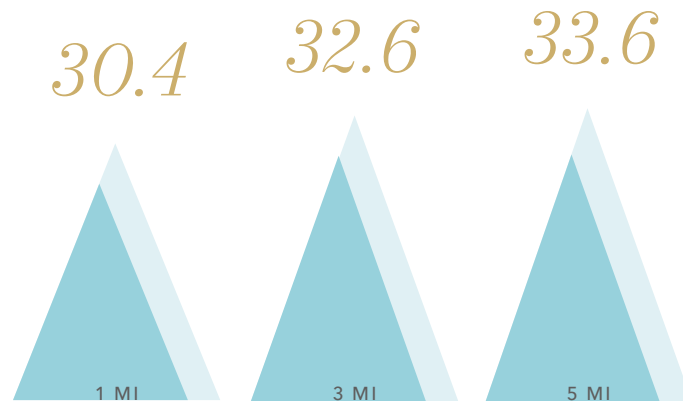
## AVERAGE HOUSEHOLD INCOME



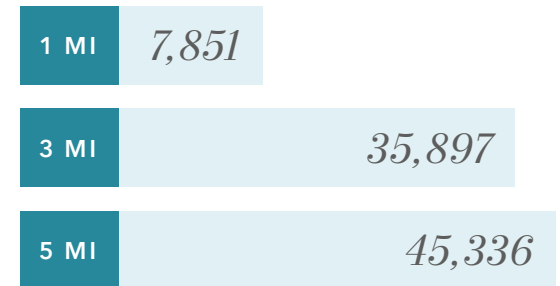
## BLUE COLLAR



## MEDIAN AGE



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



## MAJOR LOCAL BUSINESSES INCLUDE:

Lifecore Biomedical

Agro-Jal Farms, Inc.

Boeing Co

Nutrien AG Solutions

United Healthcare

Primus Laboratories

Silvas Oil Co Inc

Coca-Cola Bottling Company

Pepsi Beverages Co

Quintron Systems Inc

Golden State Water

Gibbs Truck Center

Zodiac Aerospace

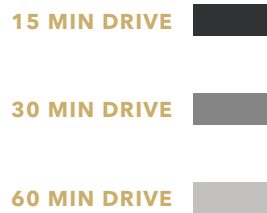
American Ethanol Inc

Adaptive Concepts Inc

Space Information Labs



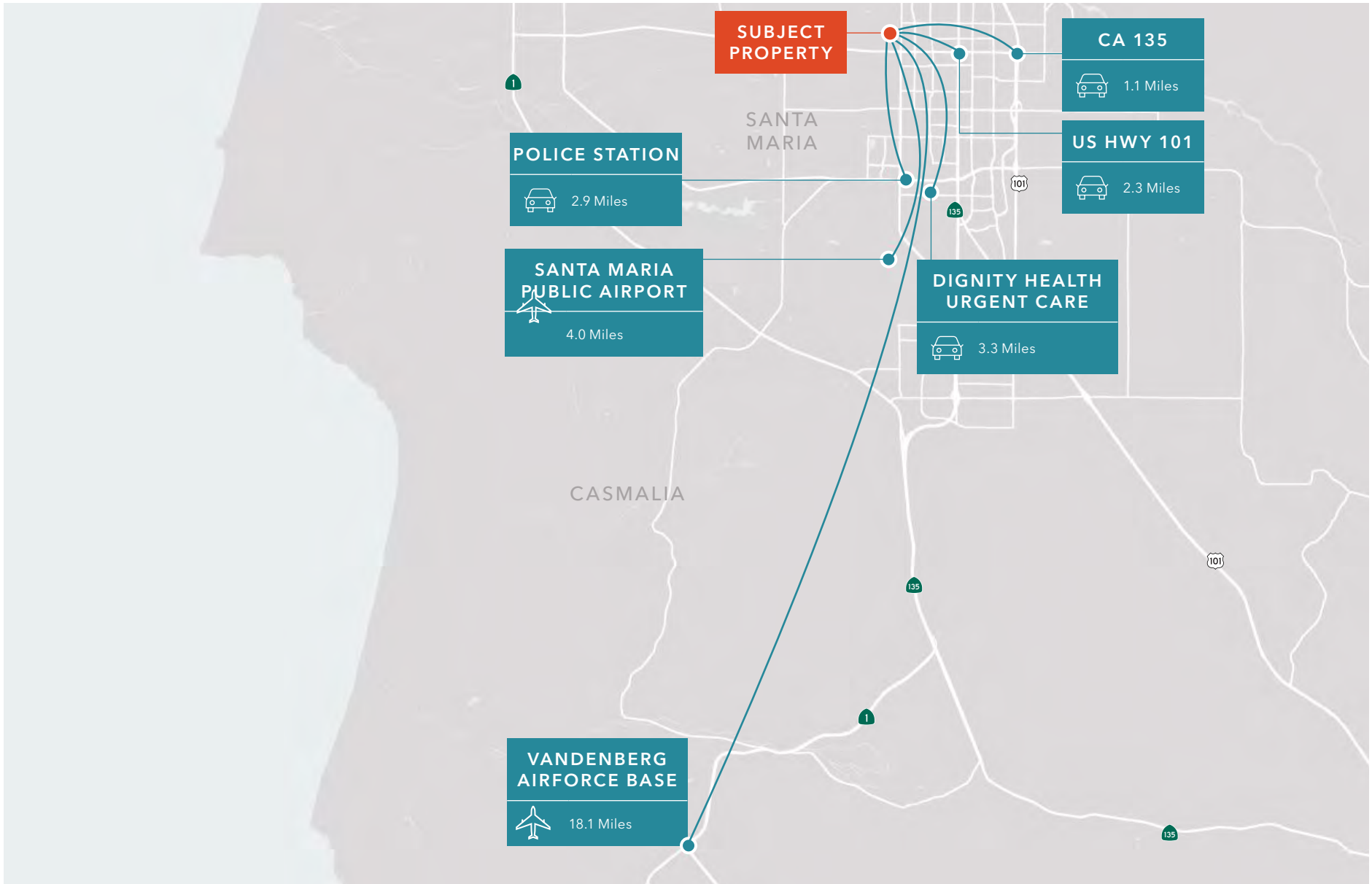
# DRIVE TIME MAP



|        | ACCESS TO POPULATION |
|--------|----------------------|
| 15 Min | 148,144              |
| 30 Min | 269,732              |
| 60 Min | 444,555              |



# LOCATION OVERVIEW



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