

PRIME DEVELOPMENT OPPORTUNITY IN MAJOR GROWTH CORRIDOR

NWC E. Battles Road & Blosser Road - Santa Maria, CA

FOR SALE
\$12 PSF

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



- PROPERTY FEATURES**
- ◆ ±7.61 total acres (±331,491.60 SF)
 - ◆ APN: 117-240-045 & 117-240-048
 - ◆ Zoned PD-CC (Planned Development-Convenience Center)
 - ◆ Previously approved entitlements & retail site plan available
 - ◆ “Whole Block” lends itself to multiple and blended uses
 - ◆ Situated in the trade area’s “path of progress” across from future residential development area serving as many as ±1,100 new homes
 - ◆ Approximately ±31,000 cars per day travel the intersection



Blosser Southeast Specific Plan
±146.8 total acres

Residential Development Potential
Up to ±1,106 dwelling units

SUGGESTED USES
(subject to City approval)

- Hotel
- Senior Living/Residential
- Medical/Dental
- Car Wash/Gas Station
- Auto Service
- Learning Center/Charter School
- Child Care
- Church
- Gymnasium
- Pharmacy
- QSR/Coffee Drive Thru
- Convenience Store

Villa del Sol
Senior Apartments
197 DU's

SITE

±10,926 ADT

E. BATTLES ROAD

±20,082 ADT

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PRIME DEVELOPMENT OPPORTUNITY IN MAJOR GROWTH CORRIDOR

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: NWC W. Battles Road & S. Blosser Road
Santa Maria, CA

APN's: 117-240-045
117-240-048
(entire block facing Blosser Road)

size: ±7.61 total acres
±331,491.60 square feet

zoning: PD-CC (Planned Development-Convenience Center)
Alternate Uses Subject to Further Discussions with City

asking: \$12.00 psf (\$3,977,899.20)



2021 total population

1-mile	19,982
3-mile	89,617
5-mile	133,607



2021 daytime population

1-mile	17,536
3-mile	91,895
5-mile	124,856



2021 total employees

1-mile	6,238
3-mile	41,251
5-mile	49,576



2021 total households

1-mile	5,073
3-mile	24,050
5-mile	37,667



2021 average HH income

1-mile	\$77,562
3-mile	\$79,022
5-mile	\$93,459



traffic counts

S. Blosser Road (south of Battles Rd)	±20,082 ADT
W. Battles Road (west of S. Blosser Rd)	±10,926 ADT

Notable tenants in the trade area include:



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PRIME DEVELOPMENT OPPORTUNITY

SITE PLAN

PREVIOUSLY SUBMITTED SITE PLAN



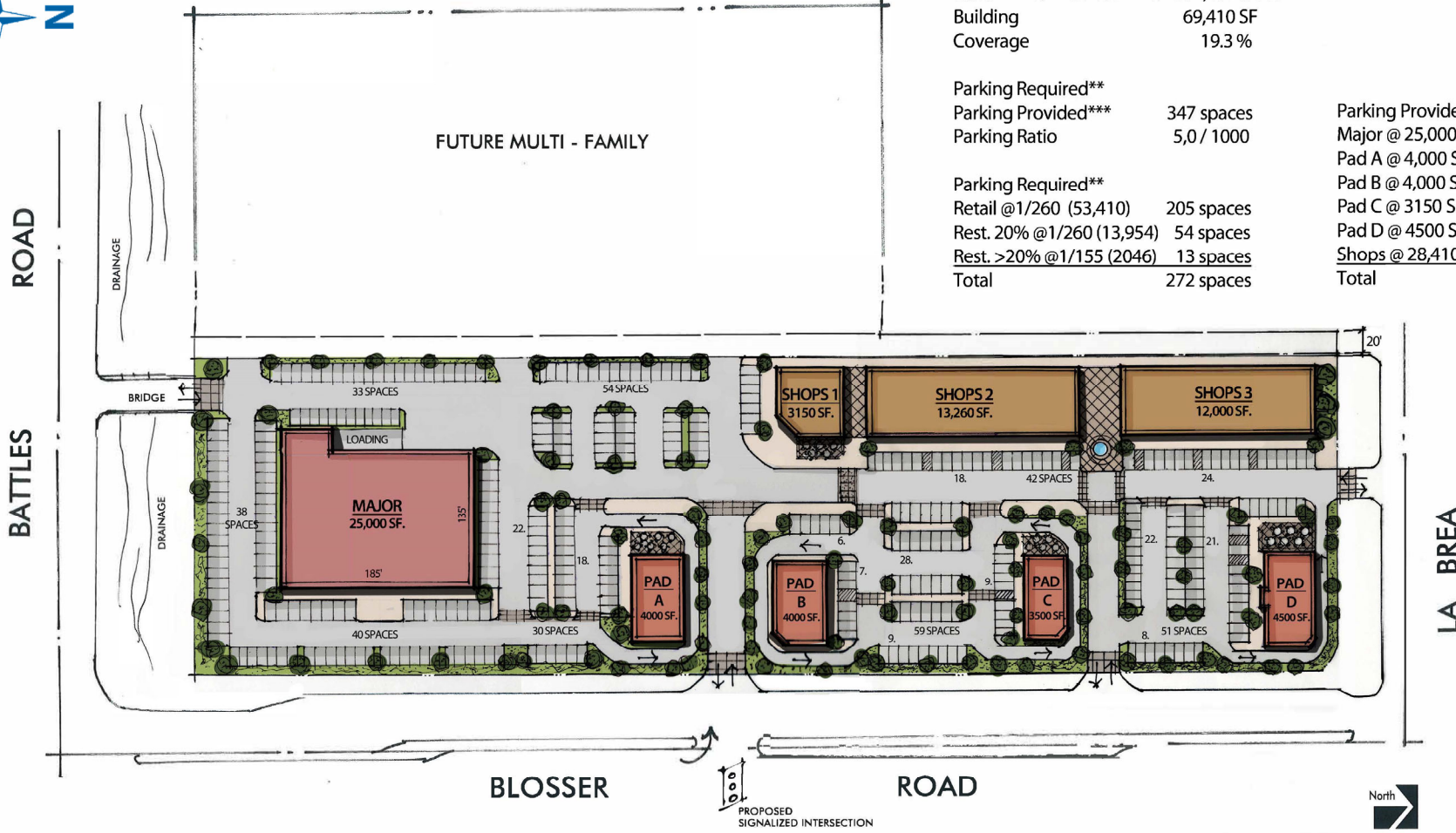
Summary

Land +/- 7.61 AC +/- 331,491.60 SF
 Building 69,410 SF
 Coverage 19.3%

Parking Required**
 Parking Provided*** 347 spaces
 Parking Ratio 5.0/ 1000

Parking Required**
 Retail @1/260 (53,410) 205 spaces
 Rest. 20% @1/260 (13,954) 54 spaces
 Rest. >20% @1/155 (2046) 13 spaces
 Total 272 spaces

Parking Provided***
 Major @ 25,000 SF 96 spaces
 Pad A @ 4,000 SF 34 spaces
 Pad B @ 4,000 SF 34 spaces
 Pad C @ 3150 SF 29 spaces
 Pad D @ 4500 SF 45 spaces
 Shops @ 28,410 104 spaces
 Total 347 spaces



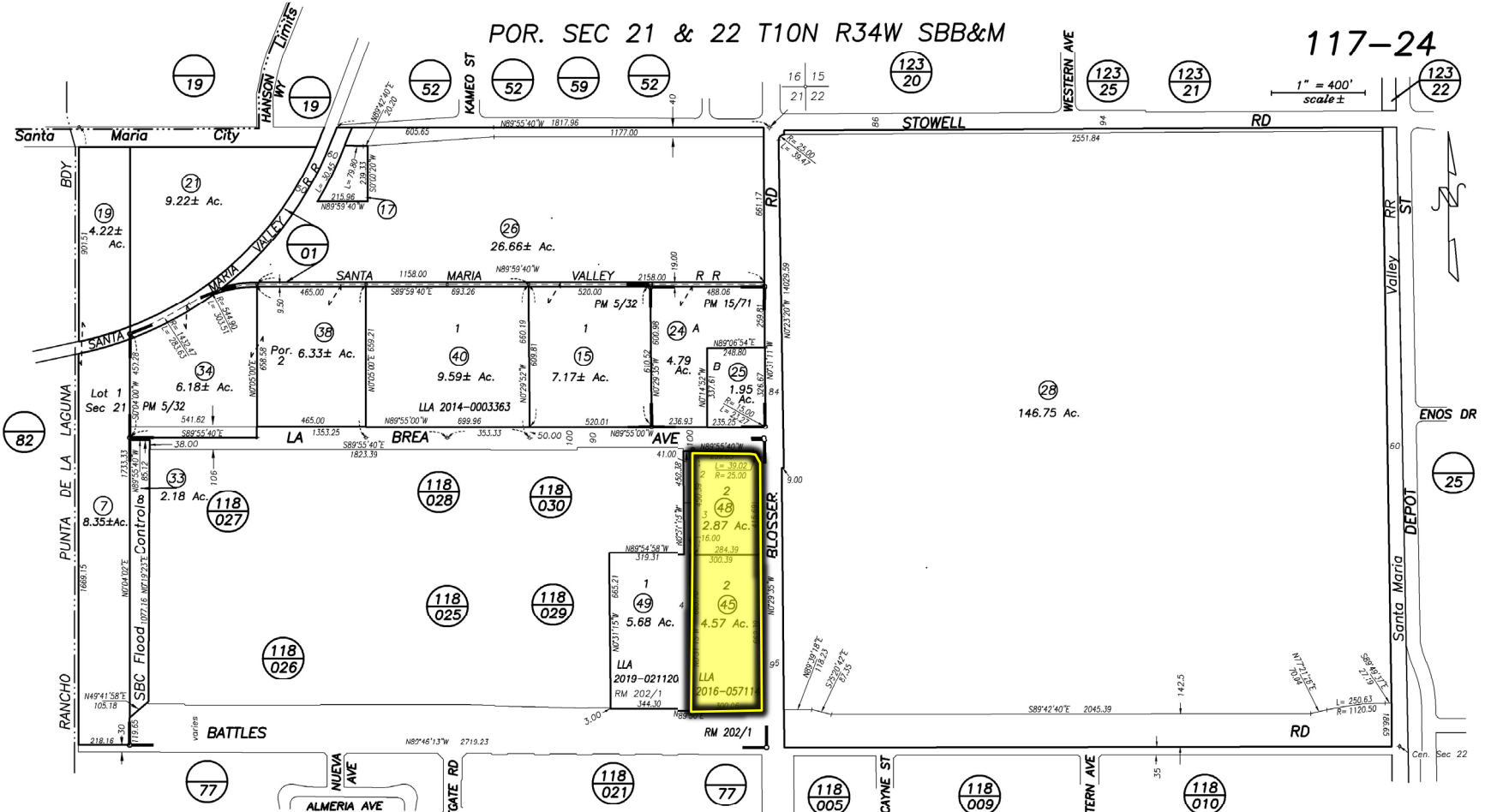
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PARCEL MAP



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Maria
Assessor's Map Bk, 117 -Pg, 24
County of Santa Barbara, Calif.

04/14/2006 R.M. Bk. 202, Pg. 01-04 , Tract 5863, "The Village at Westgate Ranch"
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08/19 44 & 46 into 48 & 49
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PRIME DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

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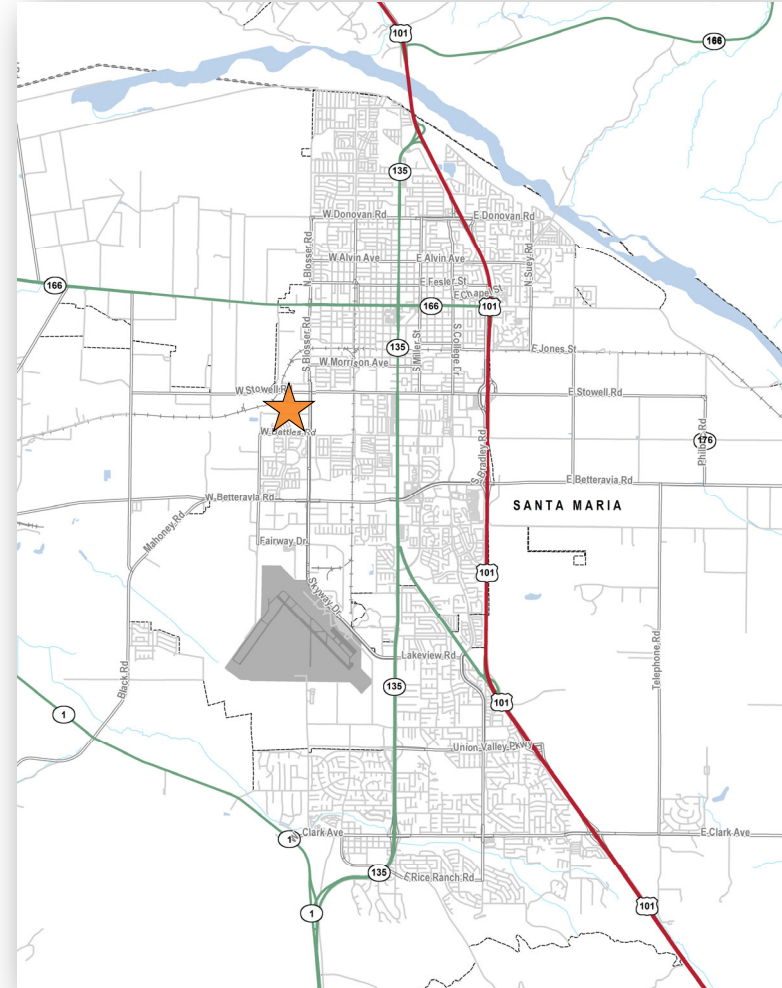
Located in a major growth corridor at the northwest corner of W. Battles Road and S. Blosser Road in western Santa Maria, California, this ± 7.61 acre land development opportunity is zoned PD-CC (Planned Development-Convenience Center) and has been previously entitled for retail.

As the main N/S Western Santa Maria commuter corridor continues to spread its residential and commercial base, this rare “whole block” development opportunity lends itself to multiple uses to serve this evolving community. With two existing parcels, this site has the ability for blended uses such as apartments and commercial uses (subject to City approval).

This high visibility development opportunity is available for sale and is zoned for Planned Development-Convenience Center. Previously entitled for a retail use, the premises is ideally positioned at a high traffic intersection along one of the trade area’s busiest north/south corridors and is in the “path of progress”.

With a city population of approximately 107,400 people, the City of Santa Maria is the largest city in Santa Barbara County.

Santa Maria is situated approximately 17 miles south of Pismo Beach and 16 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 winemaking area and boasts being the home to dozens of world-class wineries and vineyards.



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