



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
Summer 2027*

- 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

CONCEPTUAL SITE PLANS

EXISTING RESIDENTIAL NEIGHBORHOOD



ADJACENT COMMERCIAL DEVELOPMENT

ADJACENT COMMERCIAL DEVELOPMENT

COMMERCIAL STATS







COM-A	COM-B	COM-C	COM-D	COM-E (GAS)	COM-F	COM-G (HOTL)	COM-H (MRKT)	CENTRAL PARK
PARCEL AREA (LOT 1)	PARCEL AREA (LOT 2)	PARCEL AREA (LOT 10)	PARCEL AREA (LOT 9)	PARCEL AREA (LOT 8)	PARCEL AREA (LOT 7)	PARCEL AREA (LOT 6)	PARCEL AREA (LOT 11)	PARCEL AREA (LOT 12)
44,867 SF (1.03 ACRES)	46,174 SF (1.06 ACRES)	25,265 SF (.58 ACRES)	26,572 SF (.61 ACRES)	57,499 SF (1.32 ACRES)	46,609 SF (1.07 ACRES)	80,586 SF (1.85 ACRES)	85,813 SF (1.97 ACRES)	46,174 SF (1.06 ACRES)
BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA	BUILDING AREA
9,550 SF (2 STORIES)	3,550 SF (W/ MULTI-LANE DRIVE THRU)	2,950 SF (W/ DRIVE THRU)	3,150 SF	3,850 SF STORE (W/ CAR WASH)	6,000 SF (W/ DRIVE-THRU)	50,200 SF (4 STORIES)	24,000 SF (MARKET W/ MEZZANINE)	9,550 SF (2 STORIES)
SPACES REQUIRED (1/300)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)	SPACES REQUIRED (1/500)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)	SPACES REQUIRED (1/KEY) + (1 PER 5 EMPLOYEES)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)	SPACES REQUIRED (1/300) + (1 PER 2 EMPLOYEES)
32 SPACES	12 CUSTOMER SPACES	10 CUSTOMER SPACES	11 CUSTOMER SPACES	8 SPACES	20 CUSTOMER SPACES	102 GUEST SPACES	80 CUSTOMER SPACES	32 SPACES
SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED	SPACES PROVIDED
42 SPACES [2 ACC. & 8 EVCS]	19 SPACES [2 ACC. & 4 EVCS] (ALLOWS 14 EMPLOYEES)	27 SPACES [2 ACC. & 4 EVCS] (ALLOWS 34 EMPLOYEES)	25 SPACES [4 ACC. & 4 EVCS] (ALLOWS 28 EMPLOYEES)	18 SPACES [2 ACC. & 4 EVCS]	30 SPACES [2 ACC. & 8 EVCS] (ALLOWS 20 EMPLOYEES)	110 SPACES [6 ACC. & 44 EVCS] (ALLOWS 40 EMPLOYEES)	102 SPACES [6 ACC. & 25 EVCS] (ALLOWS 44 EMPLOYEES)	30 SPACES [2 ACC. & 8 EVCS]
TOTAL PARKING:	403 COMMERCIAL PARKING SPACES [28 ACC. & 109 EVCS]							

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.

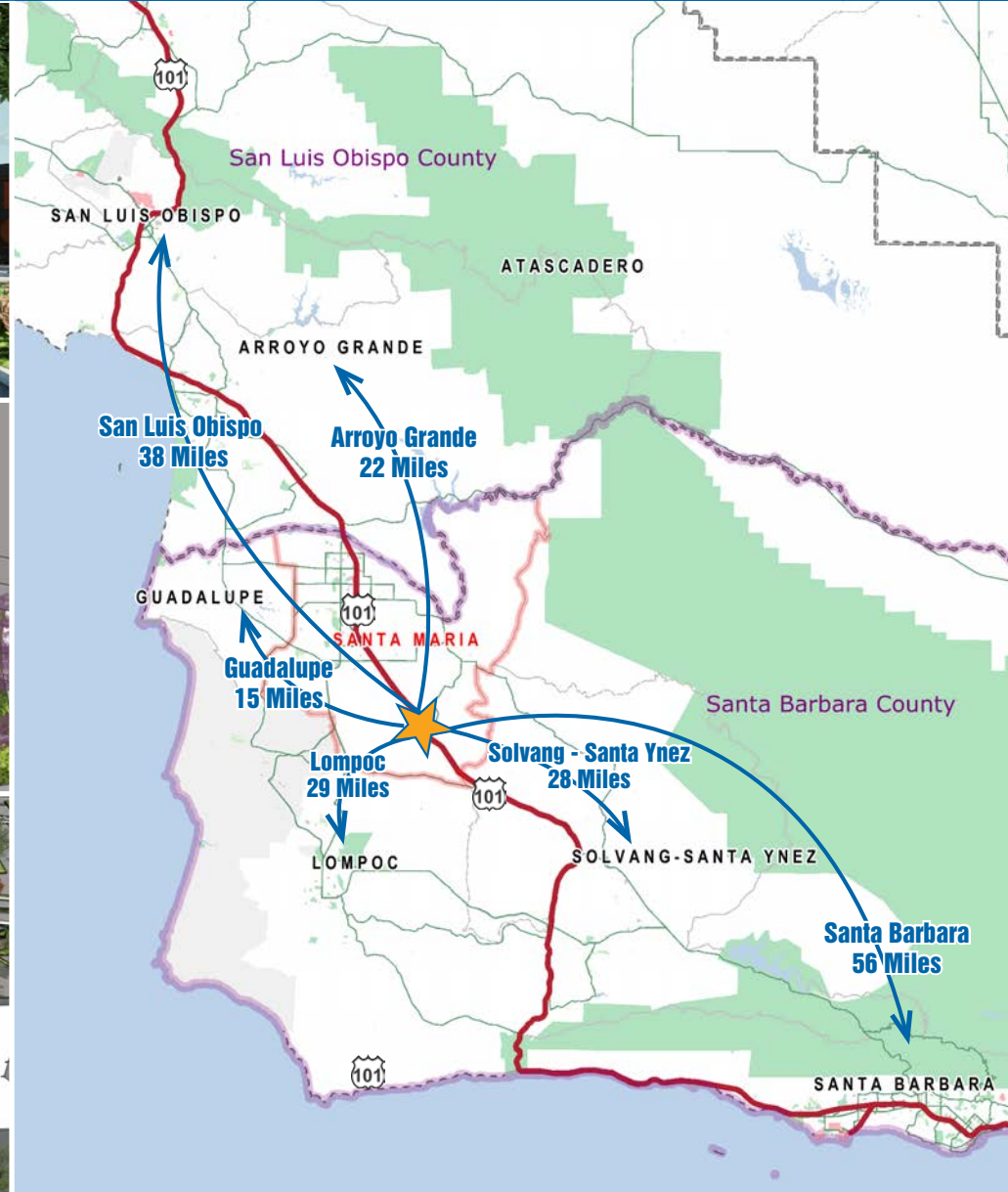
Orcutt is situated approximately 25 miles south of Pismo Beach and 13 miles northeast of Vandenberg Air Force Base and is part of California's Central Coast in Santa Barbara County. The Santa Maria Valley region is a world-renowned wine making area and boasts being the home to dozens of world-class wineries and vineyards.

	1-MILE	3-MILE	5-MILE
 2024 TOTAL POPULATION	4,685	27,748	48,761
 2024 DAYTIME POPULATION	3,986	22,476	49,242
 2024 TOTAL EMPLOYEES	489	5,129	20,171
 2024 TOTAL HOUSEHOLDS	1,807	10,407	17,476
 2024 AVERAGE HOUSEHOLD INCOME	\$133,108	\$144,768	\$142,286
 TRAFFIC COUNTS	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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