

**PROPERTY DETAILS**

- LEASE RATE: CONTACT BROKER FOR PRICING
- SPACE AVAILABLE: +/- 1,759 - 20,211 SQ FT
- 2<sup>ND</sup> FLOOR QUALITY OFFICE IMPROVEMENTS
- COMMUNITY ROOM & COMMON OUTDOOR PATIO SPACES
- HIGH QUALITY, BEST IN CLASS CONSTRUCTION
- HIGH QUALITY FIT & FINISH IMPROVEMENTS
- MULTIPLE ACCESS POINTS FROM GROUND FLOOR
- BUILDING CONSTRUCTION: 2020
- ZONING: PD-F/C-2, CITY OF SANTA MARIA
- PREVIOUS USE: HEALTHCARE UNIVERSITY

**FROM +/- 1,759 SQ FT TO +/- 20,211 SQ FT AVAILABLE!**





- Close proximity to ample dining options and public transportation
- Adjacent to US 101, with easy access to on & off ramps
- Easy parking access for clients and employees
  - 359 on-site parking spaces
- Multiple points of high profile signage
  - US 101 Freeway
  - Monumentation
  - Front "Eyebrow"
  - Freeway Pylon/Tower

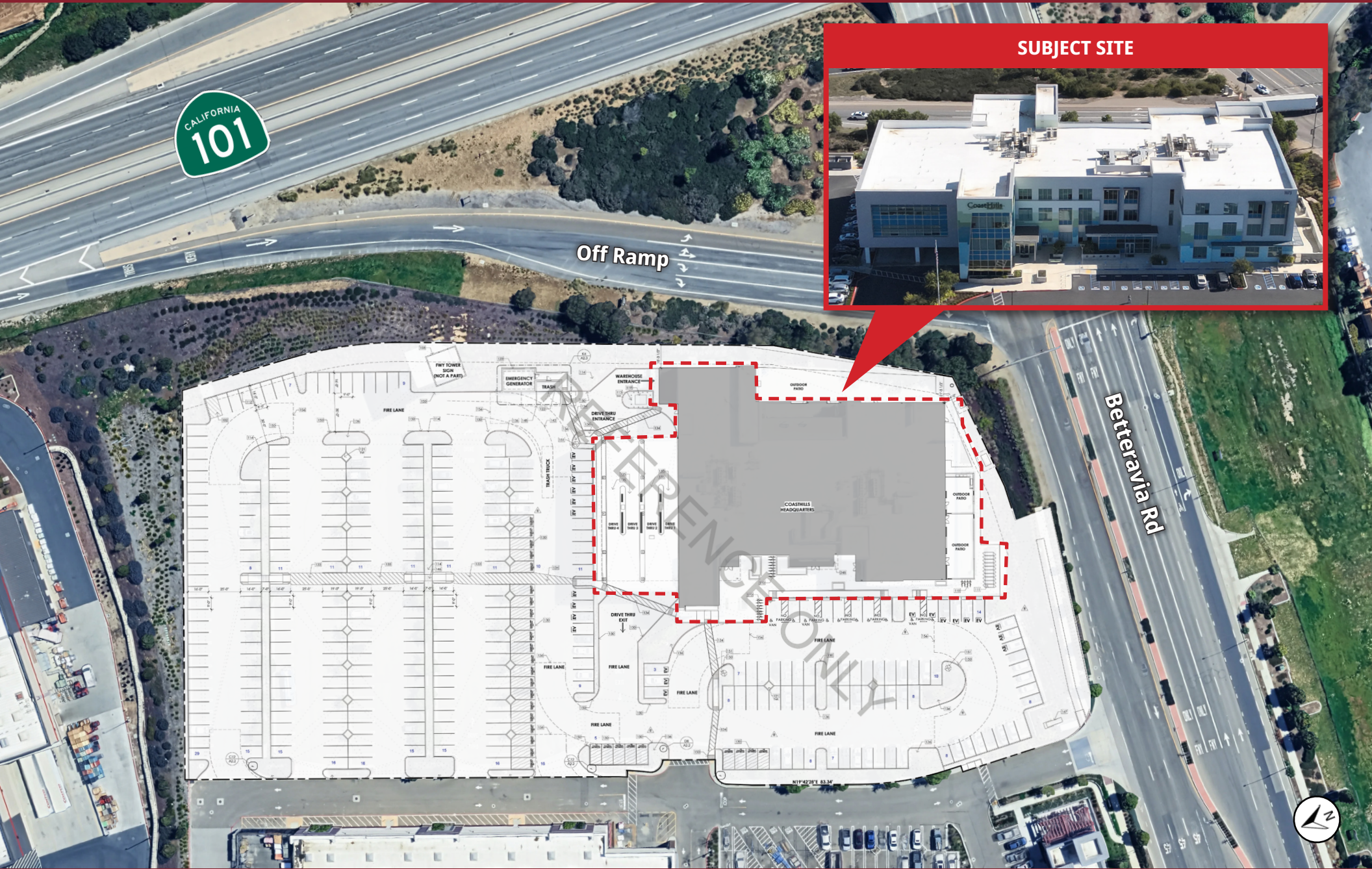
Traffic Count:  
66,000 AADT

# AERIAL OVERVIEW

# 1075 Betteravia Rd, Santa Maria, CA 93454



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

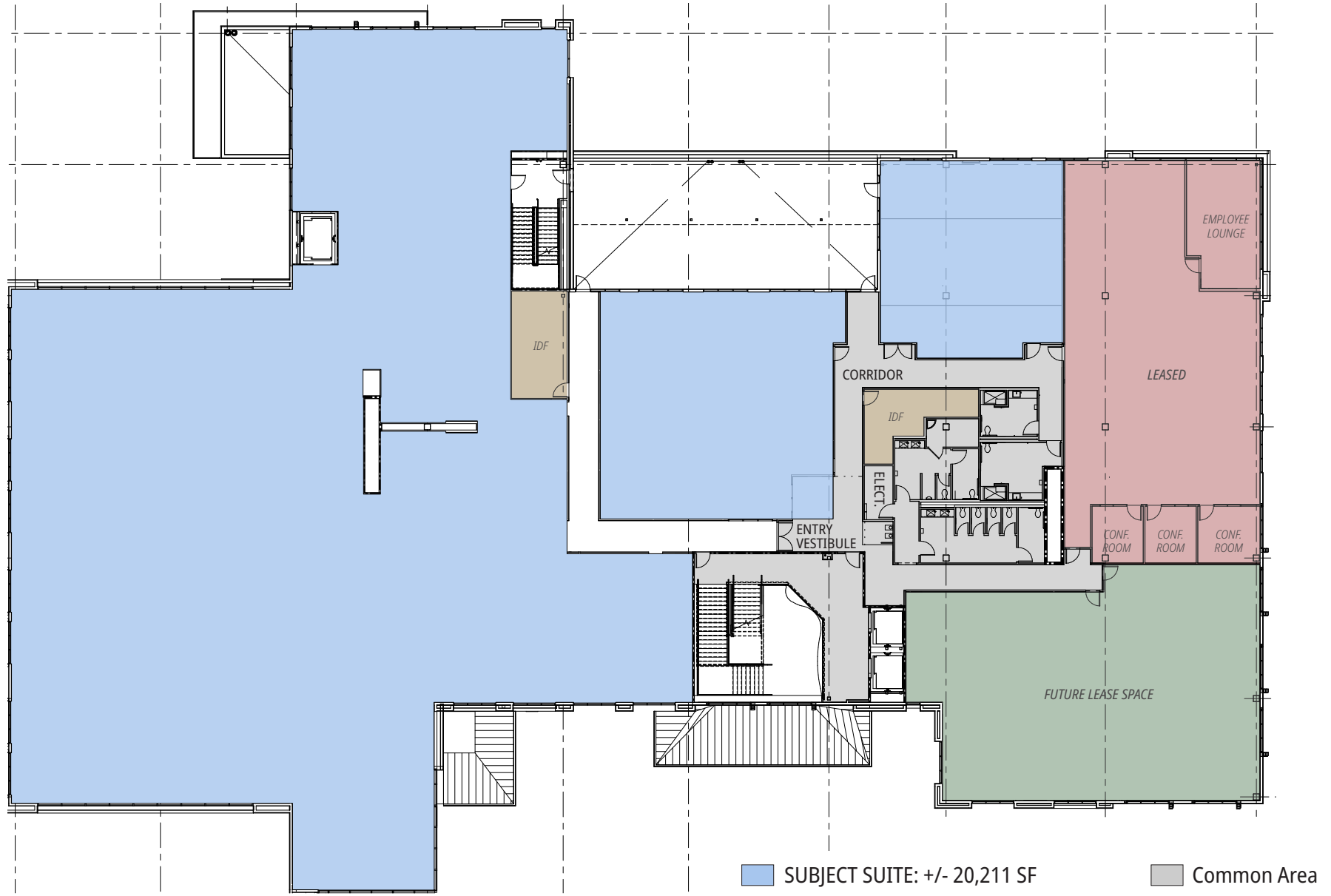


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# FLOOR PLAN - 2<sup>ND</sup> FLOOR

Single-Tenant Option

1075 Betteravia Rd, Santa Maria, CA 93454

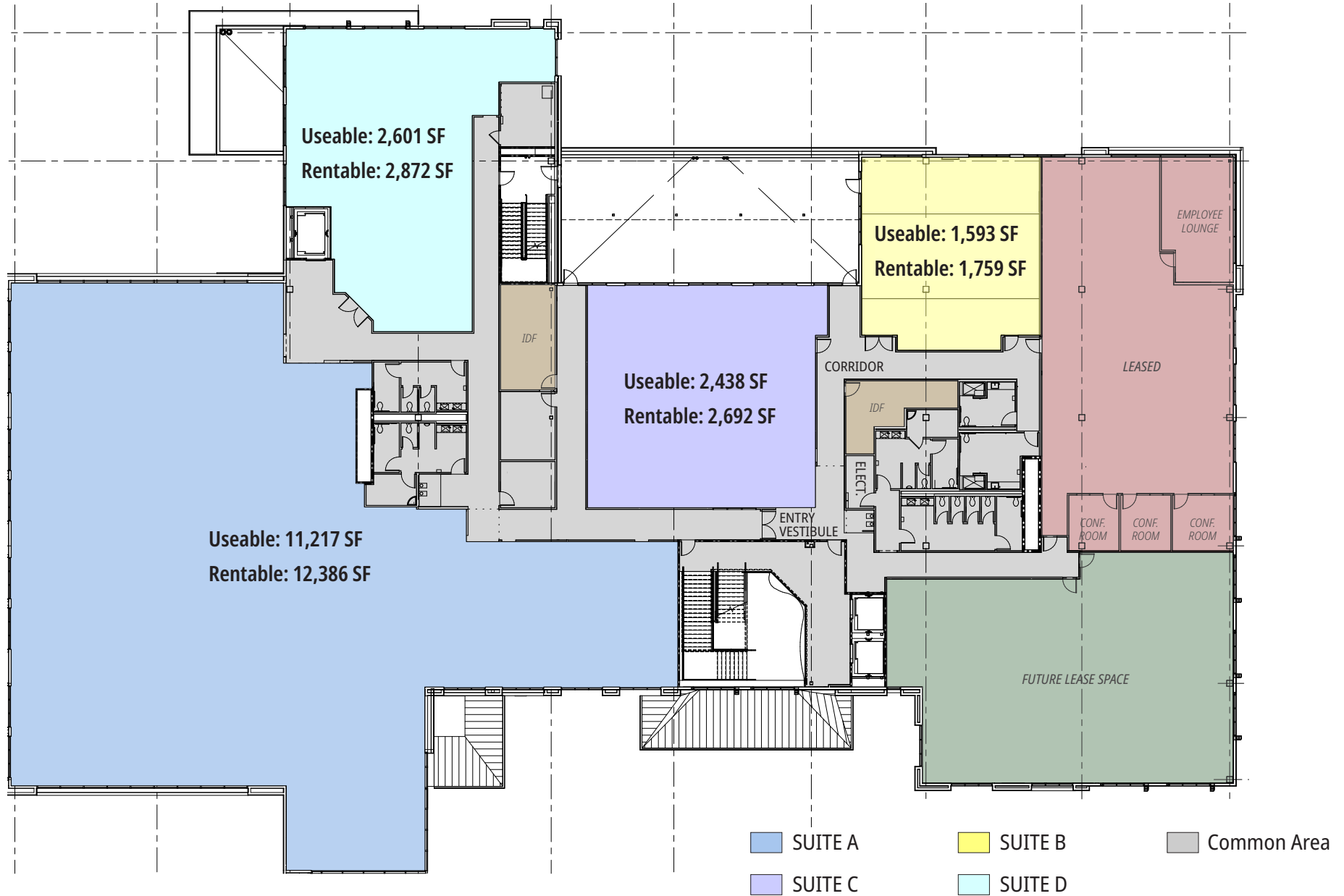


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# FLOOR PLAN - 2<sup>ND</sup> FLOOR

Multi-Tenant Option

1075 Betteravia Rd, Santa Maria, CA 93454



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The Santa Maria Valley is located at the mid-point of California's Central Coast, in beautiful Santa Barbara County. Santa Maria's population and services have grown steadily over the last 20 years, offering a large, strong and hardworking labor force supported by several higher education opportunities.

Santa Maria is home to thriving industries including aerospace, communications, high-tech research and development, energy production, military operations, and manufacturing.

Santa Maria Valley residents enjoy world-class wineries, a vibrant cultural scene, top-tier rodeo, rolling hills and 12 miles of Pacific coastline with the state's tallest beach dunes, smog-free air and mild temperatures year-round. These attractions and more make the Santa Maria Valley an ideal place to live, work and do business.



# DEMOGRAPHICS

1, 3, & 5-Mile Radius from Subject Site

# 1075 Betteravia Rd, Santa Maria, CA 93454

## 1-Mile Radius

### KEY FACTS

9,135

Population

35.5

Median Age



Average Household Size

\$101,924

Median Household Income

### BUSINESS



486

Total Businesses



7,001

Total Employees

### INCOME



\$101,924

Median Household Income



\$37,192

Per Capita Income



\$174,189

Median Net Worth

## 3-Mile Radius

### KEY FACTS

91,263

Population

32.2

Median Age



Average Household Size

\$82,959

Median Household Income

### BUSINESS



3,456

Total Businesses



37,768

Total Employees

### INCOME



\$82,959

Median Household Income



\$30,040

Per Capita Income



\$134,343

Median Net Worth

## 5-Mile Radius

### KEY FACTS

145,234

Population

33.7

Median Age



Average Household Size

\$88,341

Median Household Income

### BUSINESS



4,370

Total Businesses



45,473

Total Employees

### INCOME



\$88,341

Median Household Income



\$31,661

Per Capita Income



\$195,484

Median Net Worth

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