

FOR LEASE

528 S. Broadway

SANTA MARIA

Retail/Office Building | ±6,500 SF



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Lease & Property Information

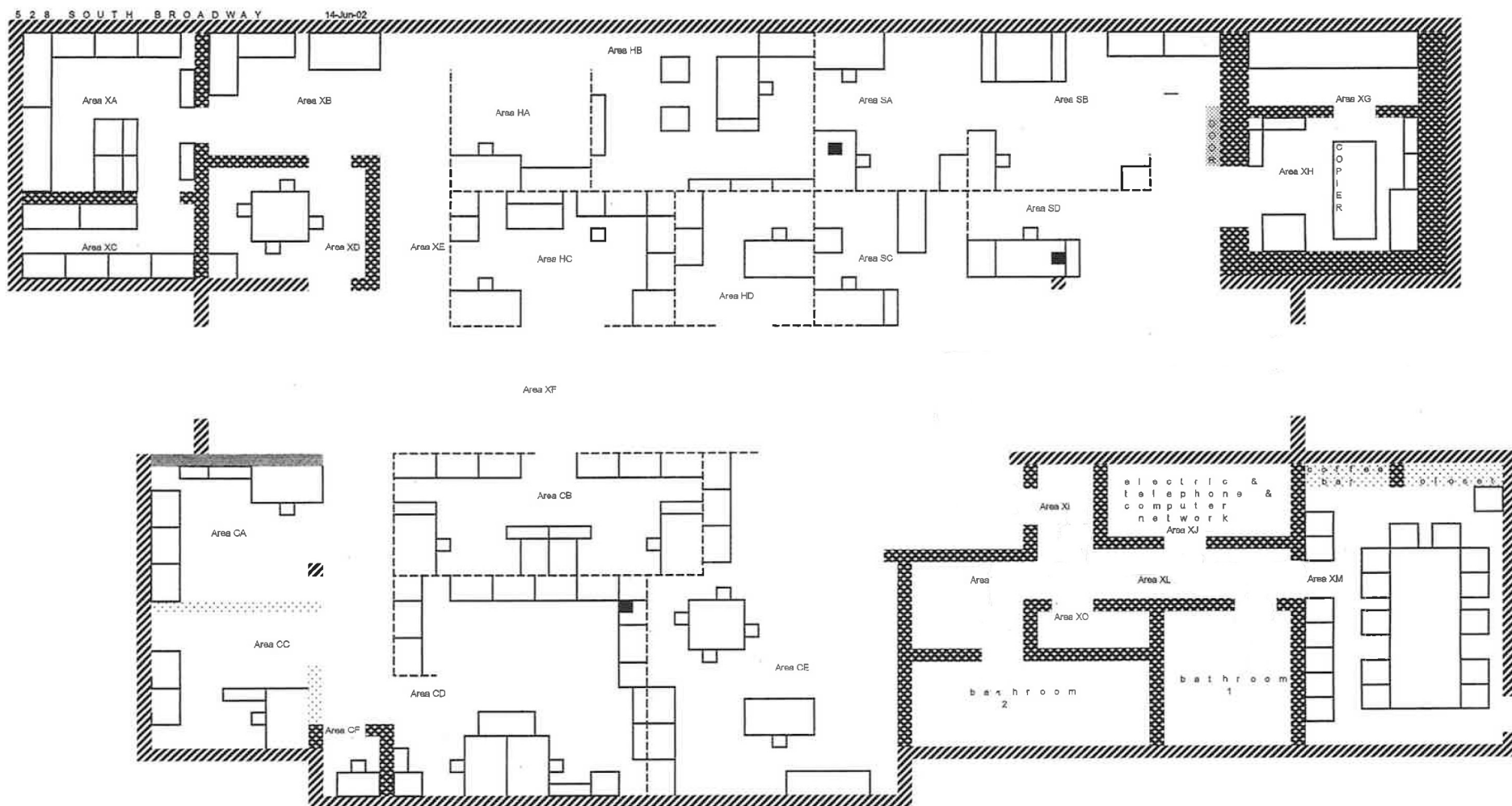
- **Lease Price:** \$1.55/SF/Mod. Gross
- **Lease Term:** 3-5 years
- **Zoning:** PD-C2
- **Traffic Counts:** 40,500 ADT (S. Broadway)
- **Parking:** Private Lot & Street Parking
- **Availability:** October 2026

Property Description

Rarely available single-tenant retail/office building located on South Broadway, one of Santa Maria's busiest commercial corridors. The property offers exceptional visibility, convenient ingress and egress from South Broadway, and a large private parking lot providing excellent accessibility for customers and employees alike. This highly visible location benefits from strong traffic counts and proximity to major retailers and businesses throughout the South Broadway retail corridor. Contact the listing agent for additional information regarding availability and to schedule a showing. Note- the building is occupied, please do not disturb the Tenant.



Site Plan



The First United
Methodist Church

W. Cook St.

Santa Maria
Public Library

Santa Barbara
Superior Courts

S. Broadway

Simas Park

The
Garden

Santa Maria Recreation
and Parks Department



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