

2125 S. BROADWAY & 119 W. BETTERAVIA RD  
SANTA MARIA CA, 93454



**Pine Tree Plaza Shopping Center For Sale**  
+/- 36,241 SF Of Total Building Area On +/-2.64 Acres Of Land

**\$11,000,000**



**Pacifica**  
COMMERCIAL REALTY

Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

[PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

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## **Sale & Property Details:**

Sale Price: \$11,000,000

Parcel Size: +/- 2.64 Acres

Zoning: PD/C-2 | Planned Development

APN: 117-340-088, 117-340-087, 117-340-068

Annual Gross Income: \$734,202

Current Annual Expenses: \$99,804

Proforma Annual NOI: \$528,000

Traffic Count (Broadway/HWY 135): +/-49,800 ADT

*\*Any projections, pro formas, or estimates are for illustrative purposes only and are not guarantees of future performance.*



Pine Tree Plaza is a mixed use shopping center with +/- 36,241 square feet situated on three parcels totaling +/- 2.64 acres of land, conveniently located on the corner of Broadway & Betteravia.



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Building A (Suites 101-104)  
5 Commercial Suites  
+/-9,200 SF



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Building B (Suites 105-108 & 205)  
4 Commercial Suites Plus 1 Upstairs Office/Residential Suite  
+/-12,776 SF



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# 2125 S. BROADWAY, SANTA MARIA CA, 93454



Building C (Suites 109-112)  
4 Commercial Suites  
+/-7,625 SF



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Building D (Suite 113)  
1 Upstairs Office/Residential Suite Plus 2 Garages  
+/-3,000 SF



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# 119 W. BETTERAVIA RD, SANTA MARIA CA, 93454



Free-Standing Automotive Accessories Building  
+/-3,640 SF



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