

PRIME +/-4.3 ACRE DEVELOPMENT OPPORTUNITY DOWNTOWN SANTA MARIA



For **SALE.**

626 S. Broadway | \$1,750,000 | +/-1.27 Acres

628 S. McClelland | \$2,500,000 | +/-3.0 Acres



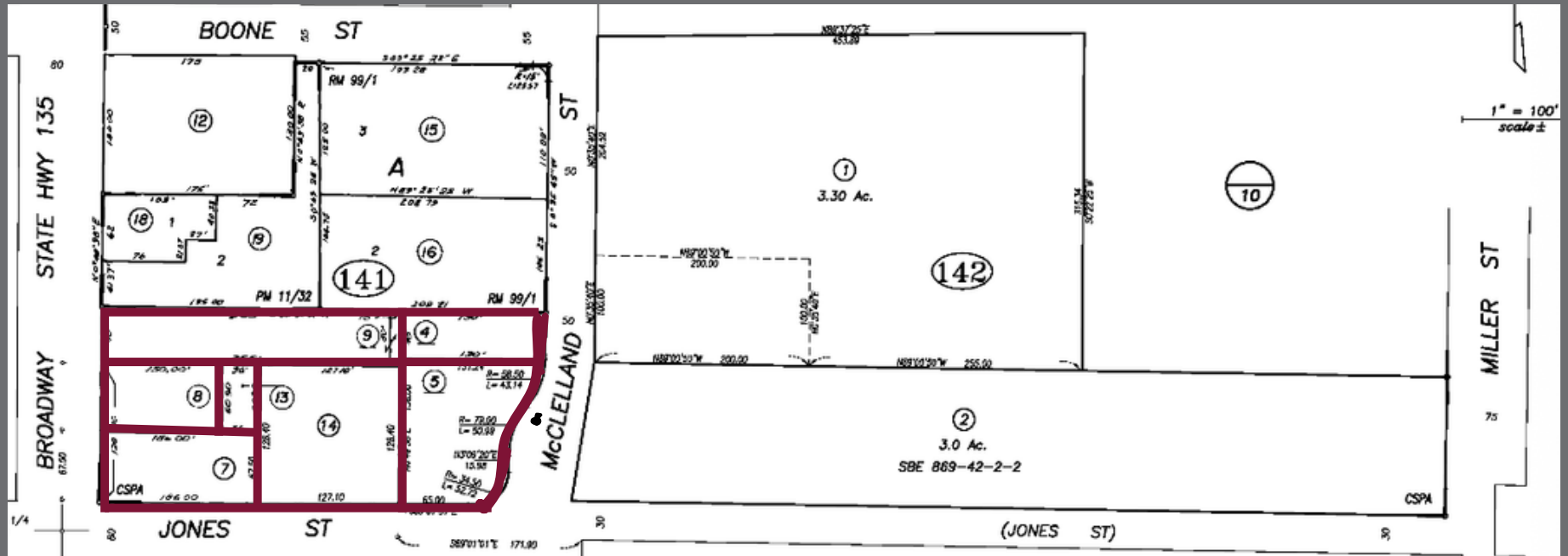
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626 S. BROADWAY SANTA MARIA, CA 93454



626 S. Broadway is a ½ block 1.27-acre site of seven adjacent parcels. Existing improvements include +/-13,000sf of retail and office with annual gross rents of \$123,000. The site fronts Broadway and sits within the Gateway District while the eastern portion anchors the Civic District.

These exceptional redevelopment sites are key components to the Downtown Specific Plan.

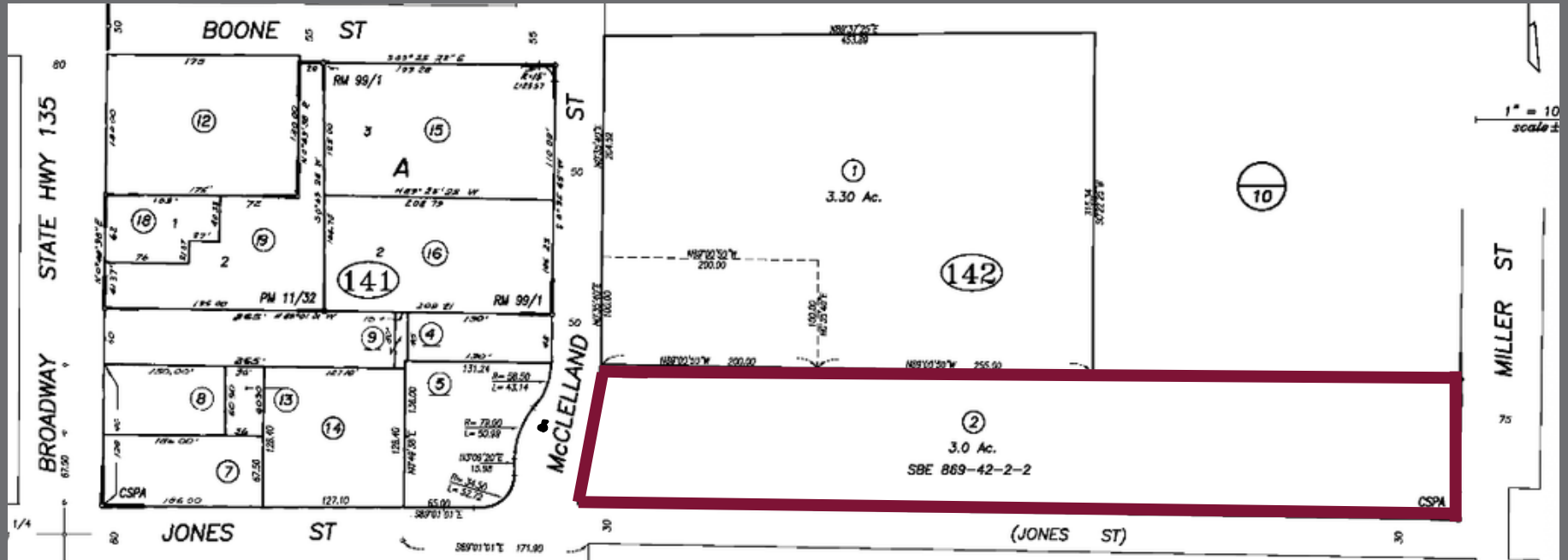
Parcel Number	Lot Size (SF/AC)
125-141-007	+/- 10,018/.23
125-141-014	+/- 16,117/.37
125-141-005	+/- 14,374/.33
125-141-008	+/- 6,969/.16
125-141-013	+/- 2,178/.05
125-141-009	+/- 13,938/.32
125-141-004	+/- 5,662/.13



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628 S. MCCLELLAND SANTA MARIA, CA 93454



628 S. McClelland is a rare opportunity to acquire a centrally located, flexible-use parcel in one of Santa Maria's most actively transitioning districts. It represents the only available large undeveloped lot in the downtown area. The +/-3.0-acre parcel, formerly part of the historic Santa Maria Valley Railroad, is strategically located within the City's designated Railroad Loft District, a key component of the Downtown Specific Plan. The district was established to create a vibrant connection corridor linking downtown Santa Maria to Allan Hancock College.

The immediate area has experienced significant revitalization, highlighted by the development of the Santa Maria Transit Center (2011) and Hancock Terrace Apartments (2015), positioning the site within a dynamic and evolving urban environment. Surrounding uses include a blend of newly constructed residential projects alongside legacy industrial buildings- many of which present adaptive reuse potential. This site offers a wide range of development possibilities including live/work lofts, student housing, retail and mixed-use concepts, or light industrial or adaptive reuse projects.

The property generates approximately \$15,000 annually in gross rental income from short-term leases, providing holding income while entitlements or redevelopment plans are pursued.

Parcel Number	Lot Size (SF/AC)
125-142-002	+/- 10,018/.23



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