



For Lease: Corner of Santa Maria's Two Main Streets

Free Standing Retail Building Across From Santa Maria Town Center

Address	101 S Broadway Santa Maria, CA 93454
Size	5,500 ± SF
Property Type	Retail
Exposure	Frontage on Main Street and Broadway (± 25,000 AADT)
Parking	Large parking lot in back of building
Disclosure	This property is part of a redevelopment project planned by the Landlord. Contact listing agent for more information.

HIGHLIGHTS

- › Former Boot Barn retail space located along the highly trafficked Broadway corridor in Santa Maria
- › Large open retail floor plan ideal for a variety of retail, showroom, fitness, service, or specialty uses
- › Surrounded by established retailers, restaurants, service businesses, and daily needs amenities
- › Located near multiple high-density residential and mixed-use developments, providing strong exposure to a growing customer base in the immediate area

Lease Price:

\$1.95/SF/Month, Gross

CONTACT:

John Hans, SIOR
Senior Vice President
+1 805 544 3900
BRE# 00930565
john.hans@colliers.com

Ryan Evans
Associate
+1 805 544 3900
BRE# 02245461
ryan.evans@colliers.com

Colliers SLO
1301 Chorro Street
San Luis Obispo, CA
+1 805 544 3900



Accelerating success.





Welcome to Santa Maria, California.

DRIVE TIME DEMOS (5 MILES)



Current Population (2025)

123,019



Projected Population Growth (2030)

+0.3%



Average Household Income (2025)

\$104,887



Average Household Size (2025)

3.66



Daytime Population (2025)

111,116



Median Home Value (2025)

\$536,916

THE AREA

Santa Maria, located on California's Central Coast in Santa Barbara County, is a growing city of over 110,000 residents known for its, agriculture (especially strawberries), and signature Santa Maria-style barbecue. As the largest city in the county, it offers a diverse economy with strong aerospace, energy, and, military sectors near Vandenberg Space Force Base, paired with affordable coastal living.

THE MARKET

Although agriculture remains a major industry with many sophisticated infrastructure expansions, Santa Maria enjoys an expanding economy based on a healthy combination of commercial and manufacturing development, education, oil production, the local public airport, and nearby Vandenberg Space Force Base.

The agricultural areas surrounding the city are some of the most productive in California, with primary crops including strawberries, wine grapes, celery, lettuce, peas, squash, cauliflower, spinach, broccoli and beans. Many cattle ranchers also call the Santa Maria Valley home.

The Santa Maria retail market is a growing hub on the Central Coast, driven by major developments like the Enos Ranch West center and the revitalized Santa Maria Town Center mall. As a top industry in the city, retail features a mix of national chains (Macy's, Aldi) and local businesses.

THE POPULATION

The multicultural demographic is a valuable asset for businesses looking to tap into a wide range of markets. The City's population is characterized by a youthful energy, with a median age that is lower than the national average, contributing to a vibrant labor pool.



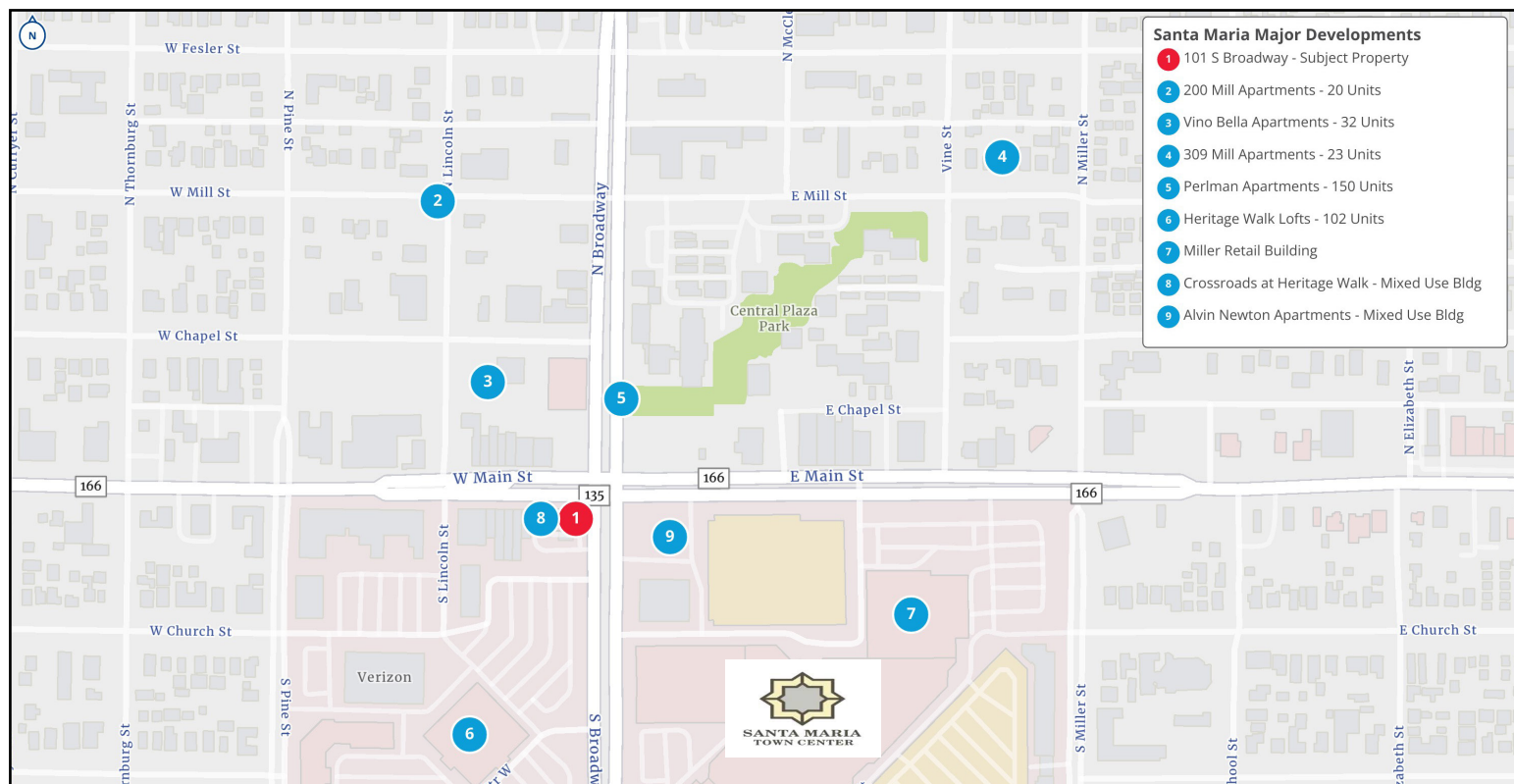
▲ Subject Property

◀ Santa Maria Town Center



Santa Maria Proposed Nearby Developments

101 S Broadway

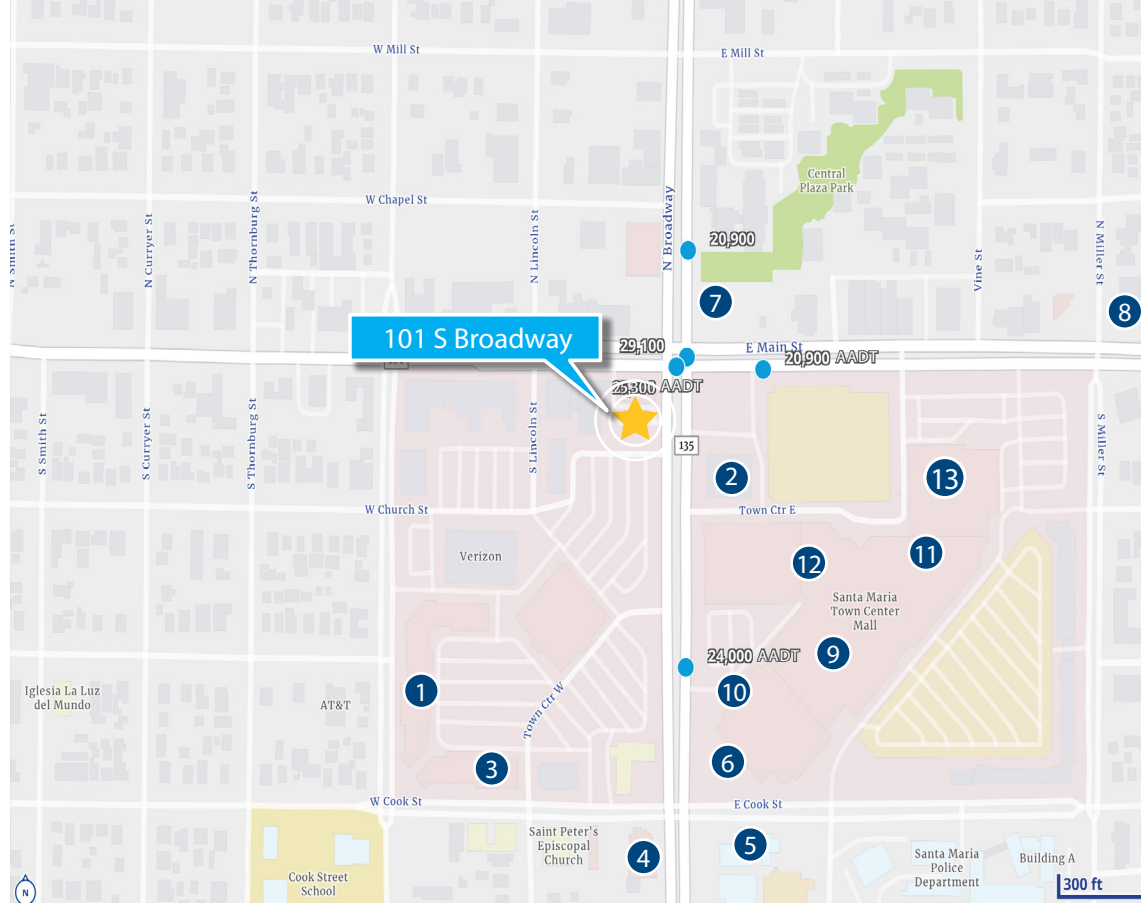


Santa Maria Major Developments

- 2** 200 Mill Apartments integrates 20 courtyard-oriented units on a 100' x 72' lot in downtown Santa Maria, generating a density of 120 units/acre in this 2-3 story building. The unit sizes are all under 400 square feet with 5 off-street parking spaces.
- 3** Vino Bello Apartments is a new 32-unit, three-story apartment complex coming to downtown Santa Maria. The complex will contain a mix of one-, two- and three-bedroom units and studios, with laundry facilities on each floor and open spaces.
- 4** The Perlman in Santa Maria is a six-story, 150-unit affordable housing community that will provide studios, one-, two-, and three-bedroom apartments.
- 5** 309 Mill Apartments project is a proposed 23-unit residential development. The plan calls for approximately 9,750 square feet of apartment space on a 0.2-acre site. The project is currently pending planning permits and under review by the City.
- 6** Heritage Walk Lofts is a \$35 million, 104-unit luxury apartment redevelopment in downtown Santa Maria. This project converts the former Mervyn's/Fallas building into modern, 600–1,200 sq ft loft-style units. Currently under Construction completion anticipated by spring/summer 2027.
- 7** Miller Retail Building transforming the site into a new "El Super" market on the ground floor, with addition retail space planned for the east side of the building and a second-floor terrace.
- 8** Crossroads at Heritage Walk is an 85,533 SF mixed use project.
- 9** Alvin Newton Apartments are a six-story commercial and apartment building which will include more than 5,000 square feet of commercial space with outdoor dining areas on the ground floor, 82 apartments on the upper floors with a rooftop deck and a memorial plaza.



Getting to know Santa Maria



"SANTA MARIA"

- ① Big 5 Sporting Goods
- ② Bank of America
- ③ Rite Aid
- ④ Chase Bank
- ⑤ City of Santa Maria - City Hall
- ⑥ Regal Edwards
- ⑦ Rosalind Perlman Park
- ⑧ Wells Fargo Bank
- ⑨ Macy's Department Store
- ⑩ Red Robin
- ⑪ Bath & Body Works
- ⑫ Spencer's
- ⑬ Subway





For Lease | Across from Santa Maria Town Center

101 S Broadway

Free Standing Retail Building
Santa Maria, California



Contact

John Hans, SIOR
Senior Vice President
BRE #00930565
Office: +1 805 544 3900
john.hans@colliers.com

Ryan Evans
Associate
BRE #02245461
Office: +1 805 544 3900
ryan.evans@colliers.com

Colliers SLO
1301 Chorro Street
San Luis Obispo, CA
Office: +1 805 544 3900

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.