

1604 & 1606 E. CLARK AVE. SANTA MARIA, CA 93455



Retail Buildings For Sale

+/- 9,000 Total SF | +/-4,500 SF Each

\$6,700,000 Total

OR \$3,350,000 Each



Pacifica
COMMERCIAL REALTY

Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

PacificaCommercialRealty.com

1604 E. CLARK AVE. SANTA MARIA, CA 93455



\$3,350,000 | +/-4,500 SF

Newer Retail Building located in the Orcutt Hills Plaza next to Verizon Wireless, Cottage Urgent Care and Grocery Outlet. The building is 100% leased and currently occupied by Nail Beauty Salon and Dr. Greenthumb.



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Information contained herein has been obtained by the property owner or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

1606 E. CLARK AVE. SANTA MARIA, CA 93455



\$3,350,000 | +/-4,500 SF

Newer Retail Building located in the Orcutt Hills Plaza in between Verizon Wireless & Grocery Outlet. The building is 100% leased and currently occupied by Cottage Urgent Care and Epic Spa.



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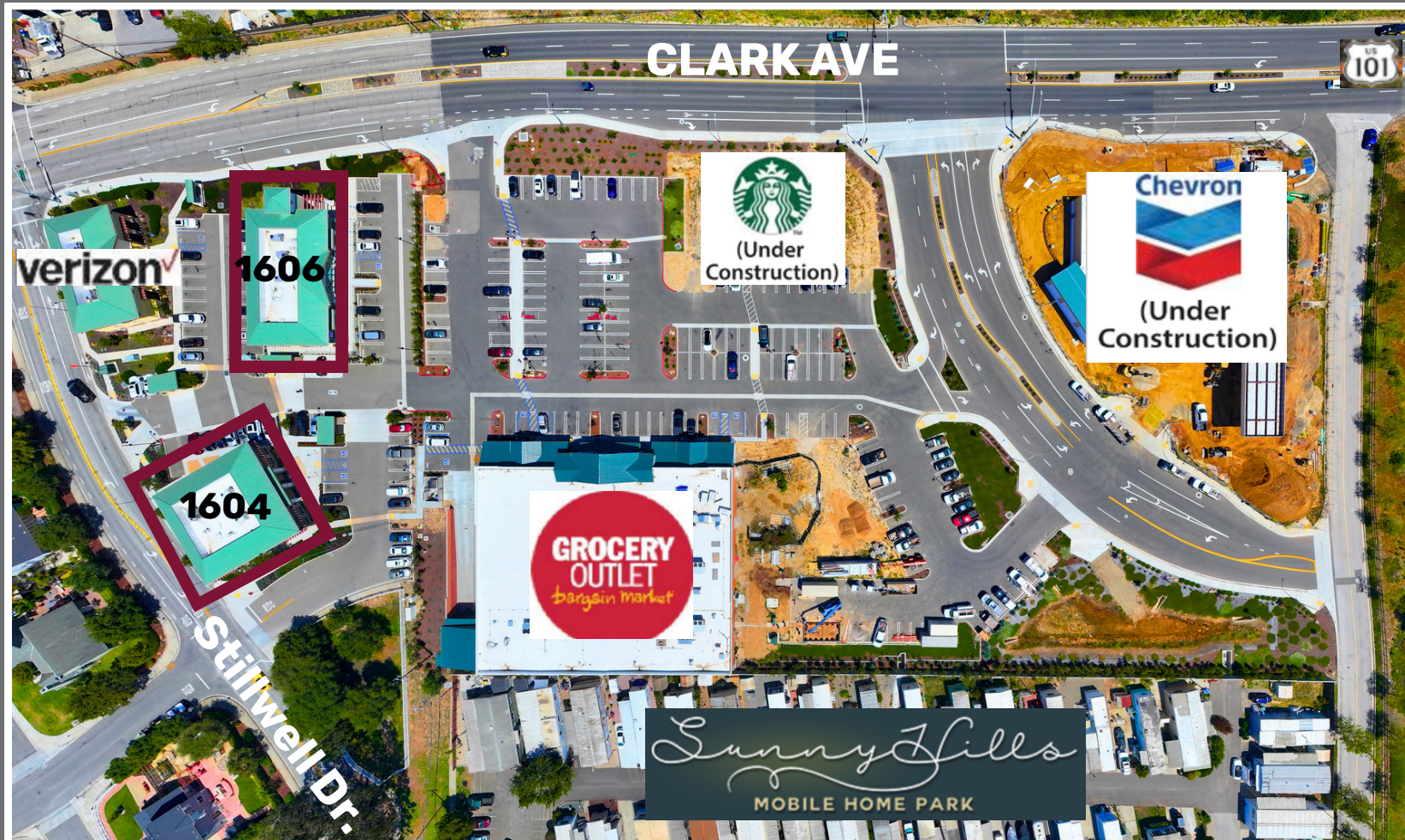
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Orcutt Hills Plaza is a “hub” for local Orcutt residents as well as travelers with the close proximity to the US 101 Freeway and great visibility from the highly traveled Clark Ave. With the new construction of Starbucks and Chevron gas station, as well as plans for another 248,000sf commercial retail development directly across Clark Ave, this investment opportunity won’t last long.



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|----------------------|----------------------|
| 1604 E. Clark | 1606 E. Clark |
| NOI: \$193,620 | NOI: \$197,880 |
| APN: 103-750-046 | APN: 103-750-045 |



Year Built: 2019

Building Class: B

Zoning: CC- Community Commercial



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