

MAJOR PRICE REDUCTION

NOW OFFERED AT \$1,500,000

High-profile owner/user or investment opportunity at a signalized intersection in the "Gateway District" in Santa Maria.

Recently reduced by \$170,000 from \$1,670,000 presenting a compelling acquisition opportunity.

408 E. MAIN ST.

SANTA MARIA CA 93454

PRESENTED BY

SIERRA FALSO

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This improved former bank building features glass offices and glass conference room, remodeled restrooms, and a bank vault. The layout is well suited for a showroom, local or federal general service agencies, non-profits supporting the community, and of course financial services or specialty retail users (Zoning per the Gateway District of the Downtown Specific Plan.) Any of these uses will complement the downtown revitalization project, now well under way. Several re-developments recently broke ground including the Heritage Walk Lofts and a brand new El Super Market slated to open 4th QTR 2026. Santa Barbara based Vernon Group is adding over 1,000+ multifamily apartments, numerous boutique retail spaces, a micro-unit hotel and recreational spaces within the surrounding area of the Town Center Mall at Main and Broadway.

Recent capital improvements to the subject property include but are not limited to, upgraded adjustable LED lighting, enhanced security systems and plumbing. A full list of improvements and other supporting documents are available here.

The ±3,610 SF building sits on an approximately 0.69 acre/±30,056 SF and includes 17+ 1 ADA on-site parking spaces with additional rear alley access. Zoning is Gateway Downtown Specific Plan, allowing for a broad range of commercial uses and future redevelopment flexibility.

Potential for an owner/user or investment. Contact Listing Agent directly to discuss.

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OFFERING SUMMARY

MAJOR PRICE REDUCTION

\$1,500,000

“AS-IS”

Opportunity Highlights

Total Building Size

±3,610 SF

Price Per SF

\$415.51/SF

Land Size

±30,056 SF

Price Per Land SF

\$50/SF

Parking

18 Spaces

APN

125-031-026

Zoning

Commercial Gateway District
Santa Maria Revitalize

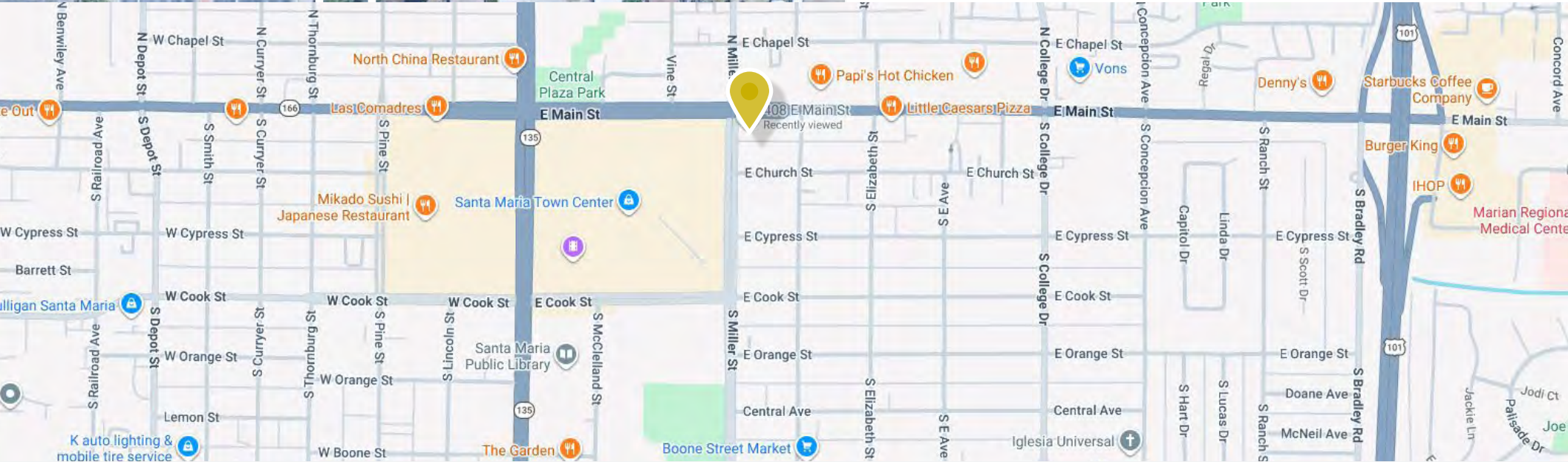
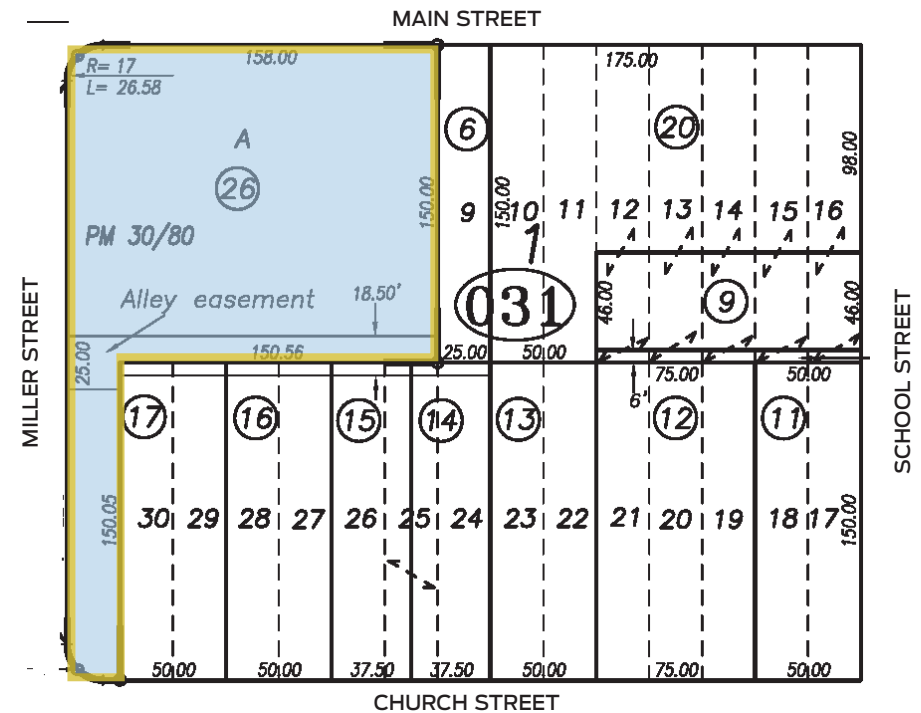
HVAC

Yes

Restrooms

Two (2)

Available for lease upon new buyer's approval and close of escrow.



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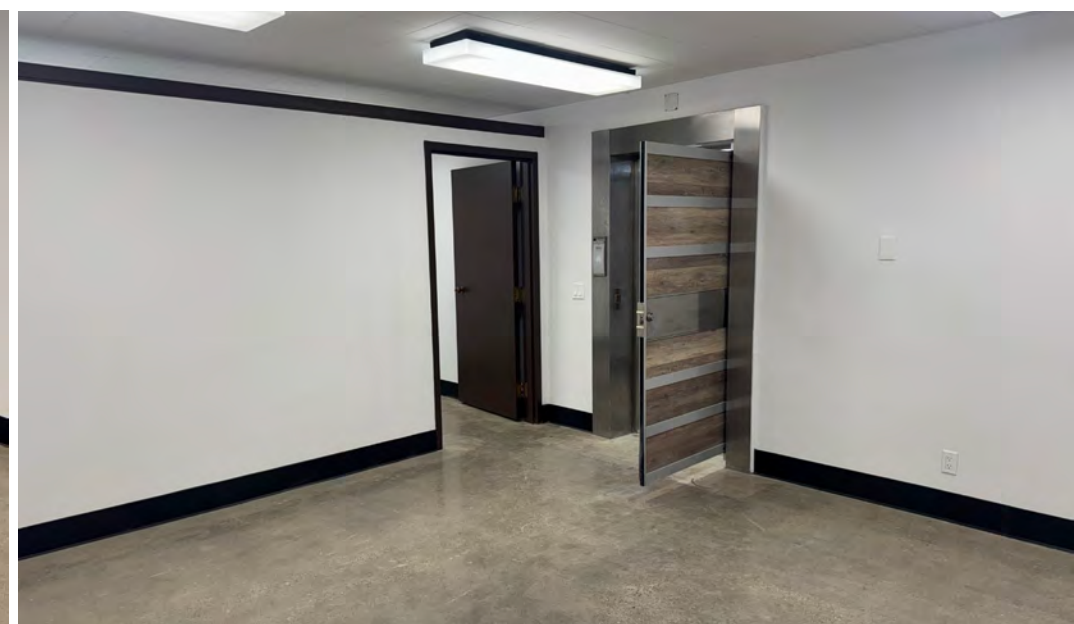
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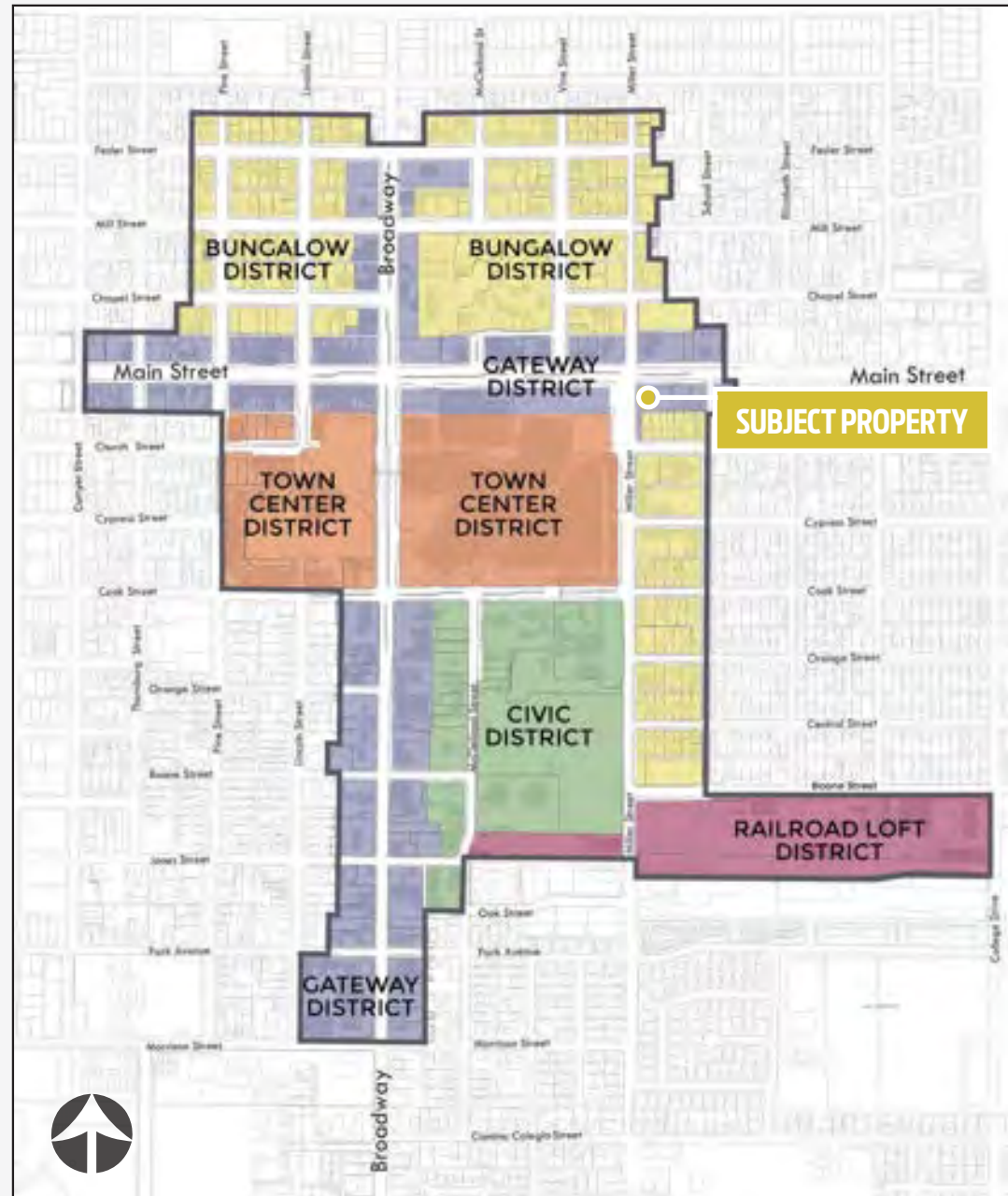
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DOWNTOWN PLAN DISTRICT MAP



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The City of Santa Maria is located on the US 101 Freeway in the Central Coast of California at the north end of Santa Barbara County. It is approximately 65 miles northwest of Santa Barbara and 150 miles northwest of downtown Los Angeles. Its estimated 2025 population was 112,208, making it the most populous city in the Santa Maria-Santa Barbara, CA Metro Area. The city is notable for its wine industry and Santa Maria-style barbecue. Sunset magazine called Santa Maria “The West’s Best BBQ Town”.

The Santa Maria Valley stretches from the Santa Lucia Mountains toward the Pacific Ocean, and was the homeland of the Chumash people for several thousand years. In 1769, the Portolá Expedition passed through the Santa Maria Valley during the first Spanish land exploration up the coast of Las Californias Province and the city was soon established. In the late 19th century, after California gained statehood in 1850, the area’s rich soil attracted farmers and other settlers. By the end of the century, the Santa Maria River Valley had become one of the most productive agricultural areas in the state. Santa Maria, along with the neighboring Lompoc, Los Alamos and Santa Ynez Valleys, combine to create one of the nation’s largest wine-producing regions, referred to as the Santa Barbara Wine Country.

Santa Maria Quick Facts

Population	~112,208 (Jan. 2025 California Department of Finance)
Key Industry	Agriculture / Wine
Top Employer	Vandenberg Airforce Base
Median HHI	\$84,617 (2023 Data From The U.S. Census Bureau)