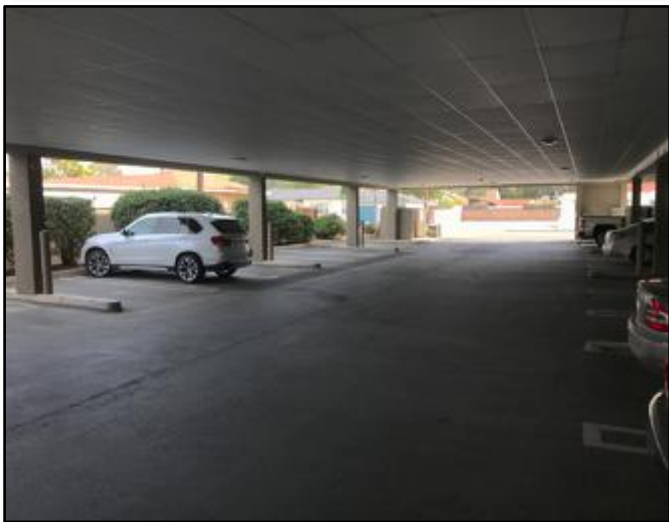


## LEASED INVESTMENT FOR SALE – **Significant Price Reduction!!** +/- 10,590 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

- +/- 10,590 sq. ft. of commercial office space for sale.
- Excellent central location in the heart of Santa Maria
- Zoning: Commercial Professional Office
- Ample on-site parking
- Purchase price: ~~\$1,998,000~~, now **\$1,900,000**
- Building is 93% leased
- **Projected Cap Rate 6.2%**



**LEASED INVESTMENT FOR SALE – Significant Price Reduction!!**  
**+/- 10,590 sq. ft. of Professional Office**  
**1010 South Broadway, Santa Maria, CA 93454**



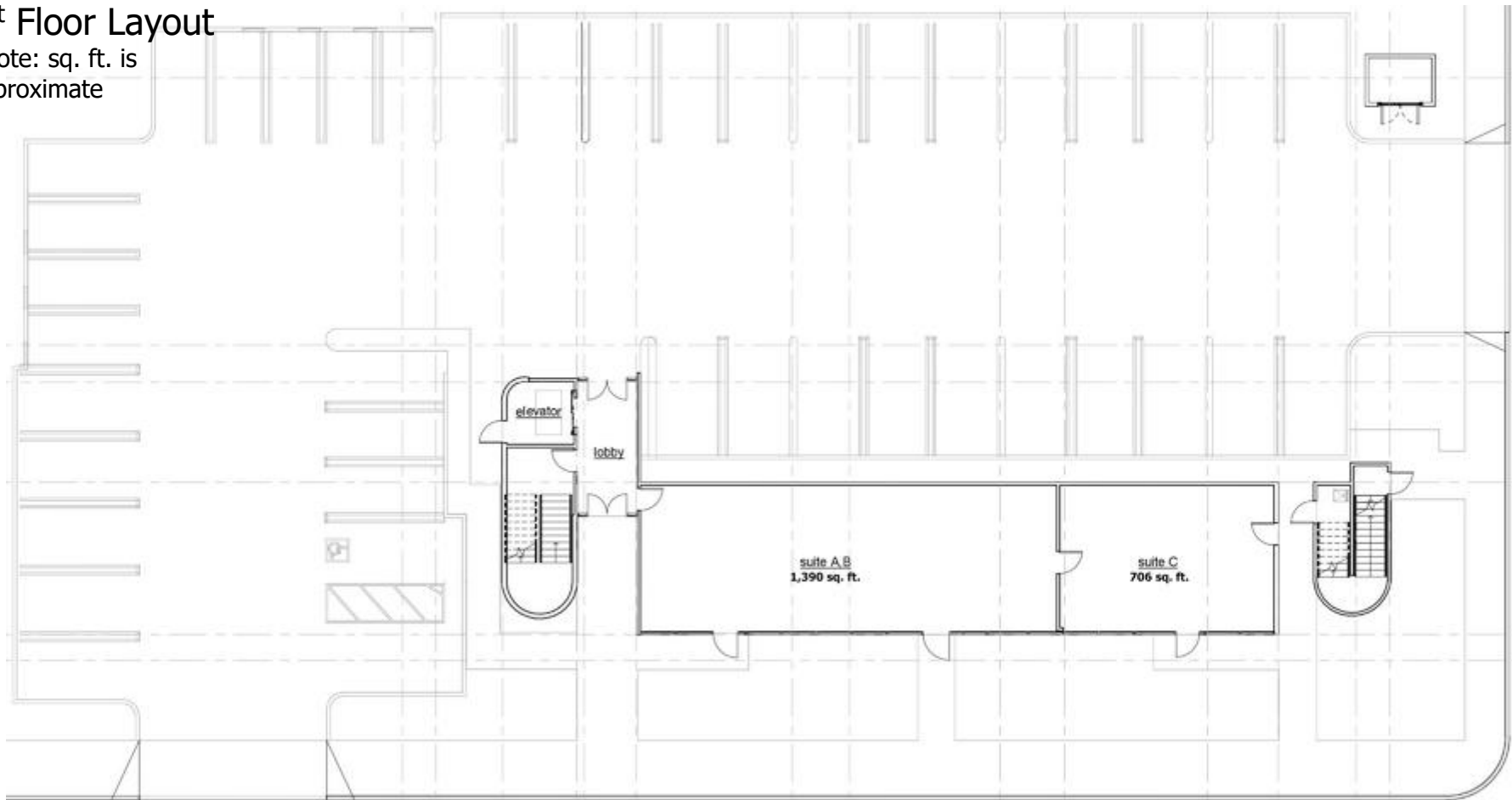
Class A Commercial professional office located in center of Santa Maria. Excellent quality construction and finishes. 23 covered parking spaces, 41 spaces in total. Second floor is elevator served. Call for more information regarding income and a rent roll.

Property Characteristics	
APN:	125-221-038
Legal Description:	Per title report
Land Use Zone:	Commercial Professional office; historic overlay
Gross Square Feet:	+/- 10,590 sq. ft.
Parking:	41 parking spaces (23 are covered)

## LEASED INVESTMENT FOR SALE – **Significant Price Reduction!!** +/- 10,590 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

### 1<sup>st</sup> Floor Layout

\*Note: sq. ft. is approximate





## LEASED INVESTMENT FOR SALE – **Significant Price Reduction!!** +/- 10,590 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

### 2<sup>nd</sup> Floor Layout

\*Note: sq. ft. is  
approximate

