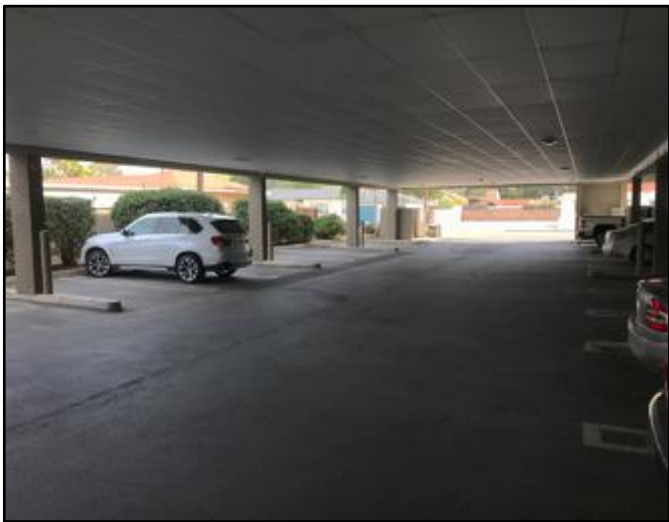


## LEASED INVESTMENT FOR SALE – **Significant Price Reduction!!** +/- 10,822 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

- +/- 10,822 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!!** +/- 10,822 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

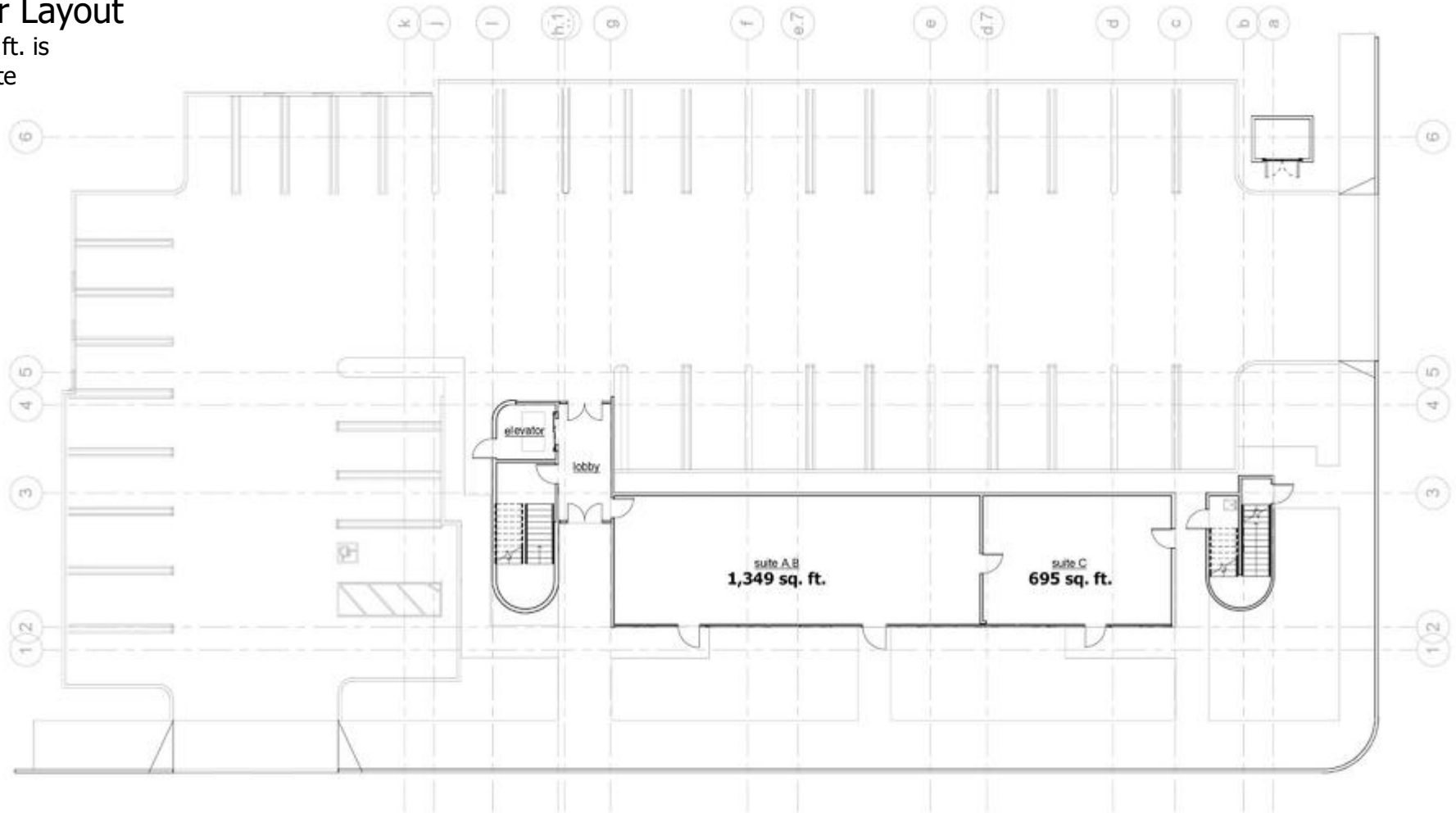


Class A Commercial professional office located in center of Santa Maria. Excellent quality construction and finishes. 23 covered parking spaces, 41 spaces in total. Second floor is elevator served. Call for more information regarding income and a rent roll.

Property Characteristics	
APN:	125-221-038
Legal Description:	Per title report
Land Use Zone:	Commercial Professional office; historic overlay
Gross Square Feet:	+/- 10,822 sq. ft.
Parking:	41 parking spaces (23 are covered)

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

\*Note: sq. ft. is approximate





## LEASED INVESTMENT FOR SALE – **Significant Price Reduction!!** +/- 10,822 sq. ft. of Professional Office 1010 South Broadway, Santa Maria, CA 93454

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

\*Note: sq. ft. is  
approximate

