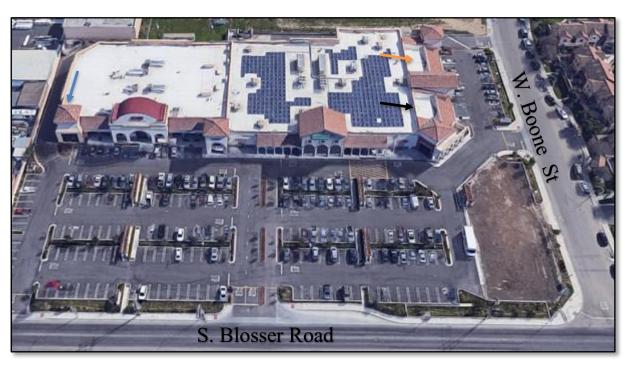
## McCarty & Davis

FOR LEASE: Office/Retail Spaces Available +/- 495 to 5,737 sq. ft. 560 South Blosser, Santa Maria, CA 93454

- High Traffic Counts: 23,500
- Corner of S. Blosser Road and West Boone Street
- Anchored Center: Walmart Neighborhood
   Marketplace and Community Health Center
- \$1.75 to \$2.50 sq. ft., NNN
- Various suites available ranging in size
   from +/- 495 sq. ft. to 3,186 sq. ft.
- Two end caps: 3,186 and 5,737 sq. ft.
- Commercial retail pad also for lease



Parcel Characteristics	
Existing parking lot on entire site:	267 Spaces
Land Use Zone:	C2 PD Overlay

Strong retail location in the most recent Walmart Neighborhood Center. Located at the heavily traveled intersection of South Blosser Road and West Boone Street with daily traffic counts in excess of 23,500 vehicles per day.



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## FOR LEASE: Office/Retail Spaces Available +/- 495 to 5,737 sq. ft. 560 South Blosser, Santa Maria, CA 93454





Corner suite +/- 5,737 sq. ft. Possible division. Lease rate: \$1.75 sq. ft. NNN. Available now.



Part of the center that faces West Boone. +/- 530 sq.ft. to +/- 3,186 sq. ft. Lease rate: \$2.50 sq. ft. NNN. Available now.



Adjacent to Metro PCS. +/- 495 sq. ft. to +/- 1,656 sq. ft. Lease rate: \$2.50 sq. ft. NNN. Available now.

McCarty ❖ Davis

Commercial Real Estate

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