

FOR SALE

Multi-Tenant Industrial w/ Yards
1213 - 1217 S. Blosser Rd., Santa Maria, CA



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/20/2026

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 1213-1217 S. Blosser (the "Property") in Santa Maria, a 100% leased, 22,670 sf multi-tenant industrial portfolio. Strategically located at the high-visibility corner of South Blosser and West Stowell, the 1.94-acre site consists of four industrial buildings on two parcels. The Property offers +/- 26,000 sf of fenced yard and a diversified tenant mix with a rent roll that is an estimated +/- 30% below market. The Property presents a rare short- to medium-term mark-to-market industrial opportunity in one of the fastest growing cities on the CA Central Coast.

Property Facts

- Building Size/Acreage: 22,670 SF/1.94 AC (26.8% building coverage)
- Zoning: M2-PD
- APNs: 117-520-009 (1 AC) and 117-520-010 (.94 AC)
- Parking: 49 stalls, excluding yard area parking (+/- 2.16/1,000)
- Fenced Yards: +/- 26,000 sf

1213-1217 S. Blosser	Unit Size	Tenant	Term
1213 S. Blosser (1)	12,133 SF	Caliber Collision	05/31/28
1217 S. Blosser Ste. A (2)	4,032 SF	CSC	12/31/27
1217 Blosser Ste. B	6,505 SF	Adept Events	12/31/30
(1) Tenant has one (1) five (5) yr option with 2.75% rent increase			
(2) Tenant has one (1) five (5) year option at FMV			

Deal Metrics

Sale Price: \$3,650,000

In Place Cap Rate - 5.58%

Est. 2028 Cap Rate - 6.47%



Contact: Steve McCarty
mccarty@mccartydavis.com
 805.431.2671
 CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
 805.704.5727
 CalBRE#: 01843738

www.McCartyDavis.com
 641 Higuera Street, Suite 201
 San Luis Obispo, CA 93401
 805.543.1801
 Updated: 4/20/2026

McCarty  **Davis**
 Commercial Real Estate

Adept Events: Local event and AV equipment company that has been at the property since 2023 and recently signed a new 5yr lease in January 2026.

MFCP: Motion & Flow Control Products purchased CSC of Santa Maria in 2026. MFCP is a distributor of agriculture and industrial supplies with over 60 locations across the Western US. CSC of Santa Maria has been at the property since 2022.

Caliber Collision: The largest auto collision repair companies in the U.S. with over 1,800 locations across 41 states. Caliber has been at this location since 2018 and it is said to be a high performing location for the company.

~10,000 SF fenced yard

~16,000 SF fenced yard

Shared
Parking

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/5/2024

McCarty ♦ **Davis**
Commercial Real Estate



SANTA MARIA TOWN CENTER



Subject Property

Traffic Count +/- 24,111 ADT

Future Development Blosser Ranch
338 SFRs w/ 329 ADUs
832 Apartments
1,499 Units Total

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/5/2024

McCarty ♦ Davis
Commercial Real Estate

For More Information

To schedule a tour or receive more information please call or email us. Our contact information is below and we look forward to talking to you.



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

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/20/2026

McCarty  **Davis**
Commercial Real Estate