

# FOR SALE Two Parcels of Land | ±40,000 SF



**1925 S. Broadway | Santa Maria, CA**  
 Excellent, high visibility location along the busiest road in Santa Maria. This approximately 0.92 acres of land for sale is a unique opportunity.

## Property Details

- Sale Price: \$995,000.00
- Total Land Size: +/-40,000 SF; 0.92 Acres
- Parcel One: 17,860 SF
- Parcel Two: 21,780 SF
- Zoning: PD-C2 (Commercial)
- Surrounding Uses: Commercial, Retail
- Topography: Flat
- Utilities in street
- 47,000 ADT
- Note: adjacent property at 1935 S. Broadway is also for sale.



**Conceptual Rendering**

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2520 Professional Parkway | Santa Maria, CA 93455 |



# FOR SALE 1925 S. Broadway, Santa Maria, CA 93454

12/10/1965 R.M. Bk. 74 , Pg. 49-50 , Tract Santa Maria Acres Unit No. 5

**NOTICE**  
Assessor Provides this information for informational purposes only. It is not intended to constitute an offer of real estate or a solicitation of an offer to sell real estate.

City of Santa Maria  
Assessor's Map Bk. 117 -Pg. 50  
County of Santa Barbara, Calif.

068/01 5/27/20 20 11-32



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	23,502	92,515	142,709
2020 Estimate	22,553	91,479	141,665
2010 Census	16,608	82,680	131,093
Growth 2020 - 2025	4.21%	1.13%	0.74%
Growth 2010 - 2020	35.80%	10.64%	8.06%
<b>2020 Population by Hispanic Origin</b>			
2020 Population	14,973	63,486	89,397
<b>2020 Population</b>			
White	18,816 83.43%	77,607 84.84%	121,025 85.43%
Black	611 2.71%	2,018 2.21%	2,955 2.09%
Am. Indian & Alaskan	556 2.47%	3,010 3.29%	4,148 2.93%
Asian	1,717 7.61%	5,316 5.81%	8,113 5.73%
Hawaiian & Pacific Island	59 0.26%	238 0.26%	357 0.25%
Other	795 3.53%	3,290 3.60%	5,067 3.58%
U.S. Armed Forces	62	192	262
<b>Households</b>			
2025 Projection	7,443	26,679	42,025
2020 Estimate	7,116	26,305	41,636
2010 Census	5,112	23,411	38,151
Growth 2020 - 2025	4.60%	1.42%	0.93%
Growth 2010 - 2020	39.20%	12.36%	9.13%
Owner Occupied	3,318 46.63%	12,884 48.98%	24,400 58.60%
Renter Occupied	3,799 53.39%	13,421 51.02%	17,236 41.40%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	1,324 18.61%	4,468 16.98%	5,752 13.81%
Income: \$25,000 - \$50,000	1,581 22.22%	6,030 22.92%	8,992 21.60%
Income: \$50,000 - \$75,000	1,385 19.46%	5,216 19.83%	7,791 18.71%
Income: \$75,000 - \$100,000	1,094 15.37%	3,955 15.03%	6,232 14.97%
Income: \$100,000 - \$125,000	785 11.03%	2,693 10.24%	4,706 11.30%
Income: \$125,000 - \$150,000	370 5.20%	1,673 6.36%	3,281 7.88%
Income: \$150,000 - \$200,000	399 5.61%	1,446 5.50%	2,630 6.32%
Income: \$200,000+	178 2.50%	825 3.14%	2,254 5.41%
<b>2020 Avg Household Income</b>	<b>\$73,975</b>	<b>\$76,518</b>	<b>\$86,552</b>
<b>2020 Med Household Income</b>	<b>\$63,976</b>	<b>\$62,789</b>	<b>\$69,527</b>

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