



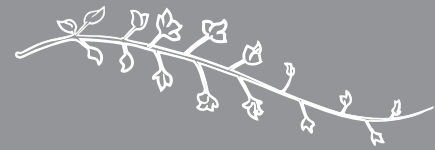
EVERLYGROVE



**1107 N Broadway,
Santa Maria, CA**

OFFERING AT: \$995,000 | .31 ACERS

Invest in the Future of Broadway Street in Santa Maria



EVERLYGROVE TRANSACTION TEAM



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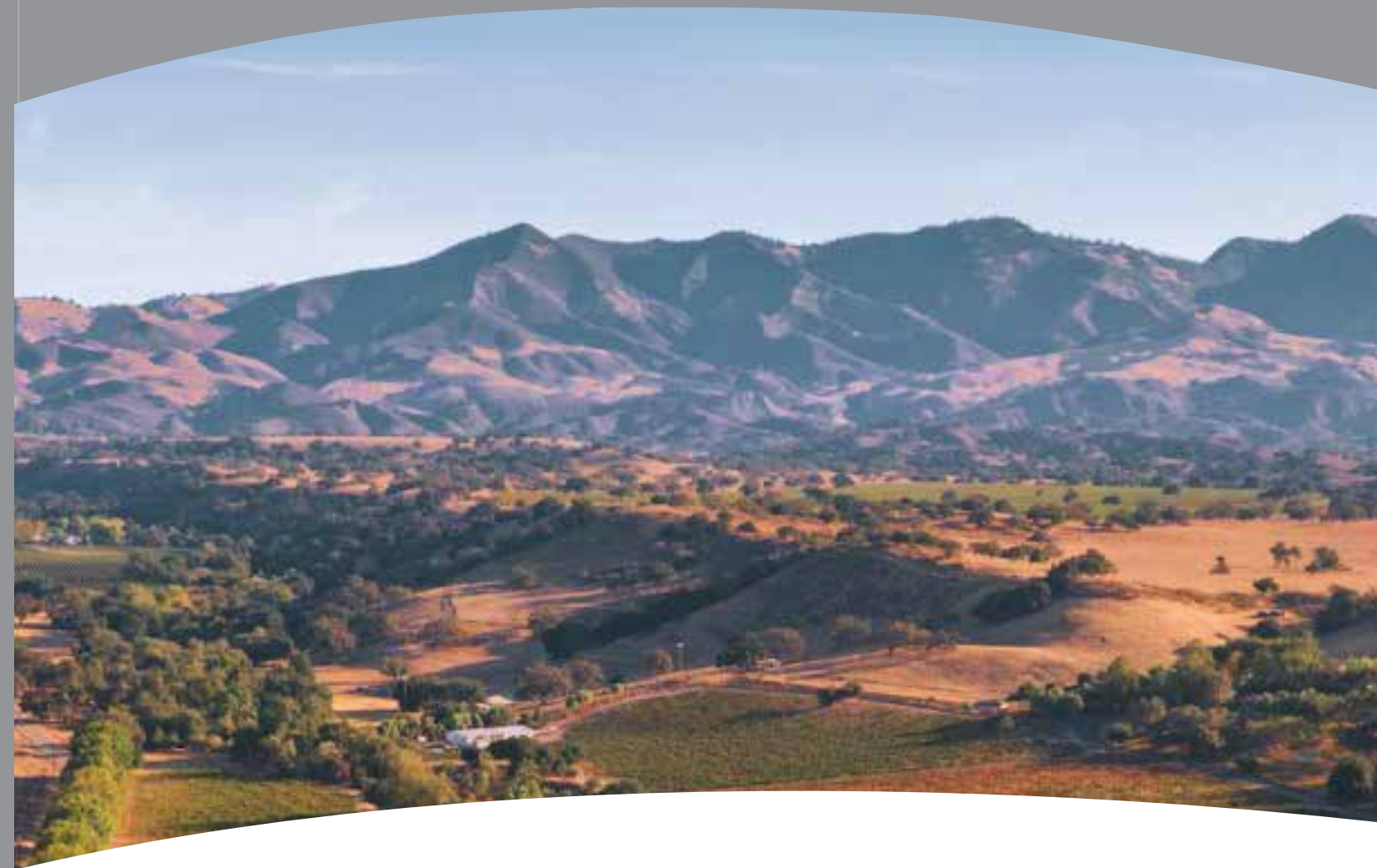


FALLON WILLIS
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HUMAN RESOURCES

**1107 N Broadway,
Santa Maria, CA**

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THE OFFERING

Everlygrove Hotel Brokers is pleased to offer a rare opportunity to acquire a 0.31-acre parcel on Broadway Street in Santa Maria, CA. Positioned along one of the city's most active commercial corridors, the site offers exceptional frontage, high visibility, and easy access to major routes and nearby amenities. This property presents a compelling opportunity for developers and investors looking to capitalize on Santa Maria's continued growth.





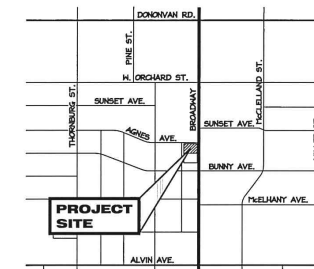
SITE INFORMATION

Location Information

Street Address	1107 N Broadway
City, State, Zip	Santa Maria, CA 93454
County	Santa Barbara

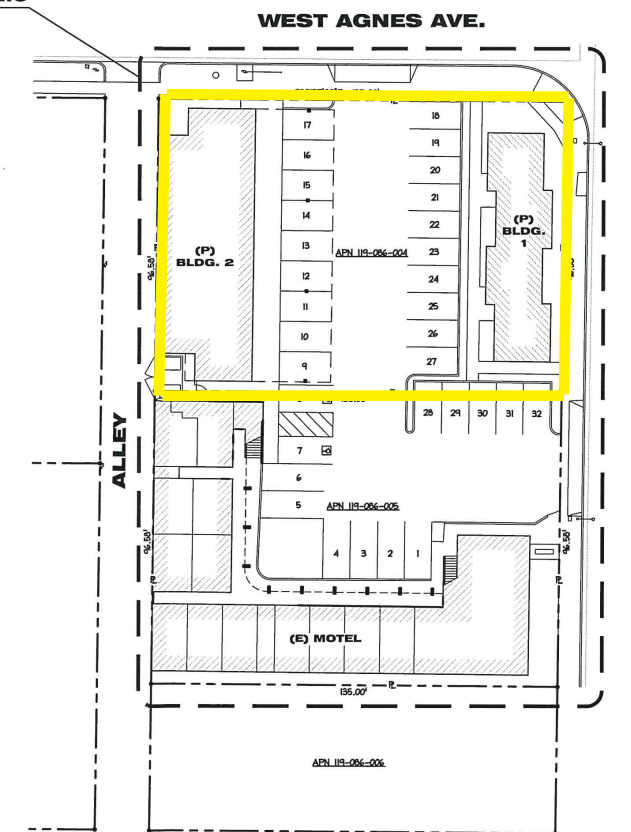
General Information

Property Type	Vacant Land
Lot Size	0.31 Ccres
APN#	119-086-004
Opportunity Zone	NO



VICINITY MAP
NOT TO SCALE

SEE SHEET C-2.0 FOR DETAIL



SITE PLAN
SCALE: 1" = 20'-0"

GENERAL DATA

ASSESSOR'S PARCEL NUMBER:	119-086-004
PROJECT ADDRESS:	1105 NORTH BROADWAY SANTA MARIA, CALIF. 93454
OWNER/APPLICANT:	MR. KETAN PANCHAL 1107 NORTH BROADWAY SANTA MARIA, CALIF. 93454
DESCRIPTION OF WORK:	CONSTRUCT / EXPANSION OF HOTEL COMPLEX ON VACANT LOT NORTH OF EXISTING FACILITY. PREVIOUSLY USED FOR PARKING ONLY. PROPOSED EXPANSION IS FOR 20 ROOMS IN TWO BUILDINGS.
ZONING/OCCUPANCY GROUP:	PD/C-2 - R-1
OCCUPANCY CATEGORY:	CATEGORY II
CONSTRUCTION TYPE (CBC):	VM SPRINKLERED
PROPOSED FLOOR AREA:	X SF
NUMBER OF STORIES:	2
FIRE SPRINKLERS:	X
SEISMIC DESIGN CATEGORY:	D
BASIC WIND SPEED:	85 (3 SEC) EXPOSURE C
BUILDING HEIGHT:	XXX

PROJECT DIRECTORY

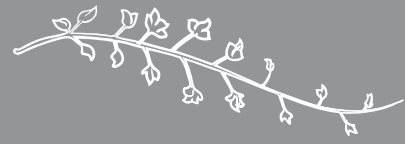
ARCHITECT / RESPONSIBLE DESIGN PROFESSIONAL:	TOM B. MARTINEZ & ASSOCIATES 2524 AIR PARK DRIVE SANTA MARIA, CALIF. 93455 (805) 934-9737 ATTN: TOM MARTINEZ
CIVIL ENGINEER:	DENNIS BETHEL & ASSOCIATES 2524 AIR PARK DRIVE SANTA MARIA, CALIF. 93455 (805) 934-9737 ATTN: RUSSELL GARRISON
STRUCTURAL ENGINEER:	ENGINEERING 146 SOUTH HALCYON ROAD ARROYO GRANDE, CALIF. 93020 (805) 491-2910 ATTN: RICK AYERBROSE
SOILS ENGINEER:	PACIFIC COAST TESTING 504 EAST CHAPEL STREET SANTA MARIA, CALIF. 93454 (805) 431-5100 ATTN: RICK ARBERO

SITE DATA/BREAKDOWN

(E) RESIDENCE	1,392 SF
(E) GARAGE	420 SF
(P) ENCLOSURE	175 SF
TOTAL COVERAGE	1,987 SF 30%
TOTAL LOT AREA	6,754 SF 100%

SHEET INDEX:

C-1.0	COVER SHEET / INDEX / SITE PLAN
C-2.0	ENLARGED SITE PLAN
A-1.0	FIRST FLOOR PLAN
A-2.0	SECOND FLOOR PLAN



DEMAND DRIVERS

SANTA MARIA, CA is a hidden gem along California's Central Coast, known for its award-winning wineries, iconic Santa Maria-style barbecue, and rich agricultural heritage. Visitors can explore the rolling vineyards of the Santa Maria Valley, enjoy world-class wine tasting experiences, or indulge in the city's famous barbecue tradition, a culinary staple that draws food lovers from near and far. Santa Maria also offers family-friendly attractions like the Santa Maria Valley Discovery Museum and scenic outdoor adventures at nearby Oso Flaco Lake and Guadalupe-Nipomo Dunes. Conveniently located along Highway 101, Santa Maria serves as a gateway to Central Coast destinations, making it an ideal stop for road-trippers, wine enthusiasts, and travelers seeking an authentic California escape.





Broadway Street Santa Maria

Broadway Street in Santa Maria is a key thoroughfare that runs through the heart of the city, offering a mix of local businesses, restaurants, and cultural landmarks. The street is home to a variety of dining options, from casual Mexican and Mediterranean eateries to classic American spots. It's a place where locals gather for everyday meals or quick takeout, while visitors can experience the city's relaxed, small-town vibe. Alongside its restaurants, Broadway is also lined with shops and services, making it a convenient destination for everyday needs.



In addition to its practical offerings, Broadway Street also boasts a number of local attractions that reflect Santa Maria's unique history and community spirit. The area is home to several historic buildings, including the Santa Maria City Hall, and is a short distance from the Santa Maria Theater, a local cultural landmark. Whether you're enjoying a meal, shopping for something specific, or simply walking around, Broadway Street captures the essence of Santa Maria with its blend of convenience, charm, and community-focused atmosphere.

THE BEST OF BROADWAY



Town Center Mall

Located in the heart of Santa Maria, this indoor shopping center offers a variety of national and local retailers, making it a great spot for browsing fashion, accessories, and specialty shops. The mall also features a selection of entertainment options, including an arcade and seasonal events. Whether you're looking to update your wardrobe, find a unique gift, or just enjoy a casual shopping day, this spot has something for everyone. With plenty of space to walk around and explore, it's a great place to spend an afternoon.

Santa Maria Valley Discovery Museum

Designed to spark curiosity and creativity in children, this interactive museum offers hands-on exhibits that encourage learning through play. Kids can explore science, technology, art, and history in an engaging environment, with activities like a faux farmer's market, a space station, and STEM-focused displays. The museum regularly hosts educational workshops and themed events to keep things fresh and exciting. It's a must-visit for families looking for an enriching experience that's both fun and educational.

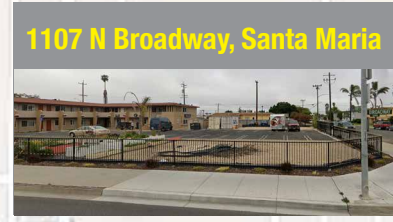
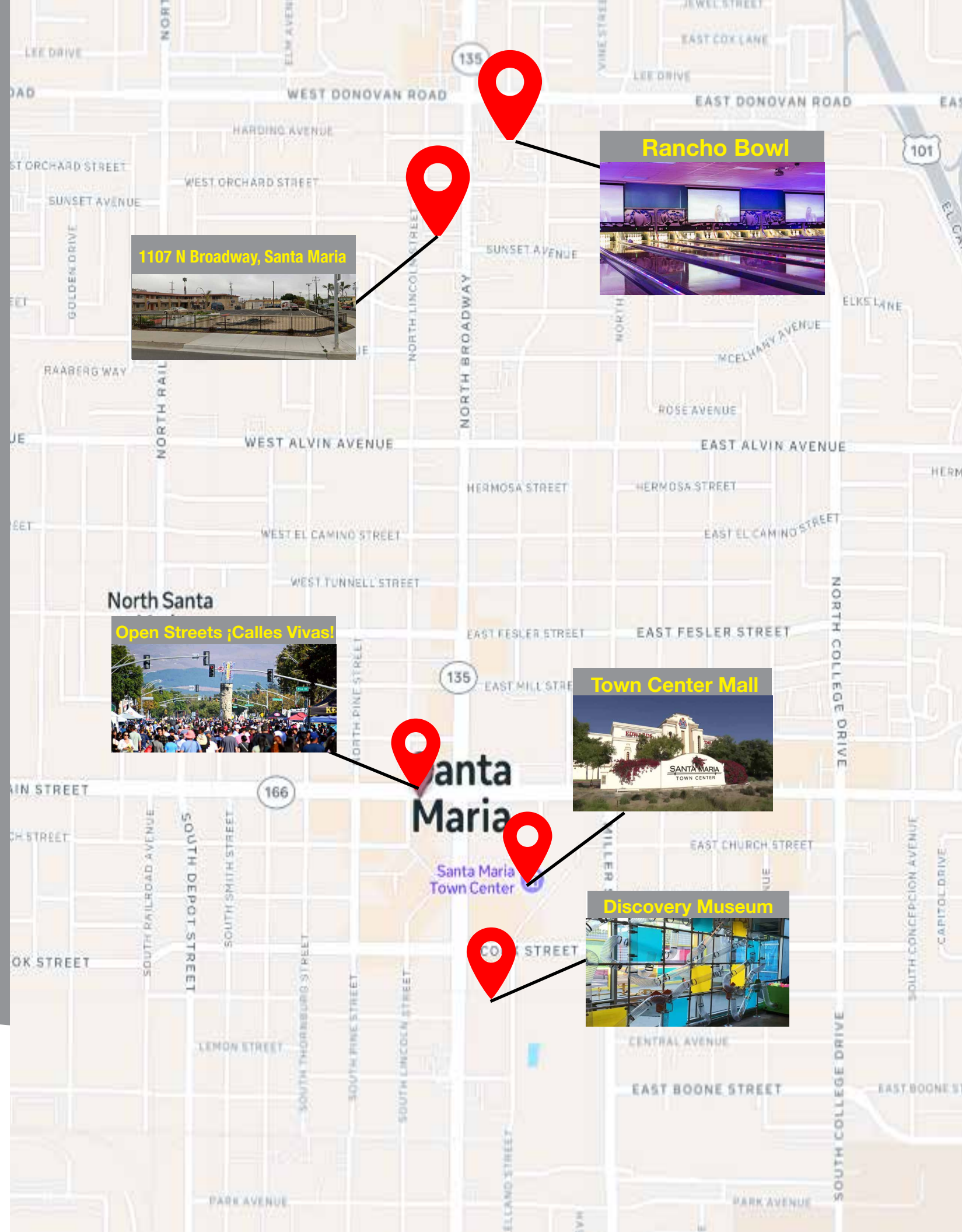


Rancho Bowl

Rancho Bowl, located in Santa Maria, California, is a classic 32-lane bowling alley that offers fun for all ages. Beyond bowling, it features an arcade, billiards, and a lively bar and lounge. Whether you're looking for a casual game, league play, or a night out with friends, Rancho Bowl provides a welcoming atmosphere with modern amenities. It's a great spot for family outings, birthday parties, and social gatherings.

Open Streets ¡Calles Vivas!

This lively community event transforms Santa Maria's streets into a pedestrian-friendly space filled with music, art, and fitness activities. Attendees can take part in dance classes, yoga sessions, martial arts demos, and interactive workshops, all while enjoying live entertainment. Local artists and performers add to the vibrant atmosphere, making it a celebration of culture and creativity. Whether you're looking to get active, connect with the community, or simply enjoy a fun day out, this event offers something for everyone.



BROADWAY STREET EATS



Bill's Take Out

Bill's Take-Out in Santa Maria is a local spot known for its straightforward, no-frills comfort food. Offering a variety of classic American dishes like fried chicken, burgers, and fries, it's a convenient choice for those looking for a quick and satisfying meal. The unpretentious atmosphere makes it a low-key place to grab a bite, whether you're in a hurry or just craving something familiar.

Maya Mexican Restaurant

Maya Mexican Restaurant in Santa Maria offers a casual, comfortable atmosphere with a menu full of traditional Mexican dishes. From tacos and enchiladas to flavorful salsas and burritos, the food is hearty and satisfying, perfect for those craving classic Mexican flavors. The restaurant is known for its friendly service and relaxed vibe, making it a great place to enjoy a laid-back meal with family or friends. Whether you're in the mood for something familiar or trying something new, Maya delivers a welcoming dining experience.



The Garden Mediterranean Restaurant

The Garden Mediterranean Restaurant in Santa Maria offers a relaxed setting with a menu featuring Mediterranean staples like kebabs, hummus, falafel, and fresh salads. The food is simple, fresh, and flavorful, making it a great option for anyone in the mood for light and healthy dishes. With a cozy atmosphere and friendly service, it's a nice spot to enjoy a meal with friends or family.

Shaw's Steakhouse

Shaw's Steakhouse in Santa Maria is a classic, locally beloved spot known for its quality steaks and hearty American fare. With a warm, inviting atmosphere, Shaw's has become a go-to for those craving a well-prepared meal in a comfortable setting. The menu features a range of steak cuts, along with seafood and other traditional dishes, all served with a focus on flavor and quality. Whether for a special occasion or a casual night out, Shaw's offers a satisfying dining experience that keeps customers coming back.



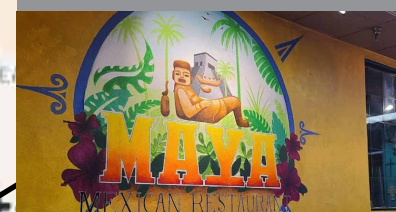
1107 N Broadway, Santa Maria



Bill's Take Out



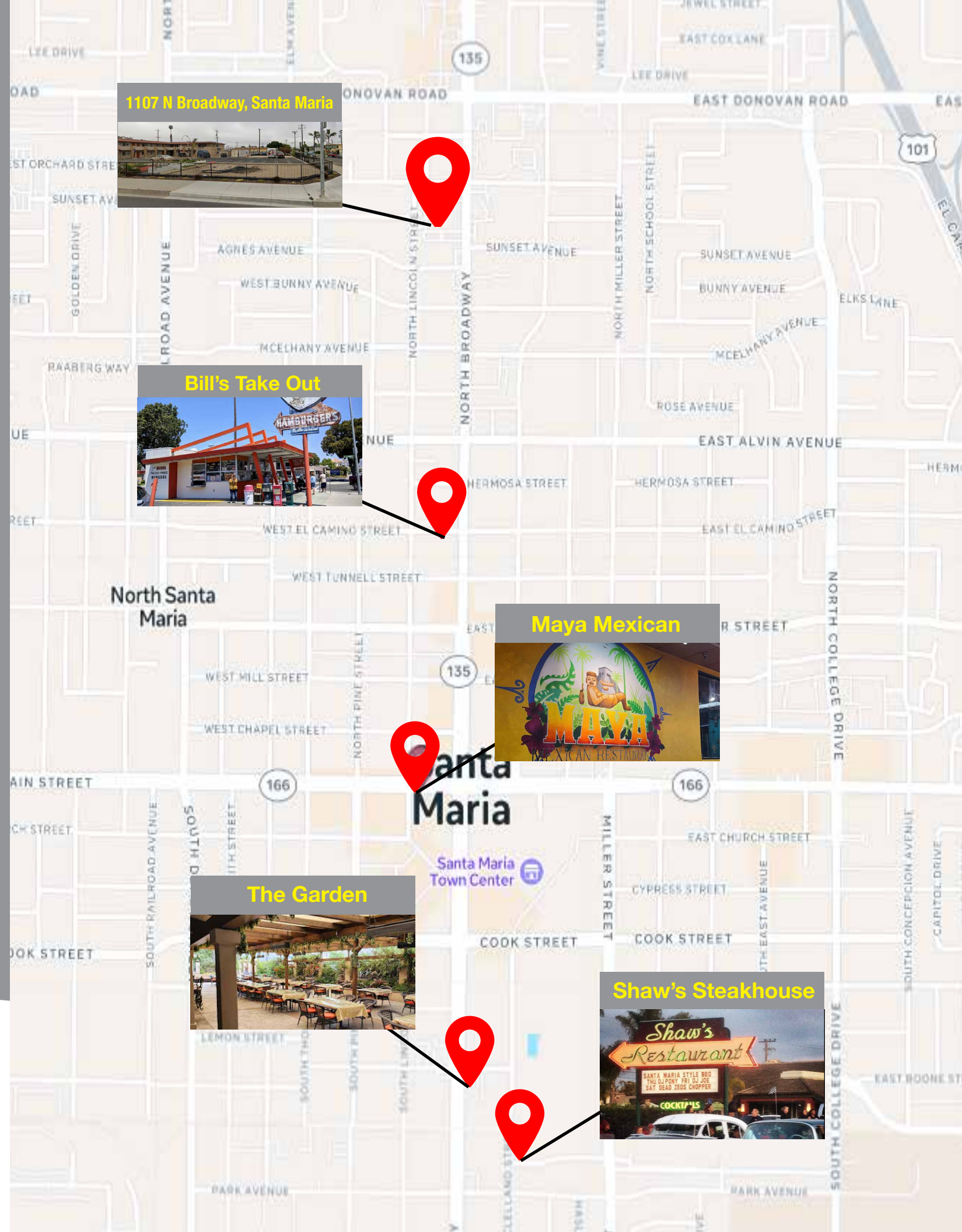
Maya Mexican



The Garden



Shaw's Steakhouse





Tourism & Leisure Travel

Santa Maria is a prime destination for wine enthusiasts and nature lovers, located in the heart of the Central Coast wine region. Visitors can explore the renowned vineyards of Santa Maria Valley, as well as nearby Paso Robles and Edna Valley, known for their exceptional Pinot Noir and Chardonnay. Just a short drive away, the scenic beaches of Pismo Beach and Avila Beach offer the perfect setting for weekend getaways, with stunning coastal views, outdoor activities, and relaxed seaside charm.

Food & Events

Santa Maria is famous for its signature Santa Maria-style barbecue, a beloved regional tradition that draws food lovers from all over. The city's thriving culinary scene, featuring authentic barbecue joints and farm-to-table dining, makes it a must-visit for food enthusiasts. In addition to its rich food culture, Santa Maria hosts a variety of annual events, including the Santa Maria Elks Rodeo, classic car shows, and local festivals, all of which attract visitors and contribute to a vibrant community atmosphere.

Business & Corporate Travel

Santa Maria's economy is driven by a diverse range of industries, creating steady demand for business travel. As a major hub for agriculture and agribusiness, the city is home to companies like Bonipak, Betteravia Farms, and Driscoll's, which bring in business travelers and industry professionals. Additionally, the nearby Vandenberg Space Force Base supports aerospace, defense, and technology sectors, generating a need for lodging among military personnel, contractors, and corporate visitors. Santa Maria also has deep ties to the oil and energy sector, with ongoing production and service operations that further contribute to business travel in the region.





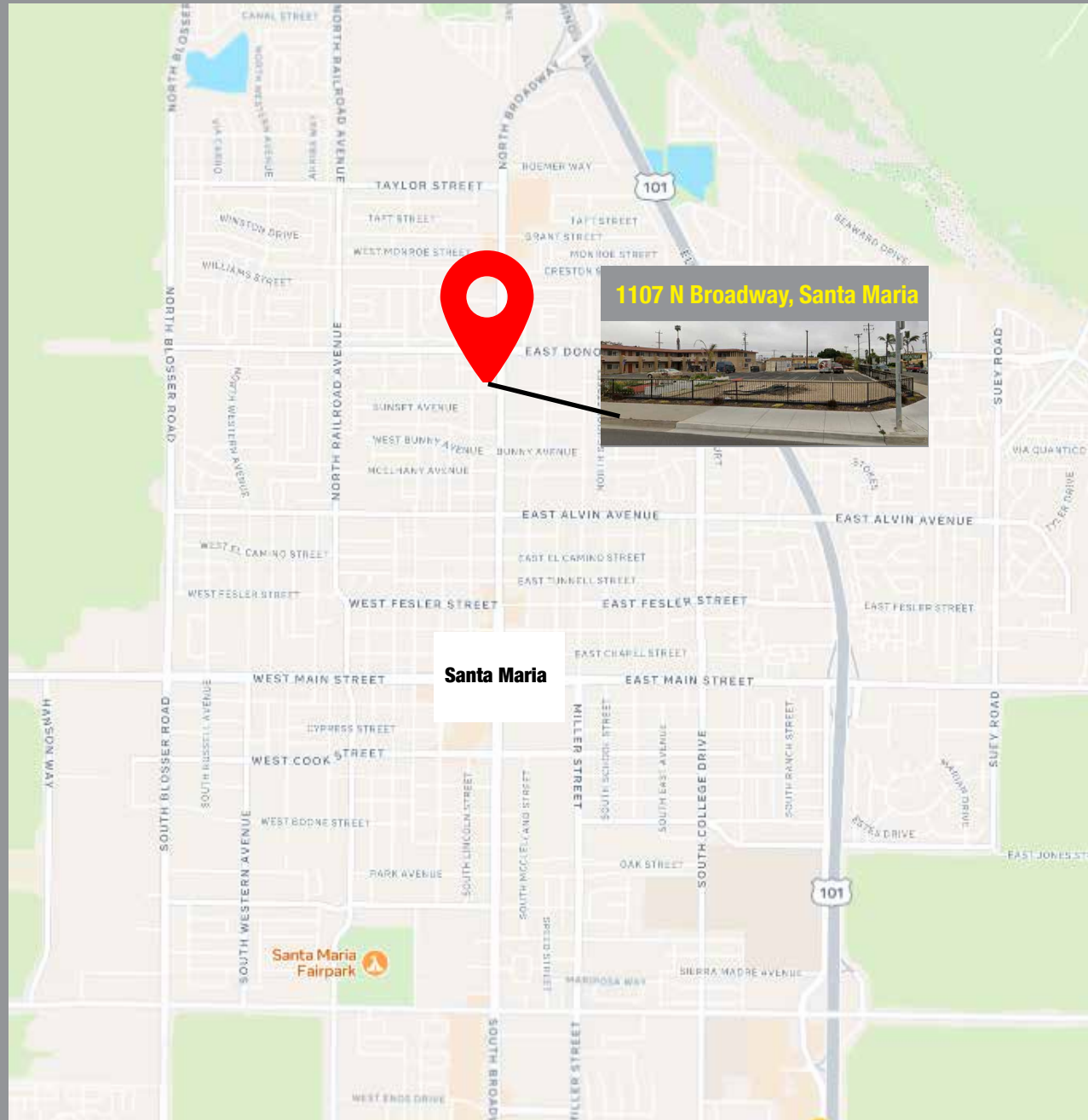
Education and Healthcare

Santa Maria is also a key destination for education and healthcare-related travel. Allan Hancock College, a prominent local institution, brings in students, visiting faculty, and families who require accommodations throughout the year. Additionally, Marian Regional Medical Center serves as a regional healthcare hub, attracting traveling medical professionals, patients, and their families, all contributing to the demand for lodging in the area.





DIRECTIONS



FROM NORTH CA 101: Take Hwy 1 South to the Main Street Exit, turn right on Broadway (CA-135 N), and the destination is about one mile down on the right.

FROM SOUTH CA 1: Take Hwy 1 North, continue onto Broadway (CA-135 N), and the destination is about one mile past Main Street (CA-166) on the right.

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