

**FOR
SALE**

FORMER EDWARDS THEATER FOR SALE
1521 S. BRADLEY RD. SANTA MARIA, CA

RENOVATE/REPURPOSE OR DEVELOP



PHILLIP KYLE
Senior Vice President
CA DRE #01229165
pkyle@gallellire.com



GALLELLI REAL ESTATE
(805) 892-6237
www.GallelliRE.com

GARY B. GALLELLI
Broker
CA DRE #00811881

PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

1521 S. Bradley, Santa Maria, CA 93454
Former Edwards Theaters



SURROUNDING TENANTS:

Trader Joe's, Michaels, Office Depot, Red Lobster, Applebee's Grill & Bar, In-N-Out Burger, McDonald's, Carl's Jr, and Taco Bell



LAND AREA:

±5.9 acres



APN:

128-174-007
Zoning: PD - C2 Commercial



BUILDING SQUARE FOOTAGE:

Ground: ±36,360 SF
Second: ±7,250 SF
Total: ± 43,610 SF



PRICE:

\$9,000,000

	1-MILE	3-MILE	5-MILE
2022 TOTAL POPULATION	14,977	75,955	138,468
2022 DAYTIME POPULATION	18,975	83,743	129,129
2022 TOTAL EMPLOYEES	10,495	39,552	50,090
2022 TOTAL HOUSEHOLDS	4,483	21,948	40,728
2022 AVERAGE HOUSEHOLD INCOME	\$100,225	\$91,725	\$103,432
TRAFFIC COUNTS	HWY 101 ±65,365 Bradley Road ±10,688		

NEARBY ANCHOR TENANTS

JCPenney

KOHL'S

DICK'S
SPORTING GOODS

CVS
pharmacy

Michaels
MAKE CREATIVITY HAPPEN

Walmart

COSTCO
WHOLESALE

TARGET

GROCERY
OUTLET
bargain market

Albertsons

HomeGoods

ULTA
BEAUTY

TRADER JOE'S

PROPERTY OVERVIEW



1521 S. Bradley Road, is a former movie theater located in Santa Maria, California. This 5.9 Acre parcel facing the US 101 Freeway centers the Santa Maria trade area. The existing improvements provide an opportunity to renovate/repurpose or develop for an owner occupier or investor. The retail strip contains Trader Joe's, Michaels, Office Depot, Red Lobster, Applebee's Grill & Bar, In-N-Out Burger, McDonald's, Carl's Jr, and Taco Bell.

Located on a high traffic road, 1521 S. Bradley Road is ideally positioned with the on and off ramp for Highway 101 leading directly in and out of the center parking lot.

The city of Santa Maria currently has over $\pm 3,700$ residential units under review or approved for upcoming development. With a city population of approximately 107,400 people, the City of Santa Maria is the largest, fastest growing city in Santa Barbara County.

Santa Maria is situated approximately 17 miles south of Pismo Beach and 16 miles northeast of Vandenberg Air Force Base and is part of California's Central Coast in Santa Barbara County. The Santa Maria Valley region is a world-renowned wine making area and boasts being the home to dozens of world-class wineries and vineyards.



MICRO RETAIL TRADE AREA



E STOWELL RD

E STOWELL RD

N

S COLLEGE DR

101

S BRADLEY RD

65,365 ADT

101

1521 S. Bradley

TRADER
JOE'S
BevMo!
Michaels

IN-N-OUT

HOBBY
LOBBY

Applebee's

Office DEPOT

TACO BELL

RED LOBSTER

JOANN

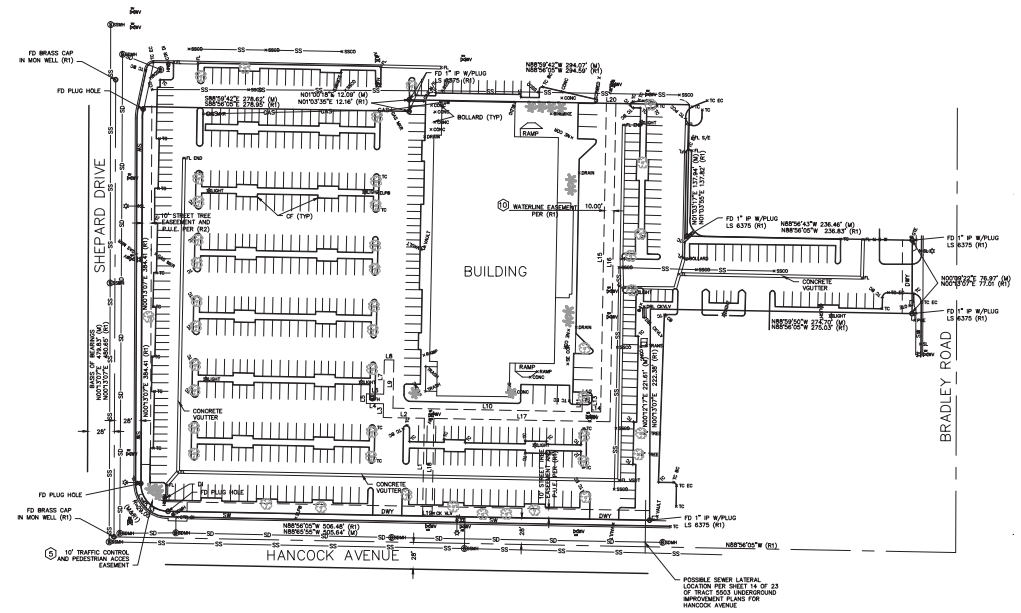
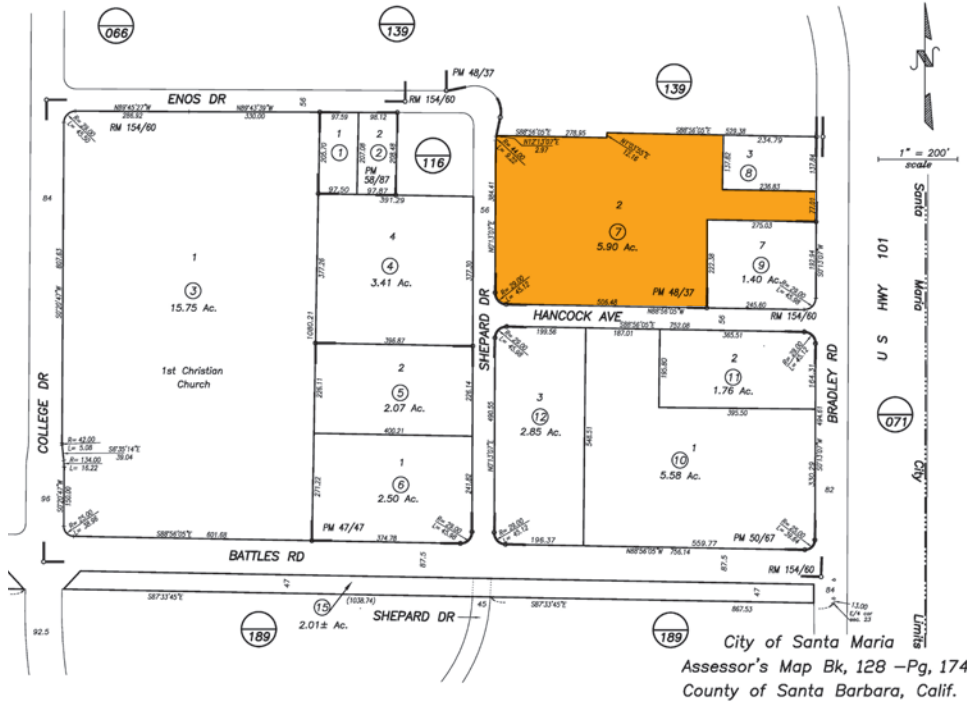
E BATTLES RD

NISSAN

LINCOLN

Ford

PARCEL MAP + ALTA SURVEY



RETAIL TRADE AREA



Foods Co. BIG LOTS!
JCPenney

TRADER JOE'S Michaels BevMo!
Office DEPOT

IN-SHAPE AVALARCA
HARBOR FREIGHT TOOLS

1521 S. Bradley

Smart & Final

petco OLD NAVY
KIRKLAND'S HomeGoods
ULTA DICK'S

COSTCO WHOLESALE

GROCERY OUTLET

BOOT BARN ALDI

Lowe's

CVS pharmacy

TARGET

THE HOME DEPOT

Albertsons

99¢ ONLY ROSS DRESS FOR LESS

Walmart

Walgreens

Walmart Neighborhood Market BEST BUY
TJ-MAXX PET SMART

KOHL'S RITE AID

food maxx FIT REPUBLIC
Party City

PROPERTY IMAGES



LOCATION MAP

