

**FOR  
SALE**

# FORMER EDWARDS THEATER FOR SALE

**1521 S. BRADLEY RD. SANTA MARIA, CA**

*RENOVATE/REPURPOSE OR DEVELOP*



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# 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:

\$6,750,000

	1-MILE	3-MILE	5-MILE
<b>2023 TOTAL POPULATION</b>	7,663	99,045	137,639
<b>2023 DAYTIME POPULATION</b>	9,967	91,974	123,326
<b>2023 TOTAL EMPLOYEES</b>	5,711	35,572	45,725
<b>2023 TOTAL HOUSEHOLDS</b>	2,350	27,403	39,414
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$83,355	\$96,392	\$104,475
<b>TRAFFIC COUNTS</b>		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

1521 S. Bradley

65,365 ADT

101

E BATTLES RD

TRADER  
JOE'S  
BevMo!  
Michaels

IN-N-OUT

HOBBY  
LOBBY

Office DEPOT

Applebee's

TACO BELL

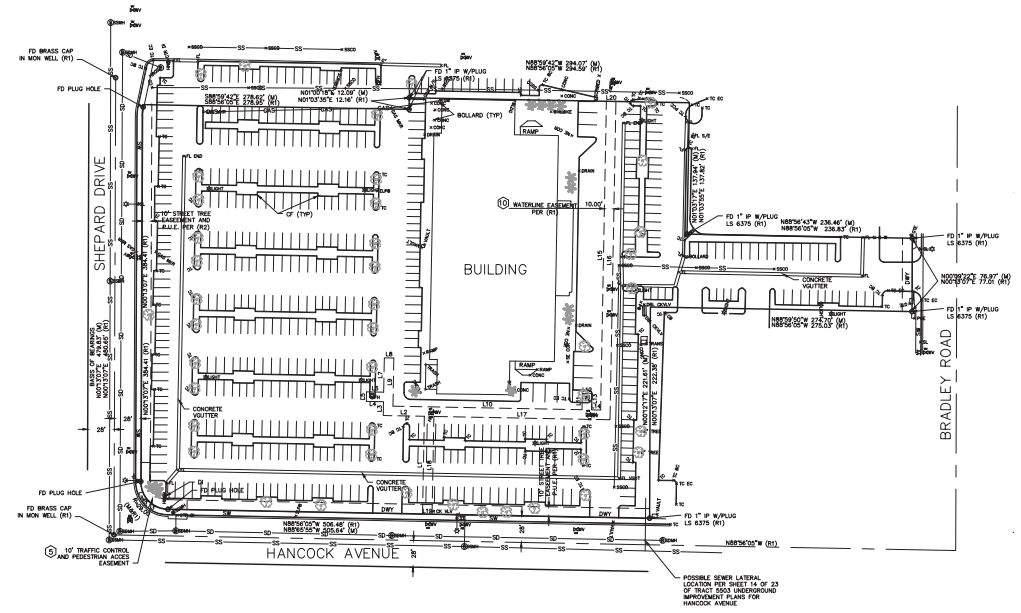
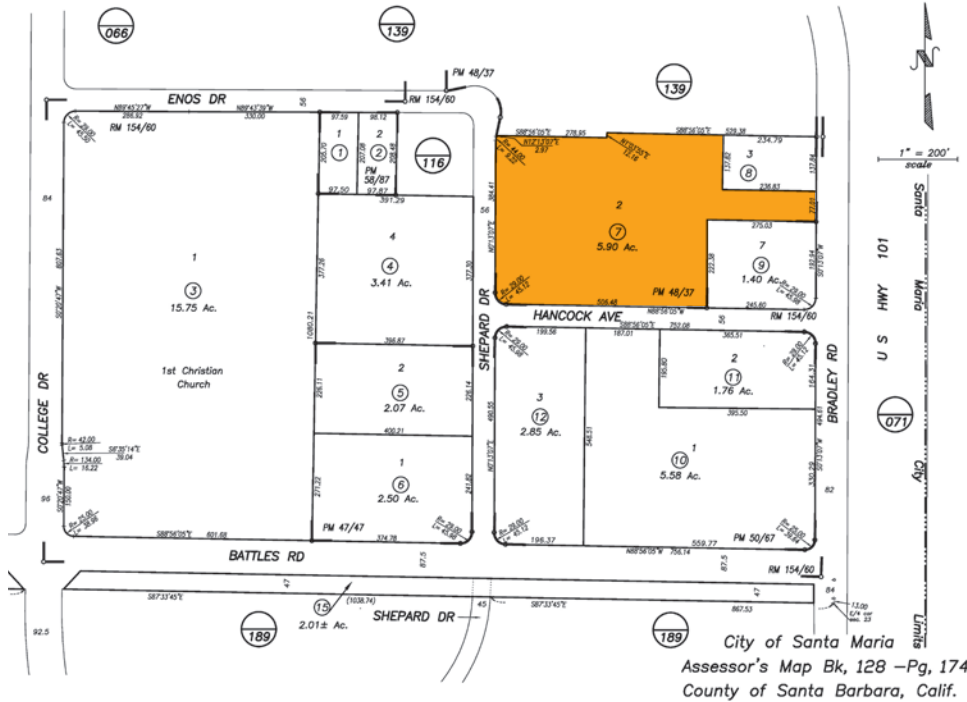
RED LOBSTER

JOANN

Ford



# PARCEL MAP + ALTA SURVEY





# RETAIL TRADE AREA



Foods Co. BIG LOTS!  
JCPenney

TRADER JOE'S Michaels BevMo!  
Office DEPOT

IN-SHAPE VALARITA  
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

ROSS DRESS FOR LESS

Walmart

Walgreens

Walmart Neighborhood Market BEST BUY  
TJ-MAXX PET SMART

KOHL'S RITE AID

foodmaxx FIT REPUBLIC  
Party City



# PROPERTY IMAGES





# LOCATION MAP

