

**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>2024 TOTAL POPULATION</b>	7,616	99,600	136,893
<b>2024 DAYTIME POPULATION</b>	10,590	93,774	124,102
<b>2024 TOTAL EMPLOYEES</b>	5,684	36,309	45,278
<b>2024 TOTAL HOUSEHOLDS</b>	2,331	27,567	39,286
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$98,410	\$114,338	\$122,047
<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



1521 S. Bradley

E STOWELL RD

E STOWELL RD

101

S COLLEGE DR

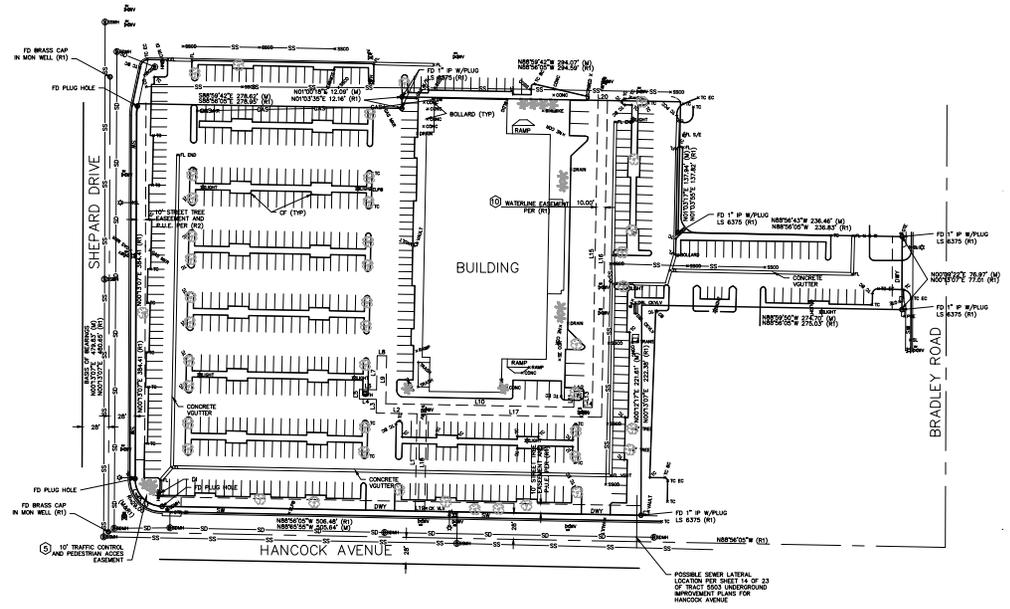
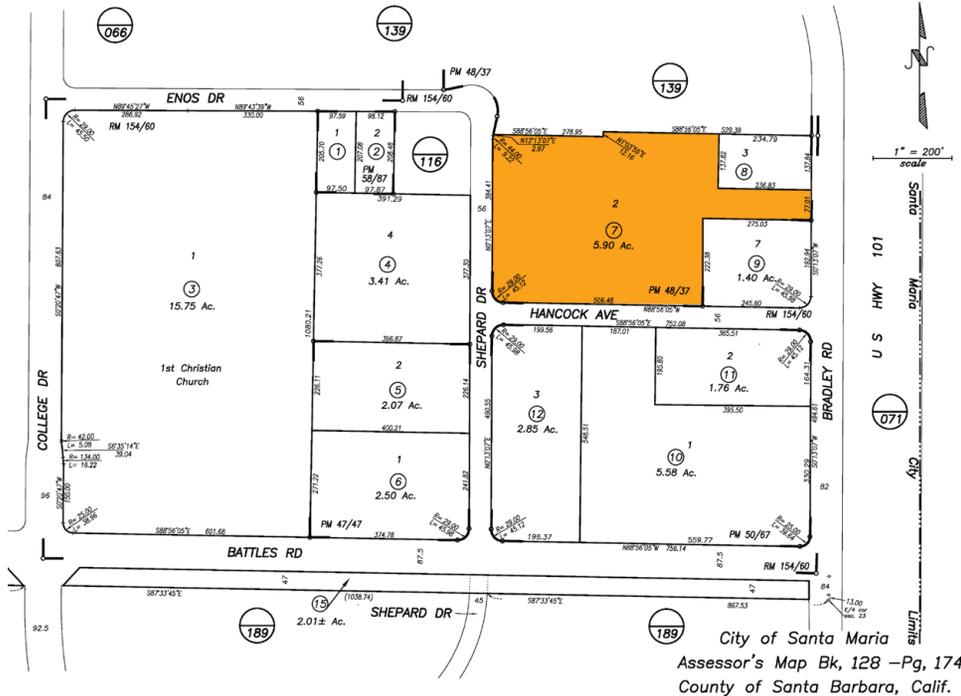
S BRADLEY RD

± 65,365 ADT

101

E BATTLES RD

# PARCEL MAP + ALTA SURVEY



# RETAIL TRADE AREA



1521 S. Bradley

TRADER JOE'S Michaels BevMo!  
Office DEPOT

Foods Co  
JCPenney

IN-SHAPE VALLARTA SUPERMARKETS  
HARBOR FREIGHT TOOLS

Smart & Final

petco OLD NAVY  
KIRKLAND'S HomeGoods  
ULTA DICK'S SPORTING GOODS

COSTCO WHOLESALE

GROCERY OUTLET

BOOT BARN ALDI

LOWE'S  
Improving Home Improvement

CVS pharmacy

TARGET

THE HOME DEPOT

Albertsons

ROSS DRESS FOR LESS

Walmart

Walgreens

Walmart Neighborhood Market BEST BUY  
TJ-MAXX PETSMART

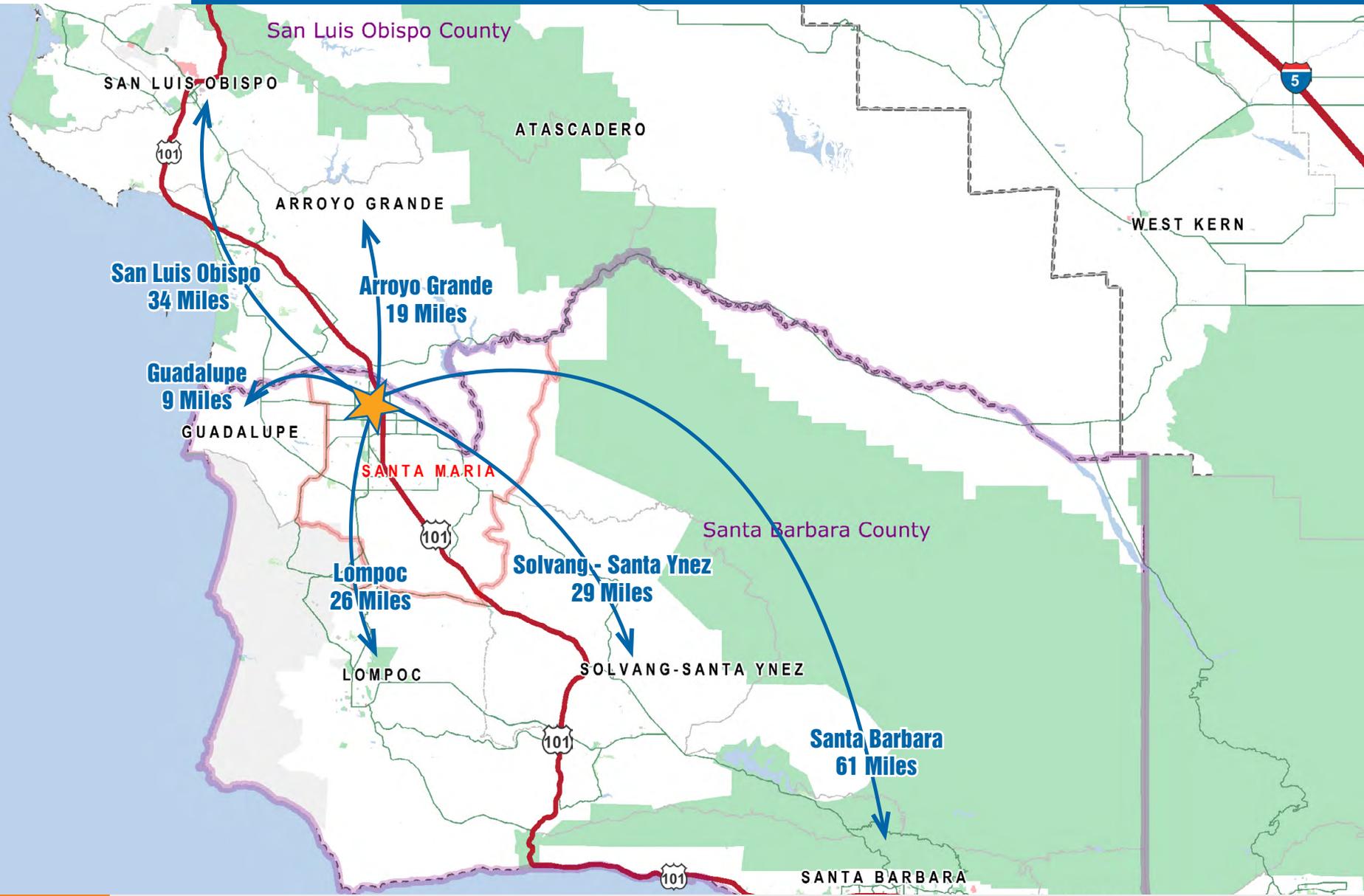
KOHL'S

food maxx FIT REPUBLIC

# PROPERTY IMAGES



# LOCATION MAP



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