

**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
2023 TOTAL POPULATION	7,663	99,045	137,639
2023 DAYTIME POPULATION	9,967	91,974	123,326
2023 TOTAL EMPLOYEES	5,711	35,572	45,725
2023 TOTAL HOUSEHOLDS	2,350	27,403	39,414
2023 AVERAGE HOUSEHOLD INCOME	\$83,355	\$96,392	\$104,475
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

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

McDonald's

Applebee's

Office DEPOT

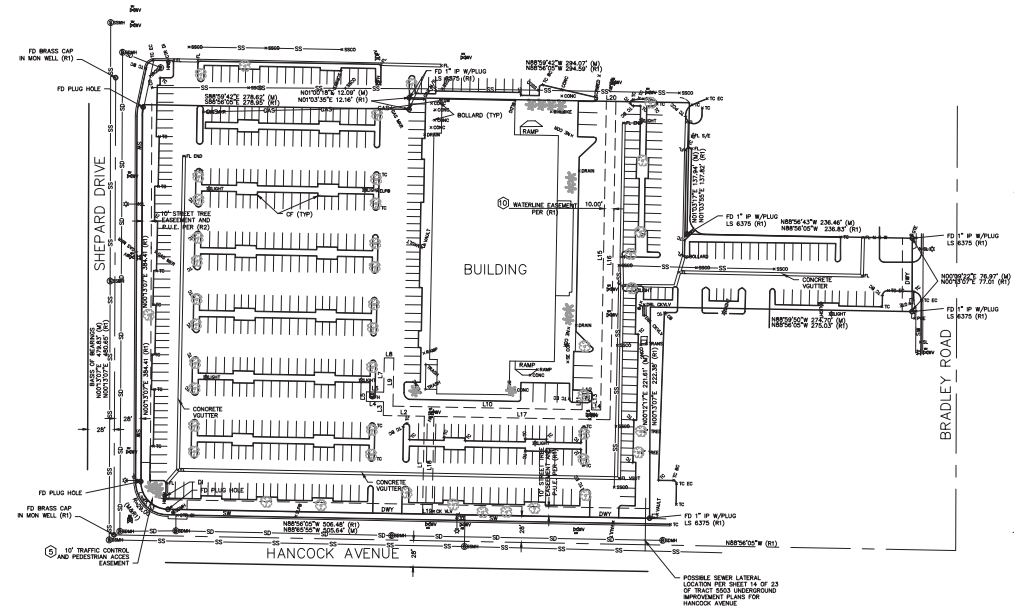
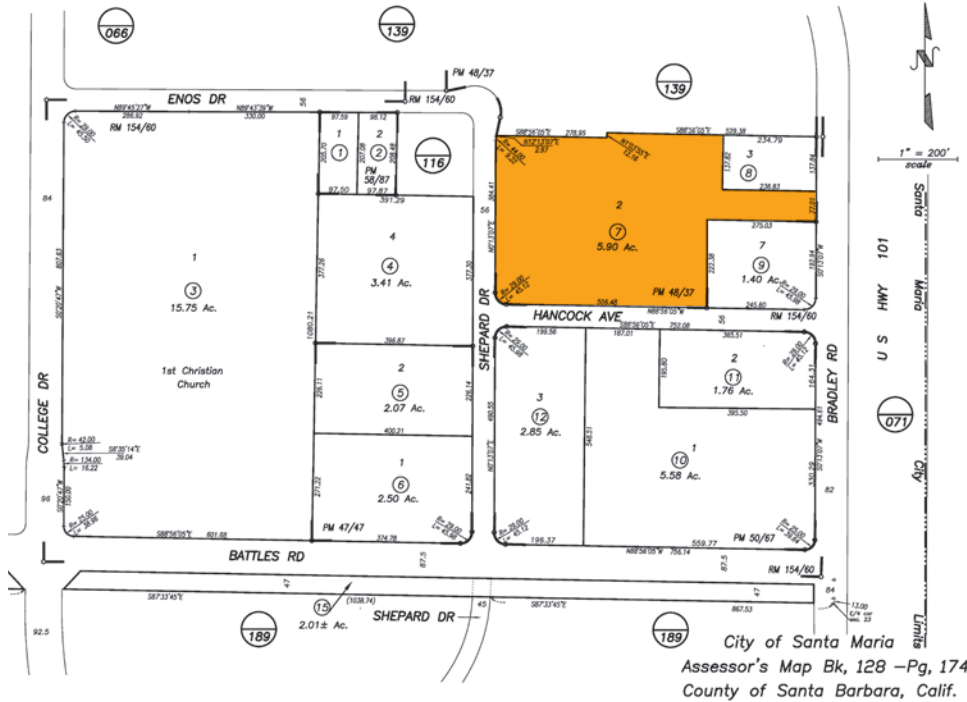
TACO BELL

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 SPORTING GOODS

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

