



NWC US 101 & CLARK AVENUE

24 Acre Mixed Use Development | Pads For Sale/Lease

ORCUTT, CA



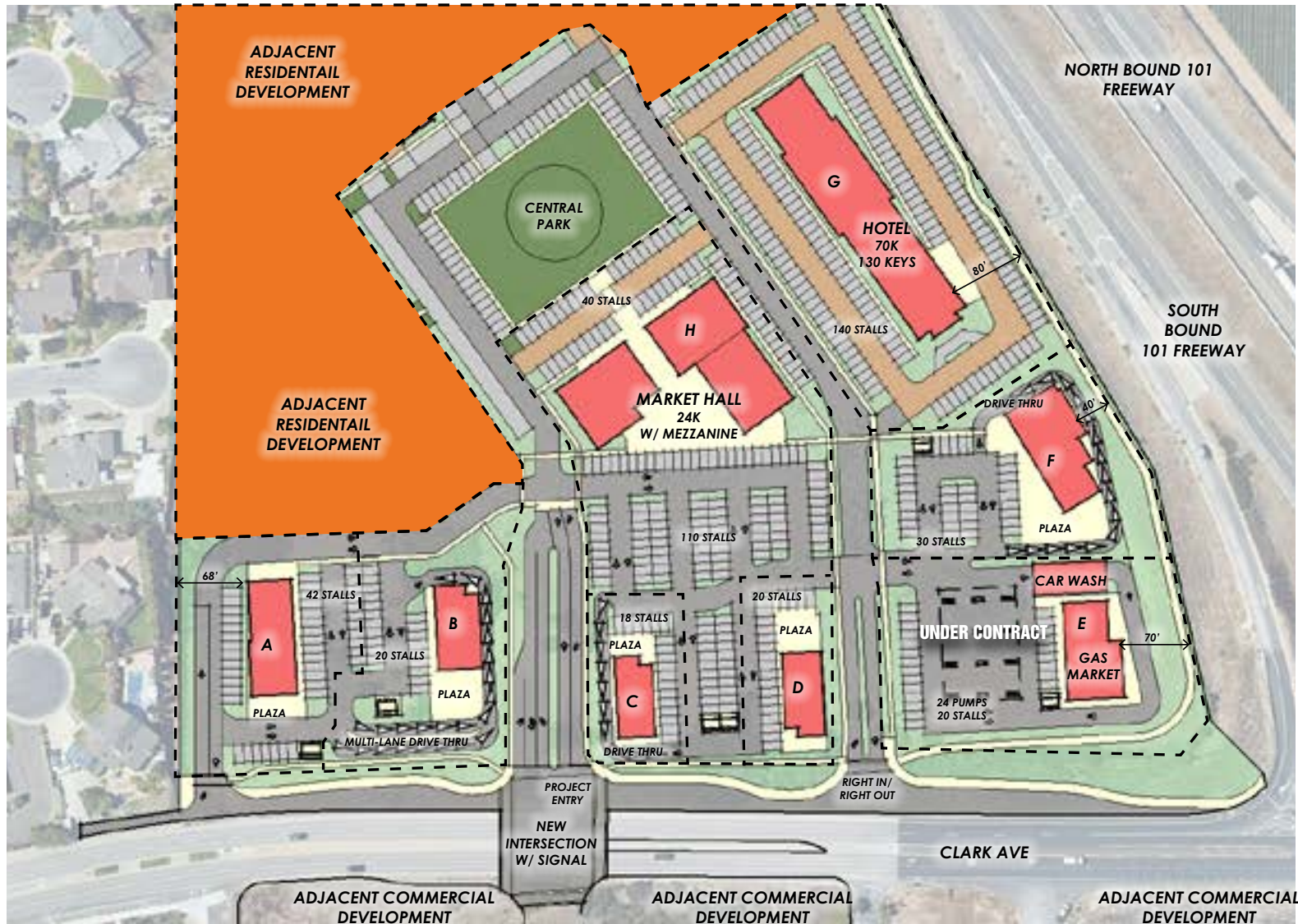
RETAIL DEVELOPMENT WITH PADS, INLINE SPACE, HOTEL, & DRIVE THRU OPPORTUNITIES

CENTRAL PARK, ORCUTT

*Delivery Estimated
April 2026*

- Entry way to Orcutt and Santa Maria Trade area (120,000 plus)
- US 101 frontage with exposure to over 62,000 cars per day (Clark Ave and US 101)
- Largest residential growth area in Central Coast
- Community of 45,000 with average household income of \$129,000

CONCEPTUAL SITE PLANS



PROJECT STATS

PARCEL A:
 SITE: .9 ACRES
 BUILDING: 10,000 SF 2 STORIES
 PARKING: 42 SPACES

PARCEL B:
 SITE: .86 ACRES
 BUILDING: 4,000 SF MULTI LANE DRIVE THRU
 PARKING: 18 SPACES

PARCEL C:
 SITE: .38 ACRES
 BUILDING: 3,000 SF W/ DRIVE THRU
 PARKING: 18 SPACES

PARCEL D:
 SITE: .39 ACRES
 BUILDING: 3,500 SF
 PARKING: 20 SPACES

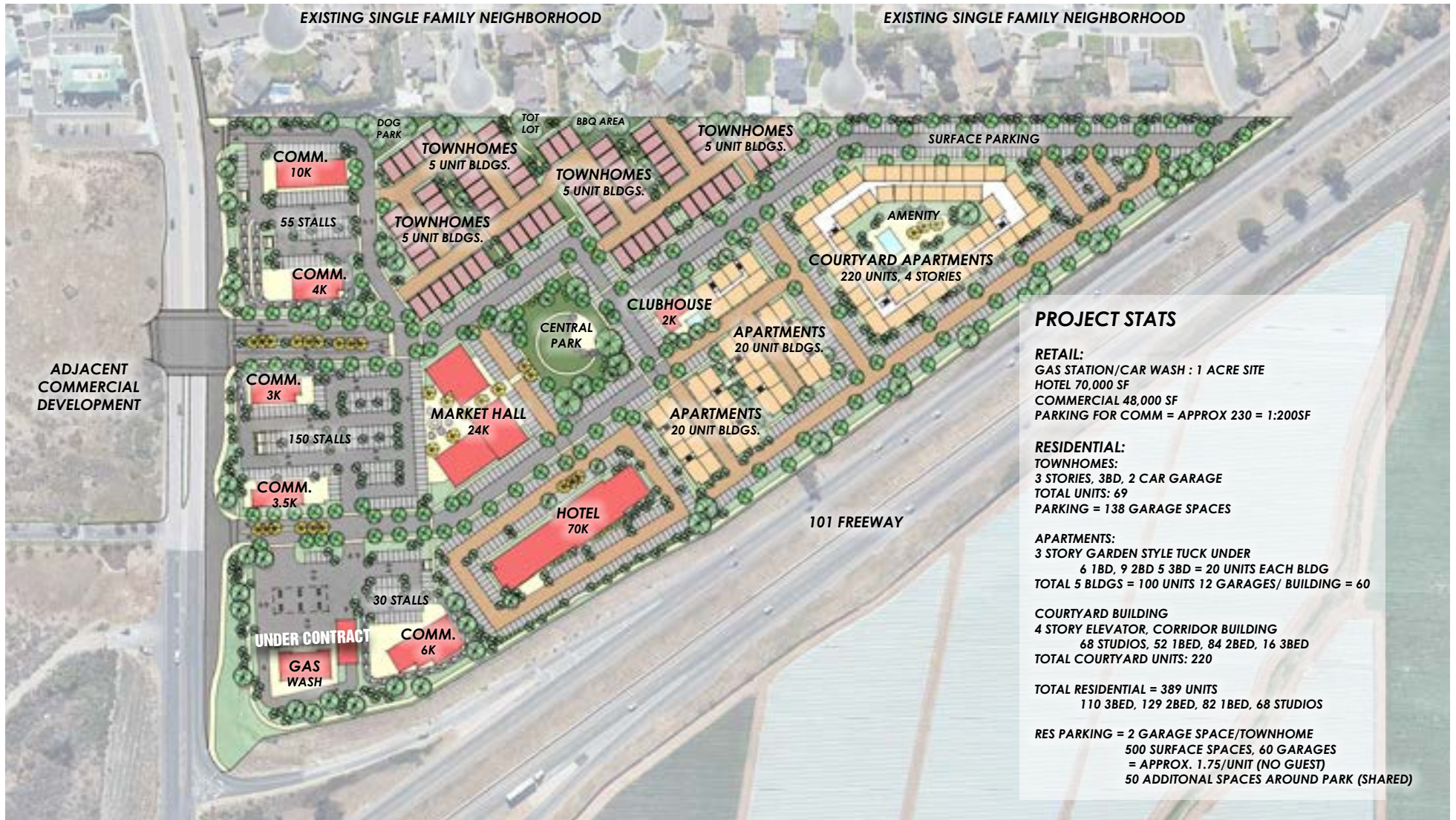
PARCEL E: UNDER CONTRACT
 SITE: 1.28 ACRES
 BUILDING: 5,000 SF MARKET PLUS CAR WASH
 PARKING: 20 SPACES

PARCEL F:
 SITE: 1.01 ACRES
 BUILDING: 6,000 SF W/ DRIVE THRU
 PARKING: 30 SPACES

PARCEL G:
 SITE: 2.28 ACRES
 BUILDING: 65,000 SF HOTEL, 4 STORIES
 PARKING: 140 SPACES

PARCEL H:
 SITE: 2.17 ACRES
 BUILDING: 24,000 SF MARKET HALL, 2 STORIES
 PARKING: 150 SPACES

CONCEPTUAL SITE PLANS









PROPERTY HIGHLIGHTS & DEMOGRAPHICS

Orcutt is one of the Central Coast's best kept secrets! Situated halfway between Santa Barbara and San Luis Obispo, the property is close to wineries and craft breweries of Santa Maria Valley, as well as Santa Barbara County's best casual and fine dining.

This center is ideally positioned along a high traffic east/west corridor with approximately 42,044 cars passing daily, and is just 8 minutes from the Santa Maria Airport. With a city population of approximately 107,400 people, the neighboring City of Santa Maria is the largest, fastest growing city in Santa Barbara County.

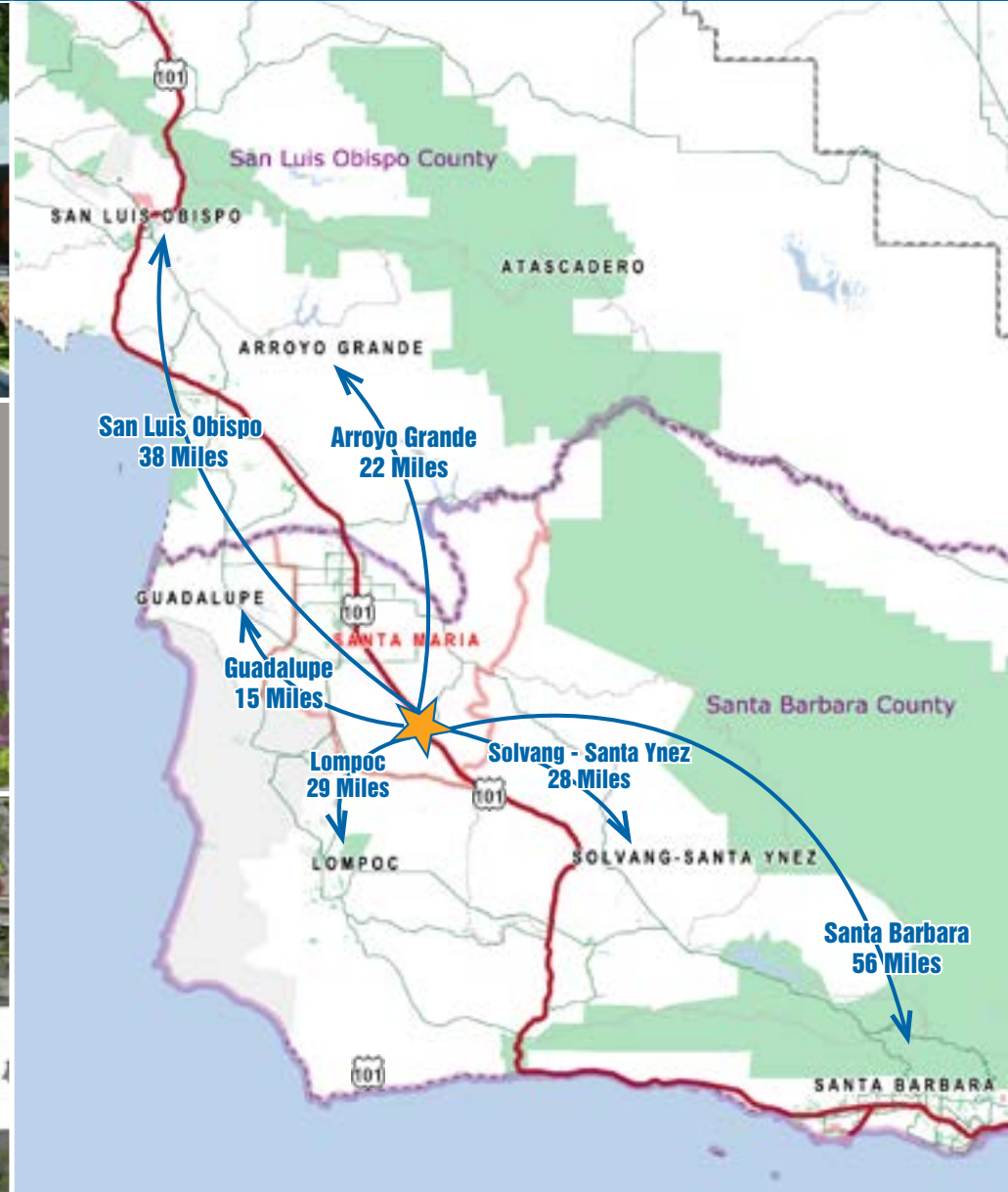
Orcutt is situated approximately 25 miles south of Pismo Beach and 13 miles northeast of Vandenberg Air Force Base and is part of California's Central Coast in Santa Barbara County. The Santa Maria Valley region is a world-renowned wine making area and boasts being the home to dozens of world-class wineries and vineyards.

	1-MILE	3-MILE	5-MILE
 2023 TOTAL POPULATION	4,655	27,608	48,506
 2023 DAYTIME POPULATION	4,179	22,714	49,732
 2023 TOTAL EMPLOYEES	594	6,061	21,358
 2023 TOTAL HOUSEHOLDS	1,790	10,323	17,341
 2023 AVERAGE HOUSEHOLD INCOME	\$121,558	\$129,942	\$126,709
 TRAFFIC COUNTS	Hwy 101 & Clark Road Clark Road & Hwy 101	±42,044 ADT ±20,254 ADT	

NEARBY TENANTS



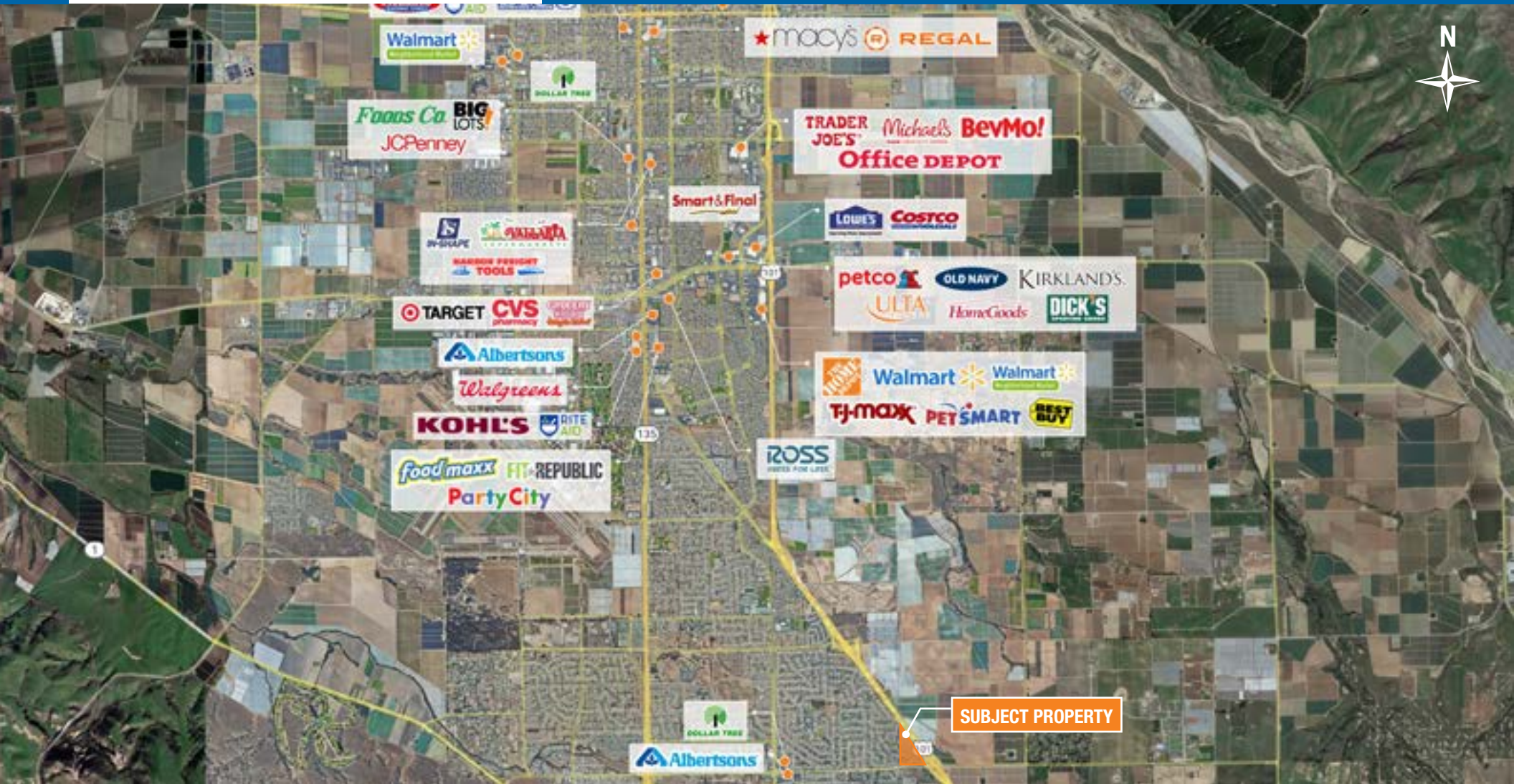
LOCATION MAP & ELEVATIONS



ORCUTT RETAIL TRADE AREA



SANTA MARIA / ORCUTT RETAIL TRADE AREA



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