

**FOR
LEASE**

FORMER JOANN FABRICS & CRAFTS BUILDING FOR LEASE
1535 S. BRADLEY RD. SANTA MARIA, CA

FREE STANDING BUILDING



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GALLELLI REAL ESTATE
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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

1535 S. Bradley Rd, Santa Maria, CA 93454
Former Joann Fabrics & Crafts



DESCRIPTION:

Freeway visible free standing building, strong regional tenancy, exclusive parking field, in high growth area



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



BUILDING:

±19,000 SF



LAND AREA:

±1.76 acres



PARKING:

81 spaces



FRONTAGE:

140'



ZONED:

PD C2

1-MILE

3-MILE

5-MILE



2024 TOTAL POPULATION

8,214

98,232

137,430



2024 DAYTIME POPULATION

11,120

92,763

124,570



2024 TOTAL EMPLOYEES

6,288

36,033

45,577



2024 TOTAL HOUSEHOLDS

2,531

27,253

39,492



2024 AVERAGE HOUSEHOLD INCOME

\$101,698

\$114,388

\$122,206



TRAFFIC COUNTS

Bradley Road ±10,688 ADT

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

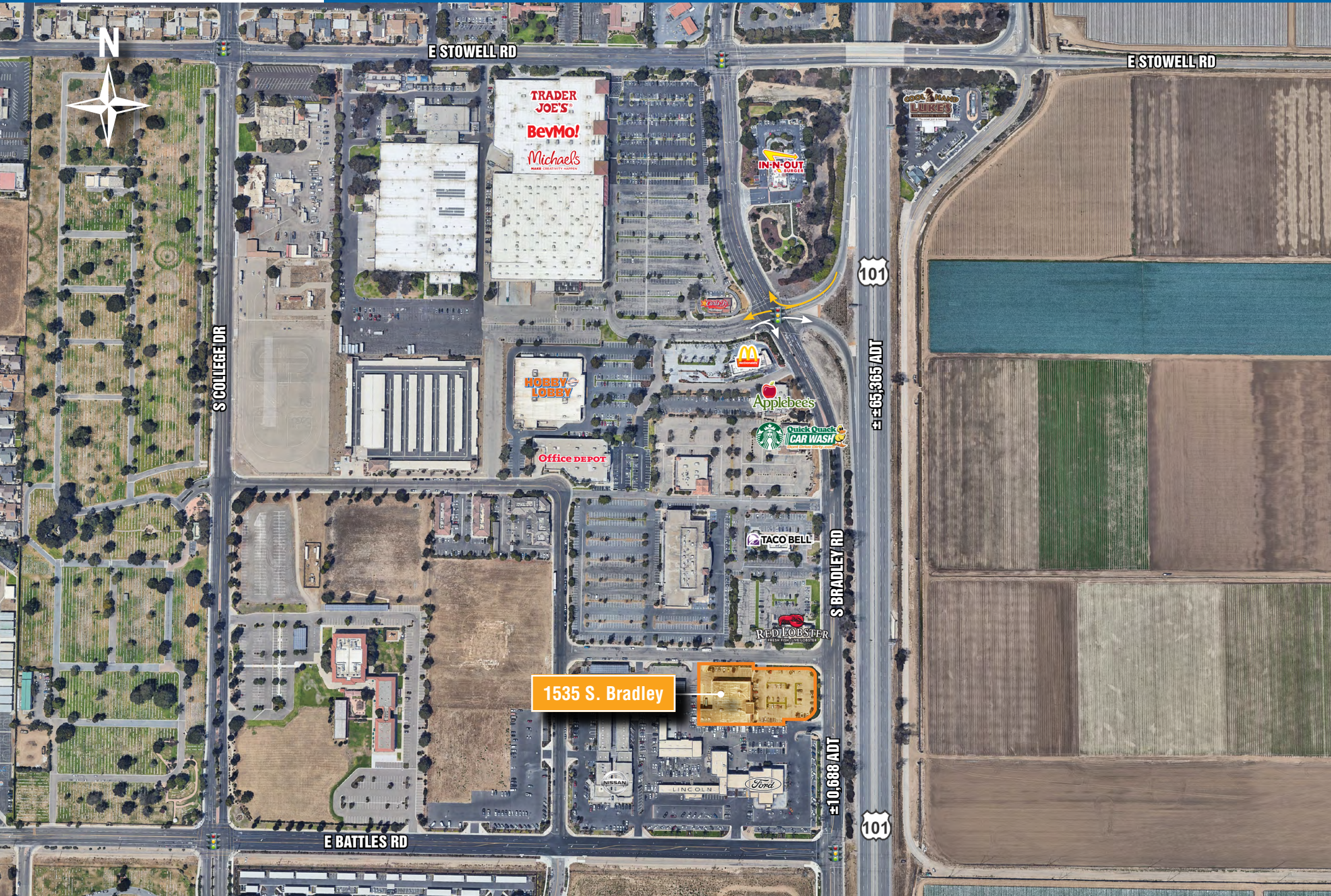
ULTA
BEAUTY

TRADER JOE'S

HANCOCK AVENUE



MICRO RETAIL TRADE AREA



RETAIL TRADE AREA



1535 S. Bradley

TRADER
JOE'S
Office DEPOT
Michael's
BevMo!

Foods Co
JCPenney

IN-SHAPE
HARBOR FREIGHT
TOOLS
VALLARTA
SUPERMARKET

Smart & Final

petco
KIRKLAND'S
ULTA
OLD NAVY
HomeGoods
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

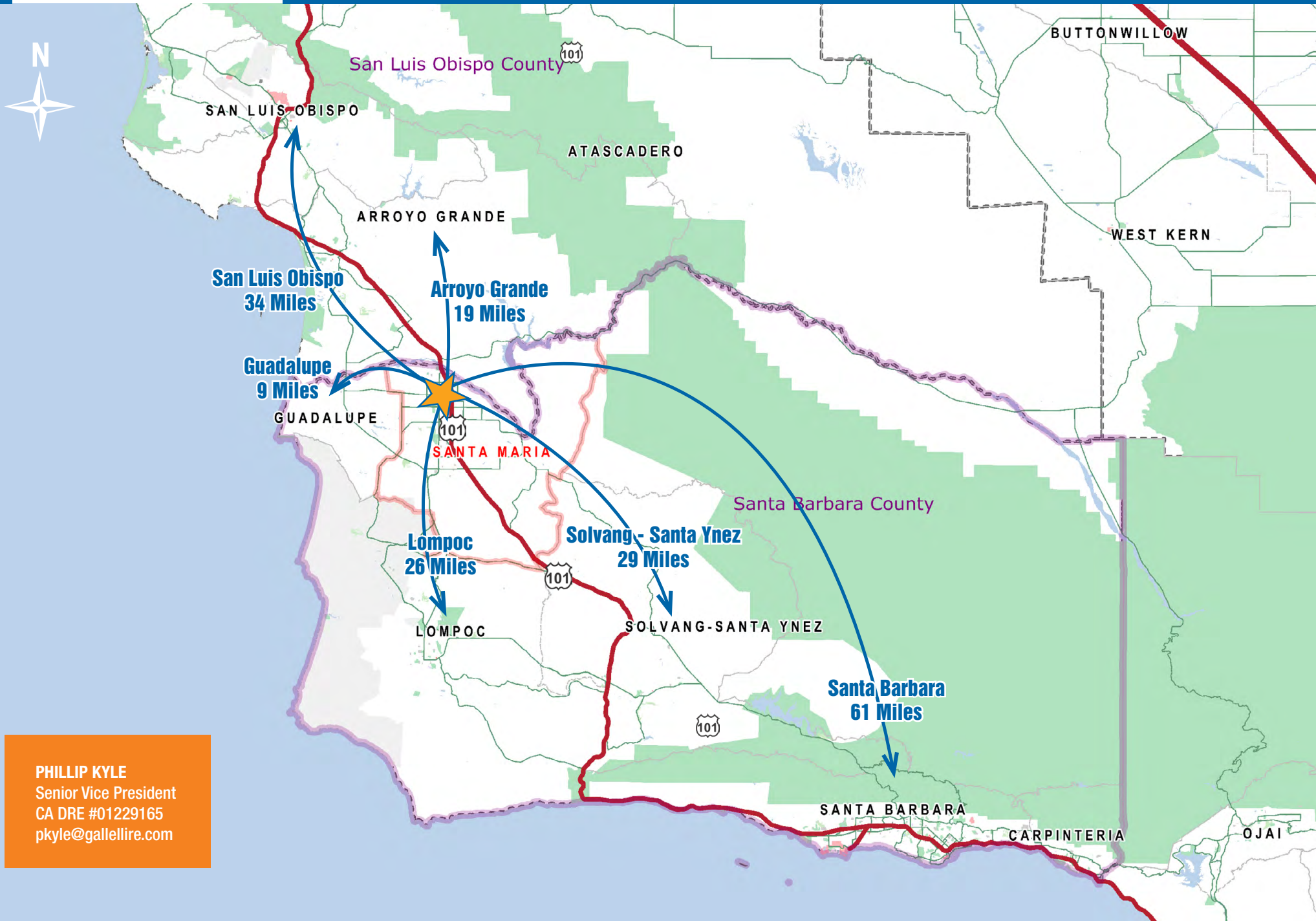
Walgreens

Walmart
Neighborhood Market
BEST BUY
TJ-MAXX
PET SMART

KOHL'S
RITE
AID

food maxx
FIT REPUBLIC

LOCATION MAP



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