

616 E. CHAPEL ST.

SANTA MARIA CALIFORNIA 93454



**CONTACT LISTING AGENT FOR SHOWING,
DO NOT DISTURB TENANTS**

**OFFERED FOR SALE AT
\$560,000**

**Single story professional office building.
Centrally located to near by business amenities.
Quick access to Hwy. 101**

PRESENTED BY

RHONDA HENDERSON
805.879.9615
rhenderson@radiusgroup.com
CA LIC. 02121348



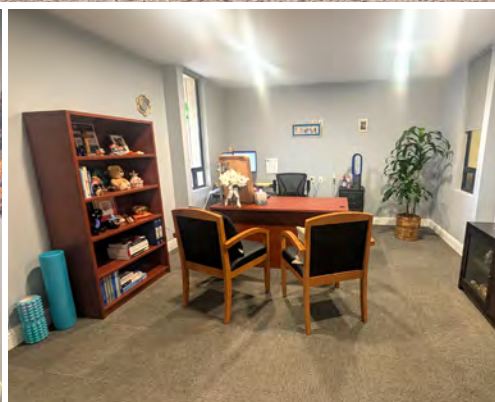
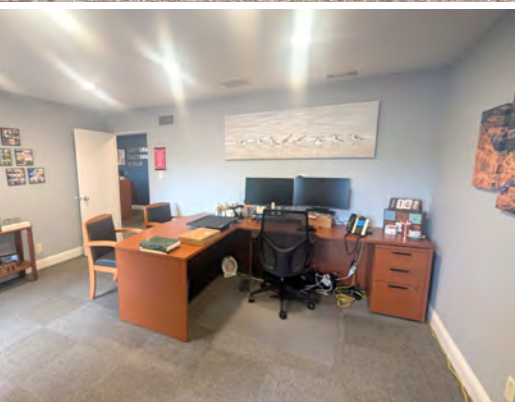
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RADIUSGROUP.COM

Positioned in Santa Maria's core office and professional district, 616 E Chapel Street offers a rare opportunity for an owner-user or investor to secure a versatile property just minutes from Broadway, Main Street, and the Santa Maria Town Center.

With dual-access parking at both the front and rear, this property is ideal not only for traditional office use but also for trade professionals such as contractors, designers, and service-based businesses seeking convenient office space paired with flexible parking, storage, or equipment use.

CONTACT LISTING AGENT FOR DETAILS. PLEASE DO NOT DISTURB TENANTS.



616 E. CHAPEL STREET

SANTA MARIA
CALIFORNIA 93454

OFFERED AT
\$560,000

PROPERTY SPECIFICS

Size
±2,231 SF

Price/SF Bldg.
\$251

Lot Size
±0.19 AC

Parking
Ten (10) spaces total (5 in front & 5 in rear)

Year Built
1975, remodled 2018

HVAC
Yes

APN
021-234-046

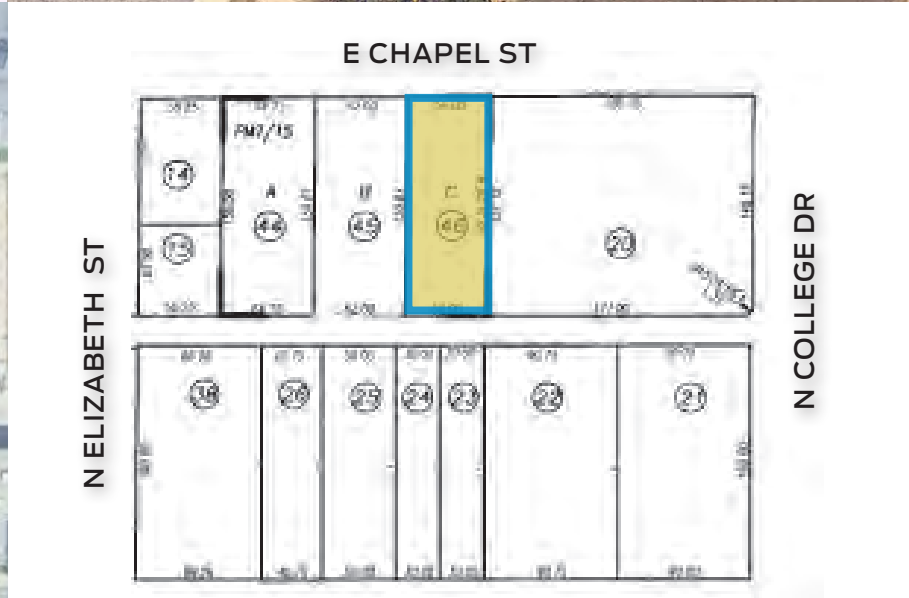
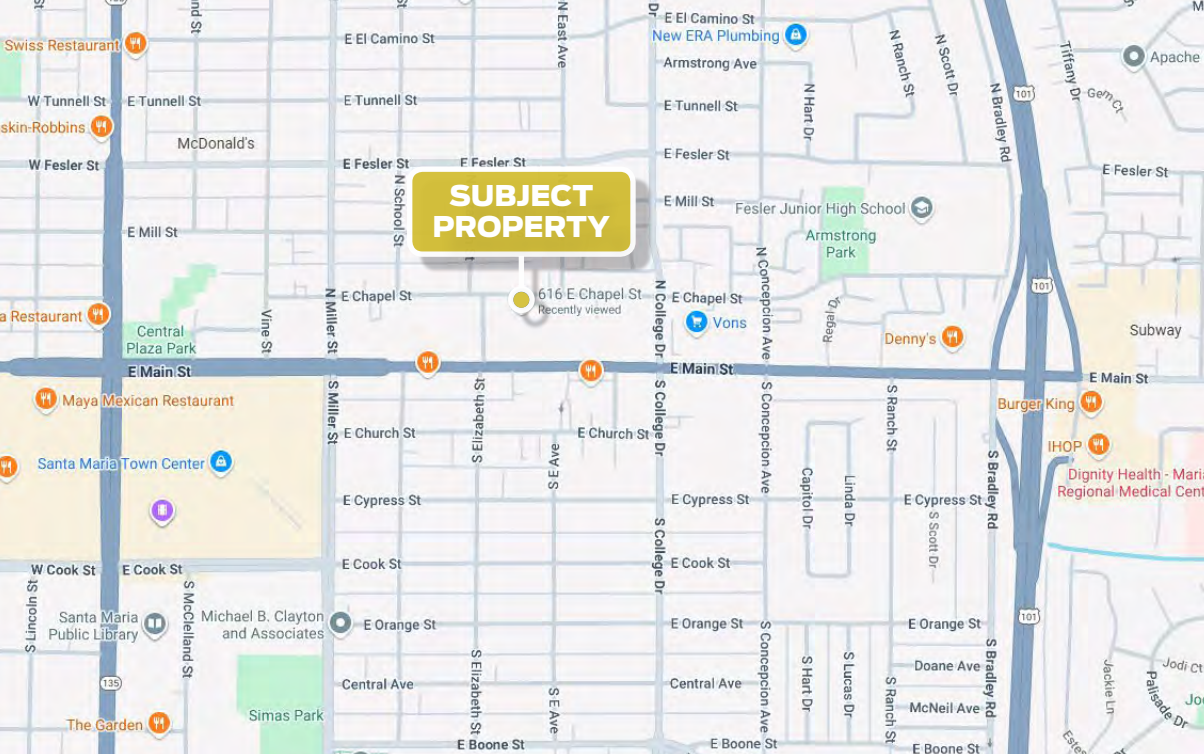
Zoning
CPO

Restrooms
3

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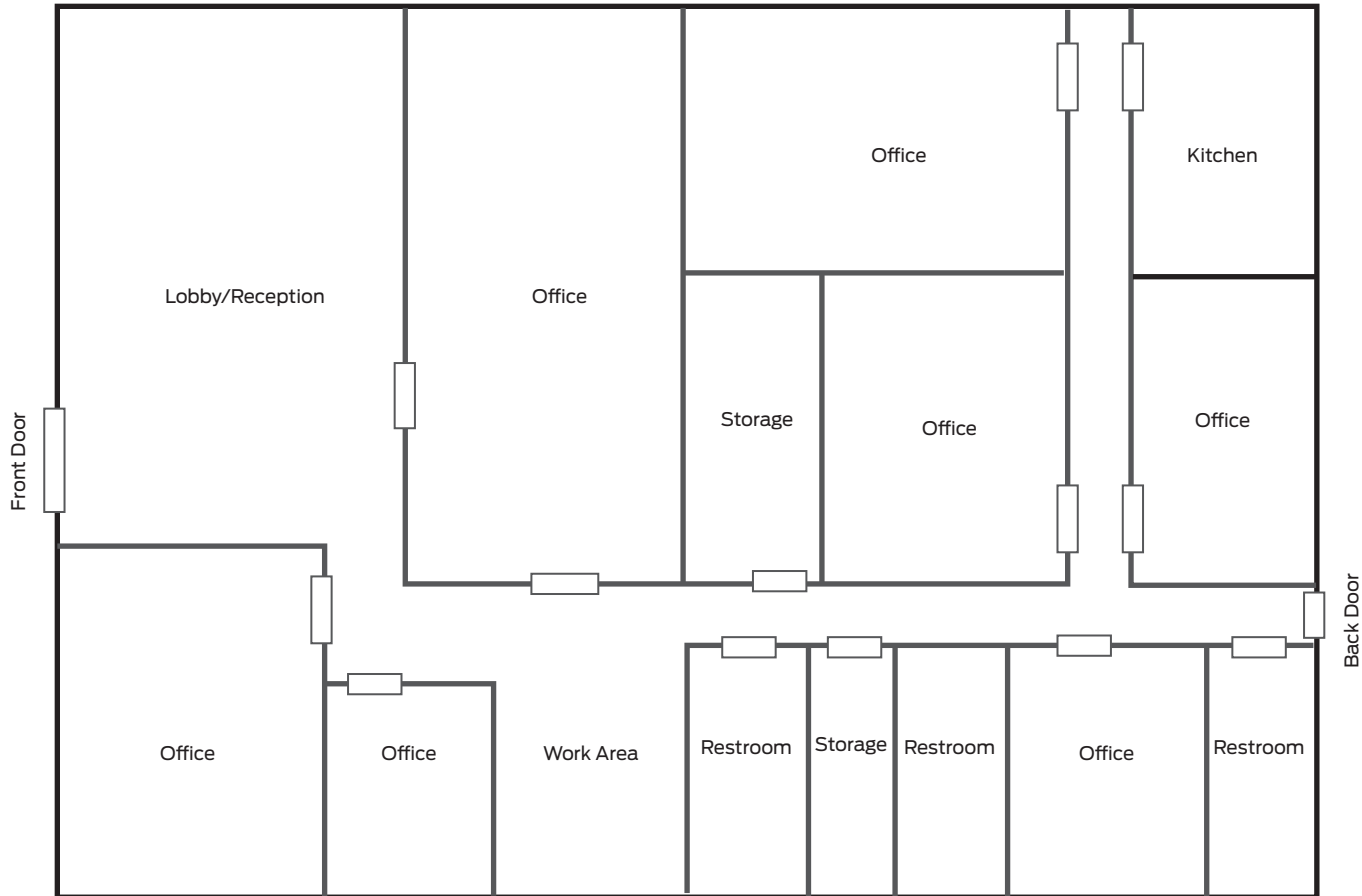
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FLOOR PLAN · ±2,231 SF

E CHAPEL ST



Not to Scale

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SELECT NEARBY AMENITIES & POINTS OF INTEREST

SOUTH SANTA MARIA



- 1 Costco
- 2 Lowe's Home Improvement
- 3 The Home Depot
- 4 FedEx Office Print & Ship Center
- 5 Chipotle Mexican Grill
- 6 Panera Bread
- 7 Cugini's Pizzeria & Trattoria
- 8 Target
- 9 Walmart Neighborhood Market
- 10 Best Buy
- 11 Albertsons
- 12 Town & Country Inn
- 13 Laurus College
- 14 Petco
- 15 Boba House
- 16 Ming Dynasty
- 17 Solaire Inn & Suites
- 18 Kay Jewelers
- 19 Hayward Lumber
- 20 Santa Maria Police Department
- 21 Central City Tool Supply
- 22 Lebards Computer Center
- 23 Interstate Batteries Of Central Coast
- 24 Labyrinth Winery
- 25 Cotiere Winery
- 26 Lucia's Wine Company
- 27 Santa Maria Elementary Education
- 28 Santa Maria Public Market
- 29 McDonald's
- 30 Tatomer Wines
- 31 Macy's
- 32 Regal Edwards Santa Maria & RPX Cinema

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The City of Santa Maria is located on the US 101 Freeway in the Central Coast of California at the north end of Santa Barbara County. It is approximately 65 miles northwest of Santa Barbara and 150 miles northwest of downtown Los Angeles. Its estimated 2023 population was 144,150, making it the most populous city in the Santa Maria-Santa Barbara, CA Metro Area. The city is notable for its wine industry and Santa Maria-style barbecue. Sunset magazine called Santa Maria “The West’s Best BBQ Town”.

The Santa Maria Valley stretches from the Santa Lucia Mountains toward the Pacific Ocean, and was the homeland of the Chumash people for several thousand years. In 1769, the Portolá Expedition passed through the Santa Maria Valley during the first Spanish land exploration up the coast of Las Californias Province and the city was soon established. In the late 19th century, after California gained statehood in 1850, the area’s rich soil attracted farmers and other settlers. By the end of the century, the Santa Maria River Valley had become one of the most productive agricultural areas in the state. Santa Maria, along with the neighboring Lompoc, Los Alamos and Santa Ynez Valleys, combine to create one of the nation’s largest wine-producing regions, referred to as the Santa Barbara Wine Country.

Santa Maria Quick Facts

| | |
|--------------|--------------------------------------|
| Population | 144,150 (2023 Estimate; Sites USA) |
| Key Industry | Agriculture / Wine |
| Top Employer | Vandenberg Airforce Base |
| Median HHI | \$121,811 (2023 Estimate; Sites USA) |