

1105 S Blosser Road, Santa Maria

FOR SALE | NNN Leased Industrial Building with Large Yard | 15,400 SF on 2.16 Acres

NEW 5-YEAR TERM

5.21% CAP | NNN-LEASED
TO THE WORLD'S LARGEST
EQUIPMENT RENTAL COMPANY



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PROPERTY OVERVIEW

This industrial building with large yard space is NNN leased to United Rentals, the world's largest equipment rental company. Centrally located near the intersection of Blosser & Stowell in Santa Maria—with excellent proximity to US 101 freeway and bustling commercial corridors—the property is on a hard corner with multiple access points. Very rare to find a high-quality industrial asset with almost 1.5 acres of yard space!



PRICE	\$5,250,000 (\$341 psf)
BUILDING SIZE	15,400 SF (approximately)
PARCEL SIZE	2.16 acres / 93,889 SF (two parcels)
APN	117-630-002 / 117-630-003
OCCUPANCY	100% leased to United Rentals Realty, LLC
NOI	\$273,775 (as of 11/1/25)
CAP RATE	5.21%
LEASE TYPE	Single-tenant NNN lease
ZONING	PD / CM
SHOWINGS	Call listing agent, do not disturb tenant

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FEATURES

YEAR BUILT	1981
CONSTRUCTION	Metal frame
RESTROOMS	Two sets
ELEVATOR	No
HVAC	Yes, in office area
POWER	TBD
CEILINGS	Approximately 10' in office, 20' in warehouse
YARD AREA	60,000 SF approximately
LOADING	Three (3) roll-up doors
SPRINKLERS	Yes



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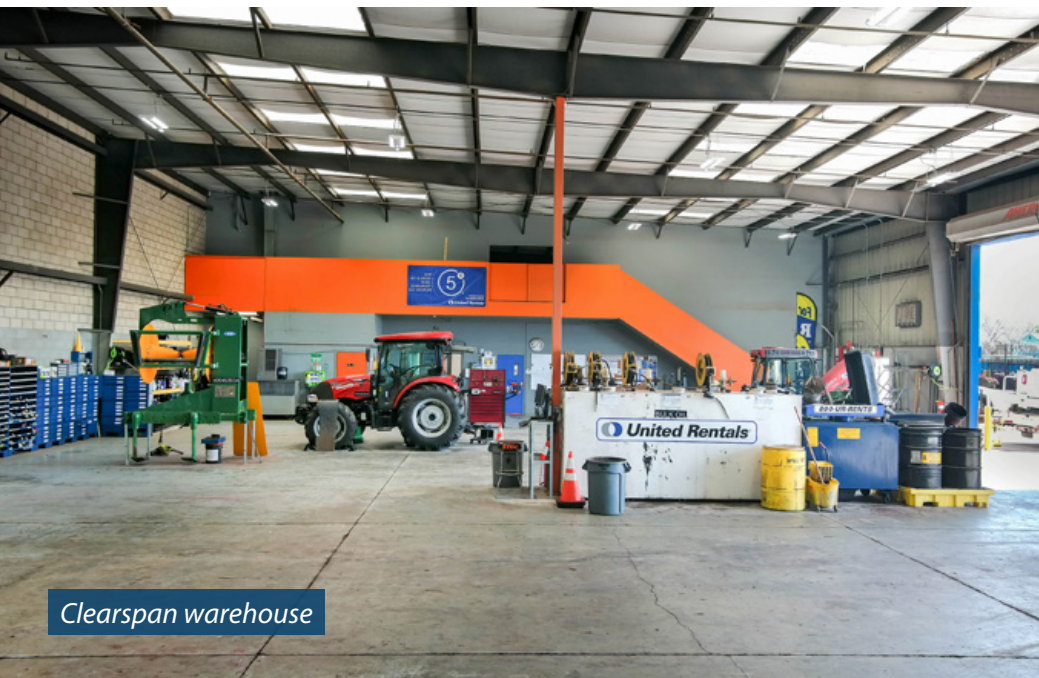
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Strong identity corner location



Lobby



Clearspan warehouse



Mezzanine storage

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TENANT PROFILE



United Rentals (NYSE: URI) United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,504 rental locations in North America, operating in 49 states and every Canadian province. The company's approximately 26,300 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,800 classes of equipment for rent with a total original cost of \$20.66 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index® and is headquartered in Stamford, CT.

United Rentals stands out as an exemplary tenant for commercial property owners, showcasing a robust financial and operational profile. The company's Moody's credit rating of Baa3, and S&P rating of BBB, indicate a stable financial outlook. As a Fortune 500 company, United Rentals enjoys a strong market presence and market capitalization over \$45B, which speaks volumes about its investor confidence and financial stability.



COMPANY FACTS

MARKET CAP	\$60+ billion (NYSE: URI)
LOCATIONS	1,500+
EMPLOYEES	28,000+
HQ	Stamford, CT
INDUSTRY RANK	1

LEASE SUMMARY

BASE RENT	\$22,719.88 per month (as of 9/1/25)
RENT INCREASES	2.5% annual increases, every 9/1
SQUARE FEET	15,400 sf
LEASE EXPIRATION	2/28/31
OPTIONS	One 5-yr at 2.5% increases

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SANTA MARIA



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DEMOGRAPHICS

Santa Maria Valley - a great place to do business

Santa Maria is the largest city on California's Central Coast between Ventura and San Jose. It is the primary commercial center for most of Santa Barbara County and well into San Luis Obispo County to the north.

Over 175,000 people live within a 20-minute drive of 1105 S Blosser Rd

That 20-minute drivetime population area offers a hard-working and successful tapestry of people, contributing to the area's steady economic growth.

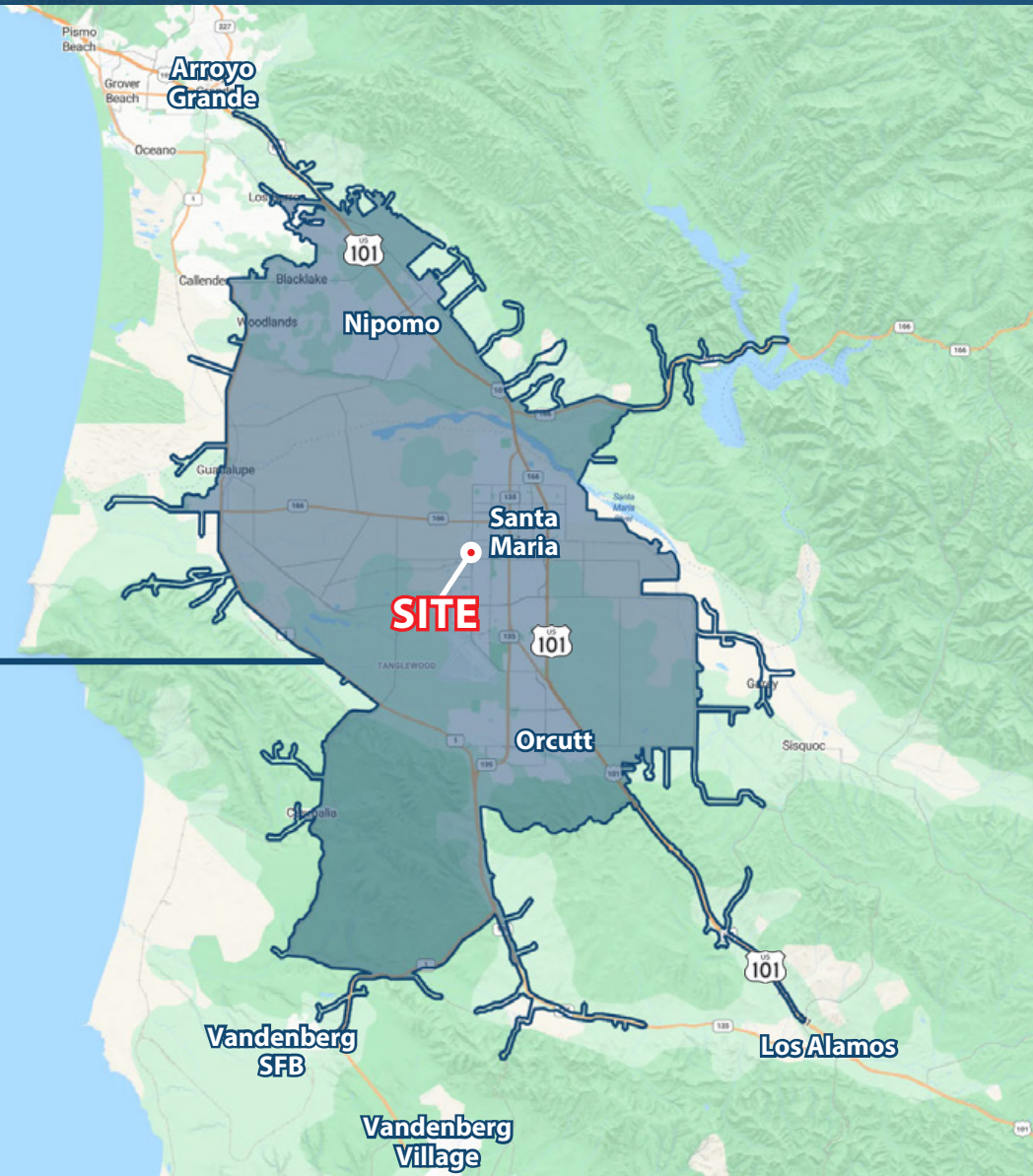
20 MINUTE DRIVETIME AREA

Total Population

177,788

Avg. Household Income

\$111,005



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Santa Maria

Agricultural hub with a side of tech

The Santa Maria Valley, nestled in California's Central Coast, is a burgeoning hub for businesses, offering a dynamic blend of demographic diversity and economic vitality. This region's robust agricultural base, coupled with its growing aerospace and technology sectors, presents a wealth of opportunities for enterprises across various industries. The area's strategic location, with access to major transportation corridors, facilitates seamless distribution and logistics operations. Additionally, the diverse and skilled workforce in the Santa Maria Valley is a cornerstone for businesses, providing a rich talent pool that drives innovation and growth. The region's commitment to economic development and community support further enhances its appeal as an ideal location for businesses looking to thrive in a competitive landscape.



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