

1105 S Blosser Road, Santa Maria

FOR SALE or LEASE | Industrial Building with Large Yard | 15,400 SF on 2.16 Acres



Francois DeJohn
805.898.4365
fran@hayescommercial.com



Hayes
COMMERCIAL GROUP

PROPERTY DETAILS

This industrial building with large yard space was previously occupied by United Rentals and is centrally located near the intersection of Blosser & Stowell in Santa Maria. The property is on a hard corner with multiple access points and offers excellent proximity to US 101 freeway and bustling commercial corridors. Very rare to find a high-quality industrial asset offering almost 1.5 acres of yard space!



BUILDING SIZE	15,400 SF (approximately)
PARCEL SIZE	2.16 acres / 93,889 SF (two parcels)
YARD AREA	60,000 SF (approximately)
APN	117-630-002 / 117-630-003
ZONING	PD / CM
YEAR BUILT	1981
RESTROOMS	Two sets
HVAC	Yes, in office area
CEILINGS	Approximately 10' in office, 20' in warehouse
LOADING	Three (3) roll-up doors

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5/18/26

OFFERING DETAILS

FOR SALE

PRICE **\$4,800,000**

PPSF **\$312**

OCCUPANCY **Vacant**

FOR LEASE

RATE **\$25,000/mo NNN**

NNN **Tenant responsibility**

AVAILABLE **Now**

TERM **10 years**



Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

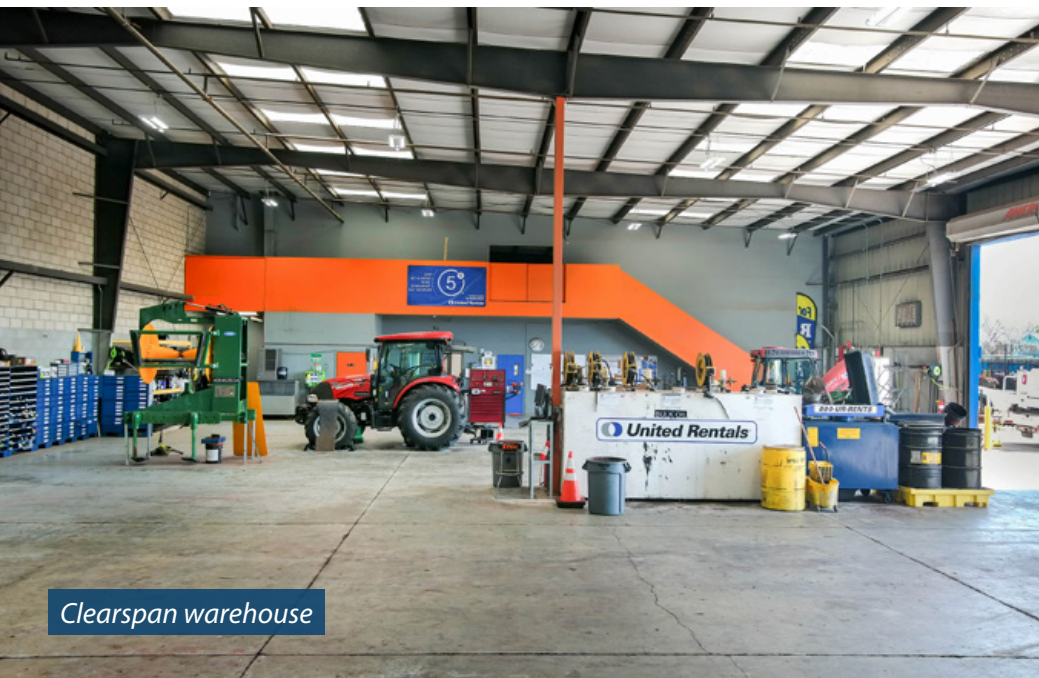
5/18/26



Strong identity corner location



Lobby



Clearspan warehouse



Mezzanine storage

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5/18/26

SANTA MARIA



Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5/18/26

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.

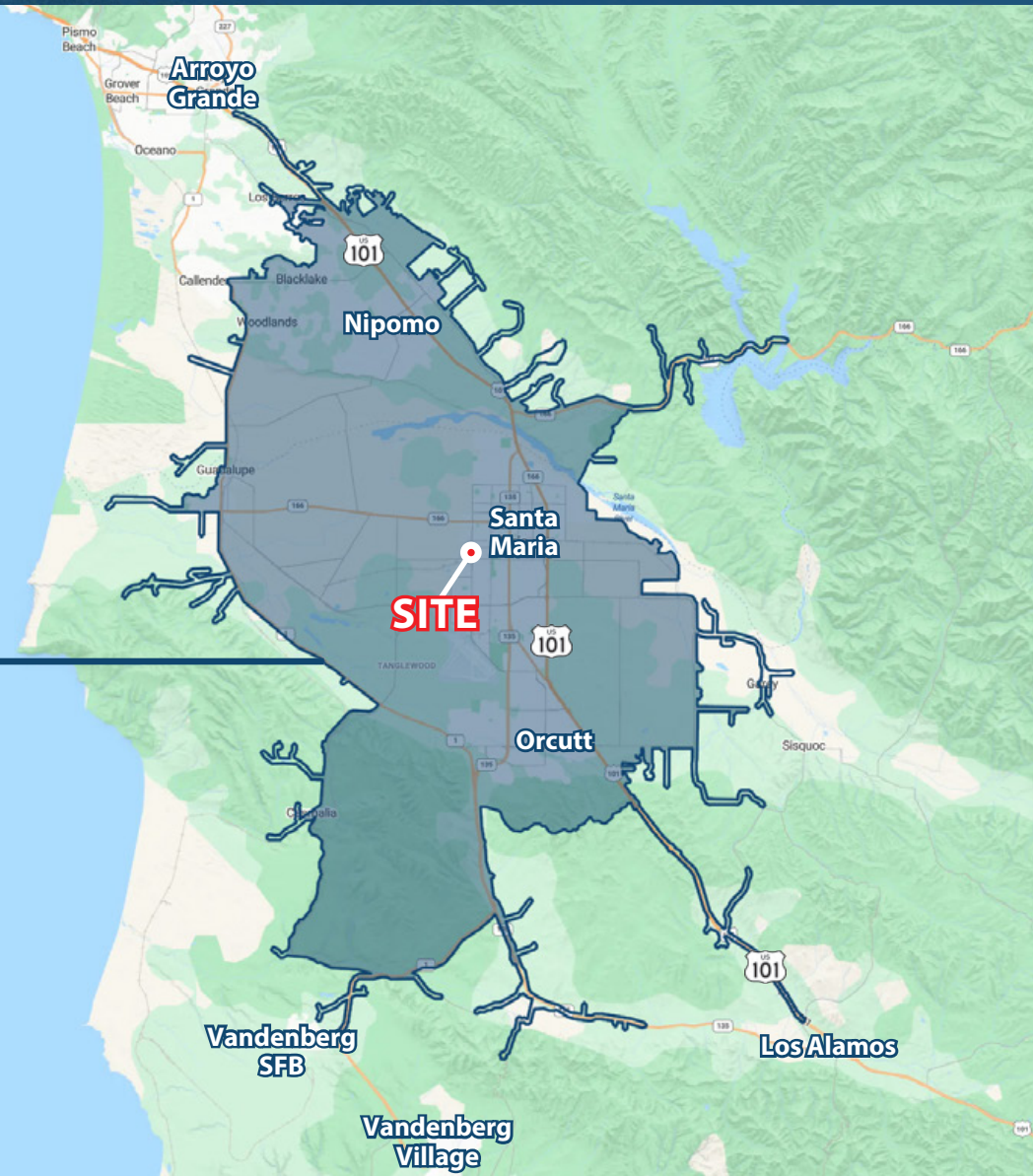
20 MINUTE DRIVETIME AREA

Total Population

177,788

Avg. Household Income

\$111,005



Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

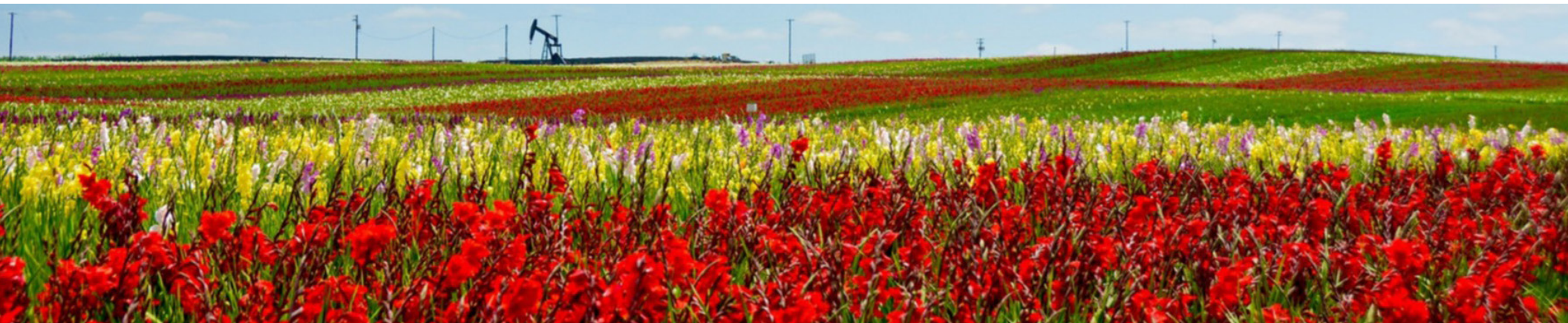
The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5/18/26

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.



Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
fran@hayescommercial.com
lic. 01144570



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

5/18/26