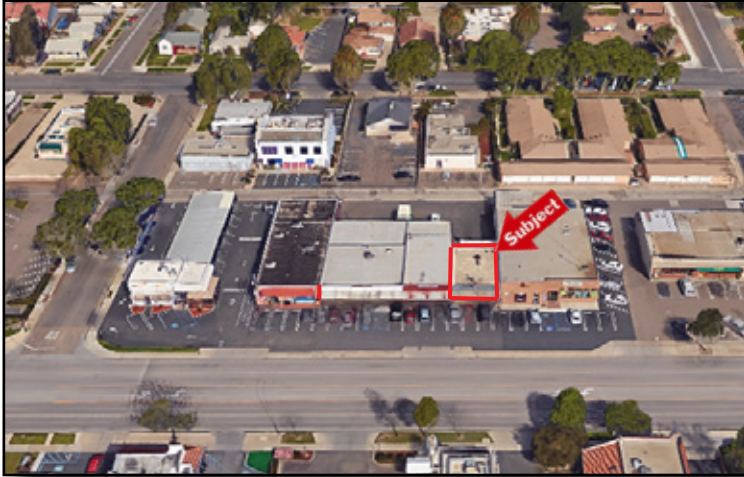


# SHOP SPACE FOR SALE

## 617 East Main Street, Santa Maria, CA



### Sale Details

- Sale Price: \$325,000.00 (\$152.78 Per SF)
- Cap Rate: 5.6% (actual)
- Cap Rate: 7.4% (projected 2016)

### Property Details

- Size: ±1,700 SF

Approximately 1,700 SF of “leased” in-line shop space for sale. Lease term expired on October 1, 2016. Current rent is \$1,600.00 per month, Gross. The Tenant has a three (3) year Lease Option at the end of their term, at market rent, if exercised. Front parking lot has recently been slurred and striped.



**Gerald Jankowski**  
(805)928-2800 ext. 106  
Gerald@PacificaCRE.com  
BRE#00791658

2520 Professional Parkway, Santa Maria, CA 93458 • Office: (805) 928-2800 Fax: (805) 349-9375 • [www.PacificaSantaMaria.com](http://www.PacificaSantaMaria.com)

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.