

+/- 2.38 acres
502-524 Barcellus,
Santa Maria, Ca

**For
Sale
Entitled
Project**

Contact:

Steve McCarty
805-543-1801
steve@staffordmccarty.com
CalBRE# 00977930

Steve Davis
805-543-1801
stevedavis@
staffordmccarty.com
CalBRE# 01843738



Features:

- ◆ Excellent location for Senior Living
- ◆ Infill Improved Parcel
- ◆ 80 units, 1 and 2 bedroom,
- ◆ Zoned: Zoned R3 High Density Residential (refer to zoning)
- ◆ Sale Price: \$3,000,000
- ◆ More information available upon request

Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com
CalBRE: 01240829



Summary

This property is both a key and unique development opportunity within the City of Santa Maria and the Central Coast region. This is a rare infill R3 Zoned amenity rich entitled project (PD 2016-0005) for Senior Apartments. 80 units in a mix of one and two bedrooms. The property is adjacent to medical services and walking distance to shopping centers.

Parcel Characteristics

| | |
|------------------------|--|
| APNs: | 128-067-032,033,034 |
| Unit Mix: | 19 units 2 Bdr (957 sq. ft.), 61 units 1 Bdr (599 sq. ft.) |
| Land Use Zones: | R3 High Density Residential |
| Utilities: | Available |
| Lot Gross Square Feet: | Approximately 103,676 sq. ft. |
| Former Use: | None: Vacant Land |



Steve McCarty – Steve Davis
Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 805-543-1801 (voice) 805-543-1857 (fax)
www.staffordmccarty.com - CalBRE: 01240829

Floor Plans – 1 bdr Units



UNIT TYPE "A" - 1 BEDROOM
SCALE 1/8"=1'-0"



UNIT TYPE "A2" - 1 BEDROOM
SCALE 1/8"=1'-0"

Floor Plan – 2 bdr Units



UNIT TYPE "B" - 2 BEDROOM
SCALE 1/8"=1'-0"

Steve McCarty – Steve Davis
Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 805-543-1801 (voice) 805-543-1857 (fax)
www.staffordmccarty.com - CalBRE: 01240829