

Available



Accelerating success.

Former Auto Dealer
Highway 101 and Main Street
5± Acres - Medical/Office/Retail

1313 E Main Street
Santa Maria, CA

Contact Broker

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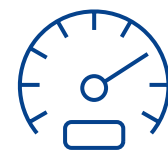
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Highlights



C-2 Zoning Most Flexible and Desirable



Former Auto Dealership for 60 Years



5.34 + Acres



Highway Adjacent



Redevelopment Opportunity

Accelerating success.

1313 E Main Street, Santa Maria

Property Overview

Prime Commercial Opportunity – 1313 East Main Street, Santa Maria, CA. Strategically located adjacent to Highway 101 and Main Street, bordering Santa Maria’s medical corridor, this high-visibility 5.34-acre site boasts exceptional exposure in the heart of Santa Maria. For over 60 years, the property has served as a premier Chevrolet dealership (currently Home Motors Chevrolet/Cadillac), featuring substantial existing buildings ideal for continued automotive use or adaptive reuse. Zoned C-2 General Commercial—widely regarded as one of the most flexible and desirable commercial zones in the City—this site permits a broad range of uses, including:

- » Medical offices and clinics
- » Professional offices
- » Retail stores and shopping centers
- » Automotive Uses
- » And many other general commercial applications

Ownership is open to various options:

- » Leasing the existing buildings (as-is or with modifications).
- » Ground lease opportunities.
- » Redevelopment into a medical campus, retail center, mixed-use project, or other high-value commercial ventures.

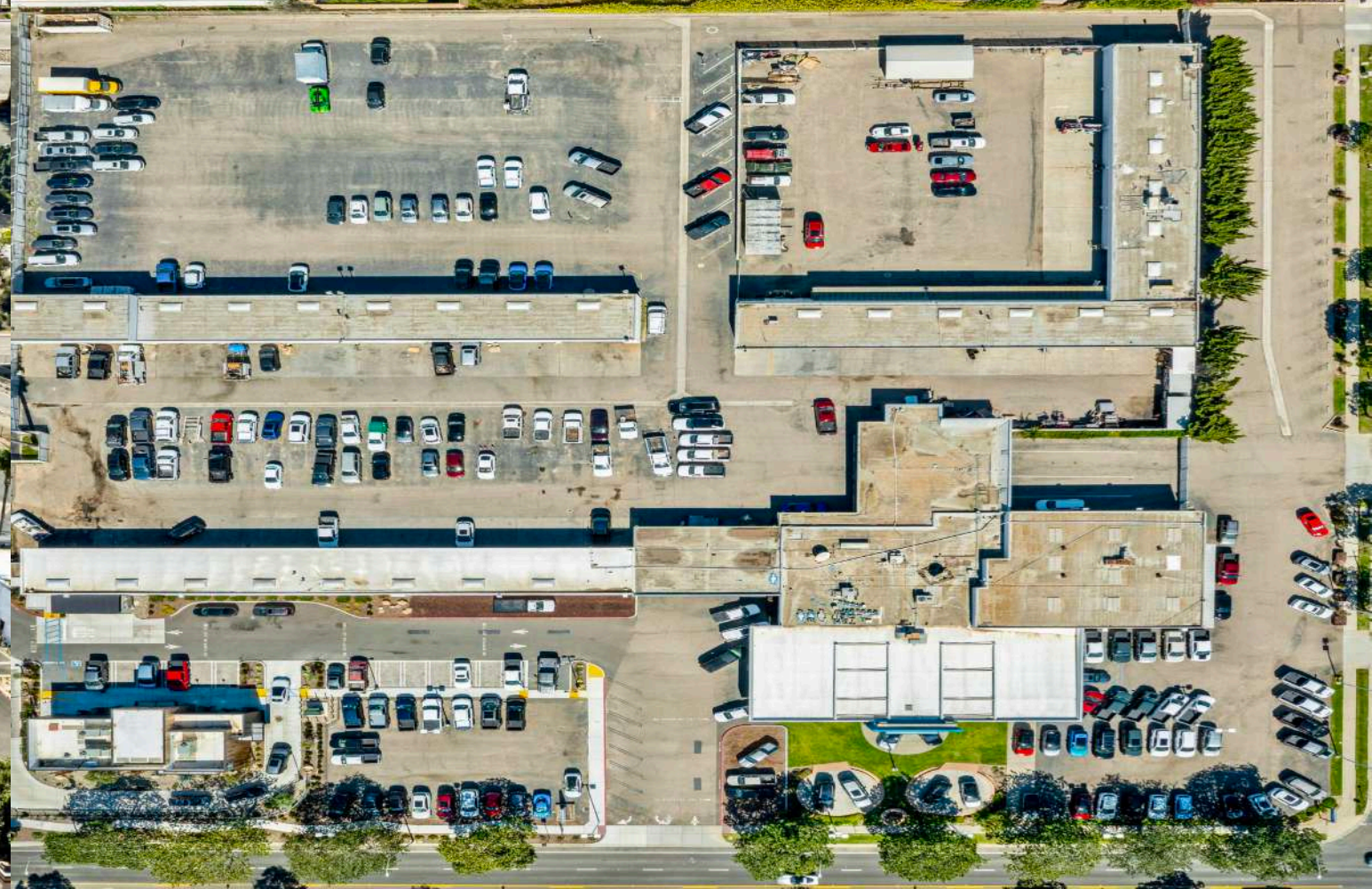
This rare combination of prime location, extensive acreage, flexible zoning, and established infrastructure presents a unique opportunity for investors, developers, or owner-users. Please inquire for additional details, pricing, or to schedule a site visit.

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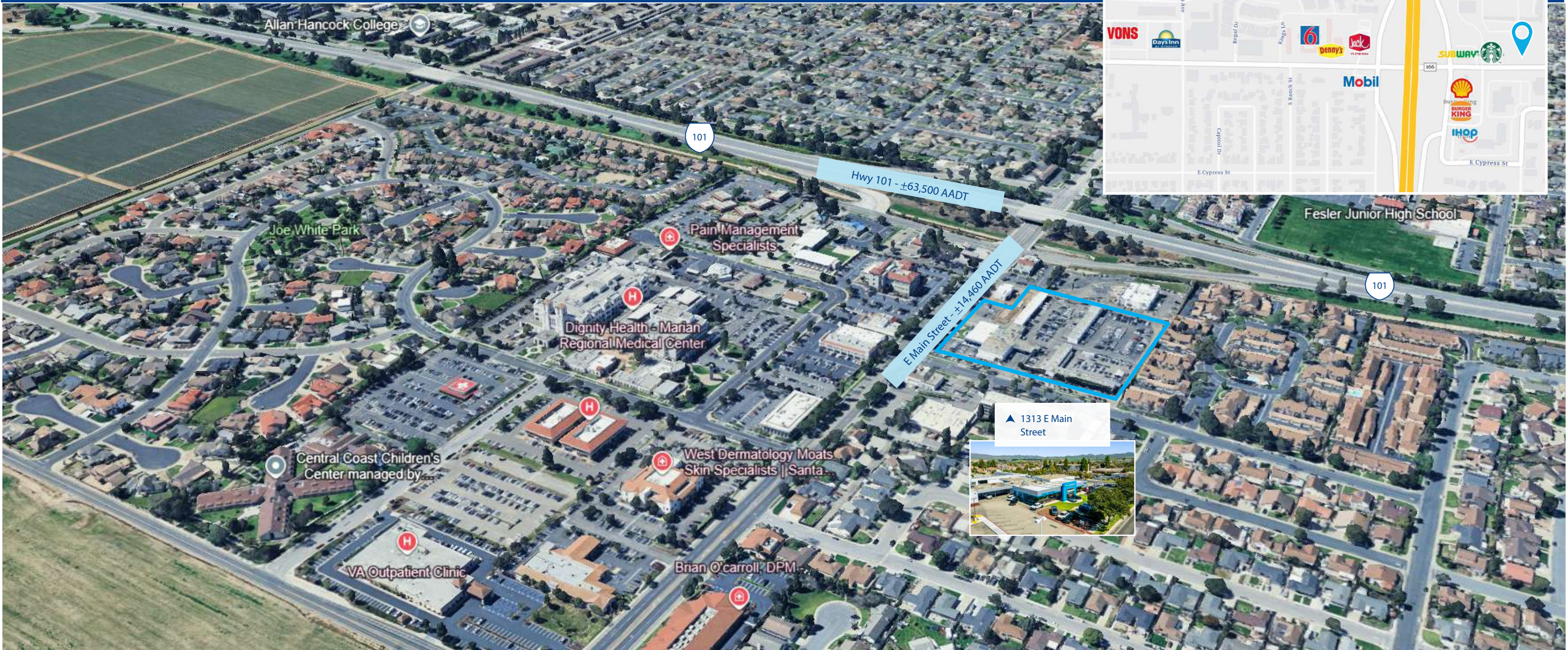
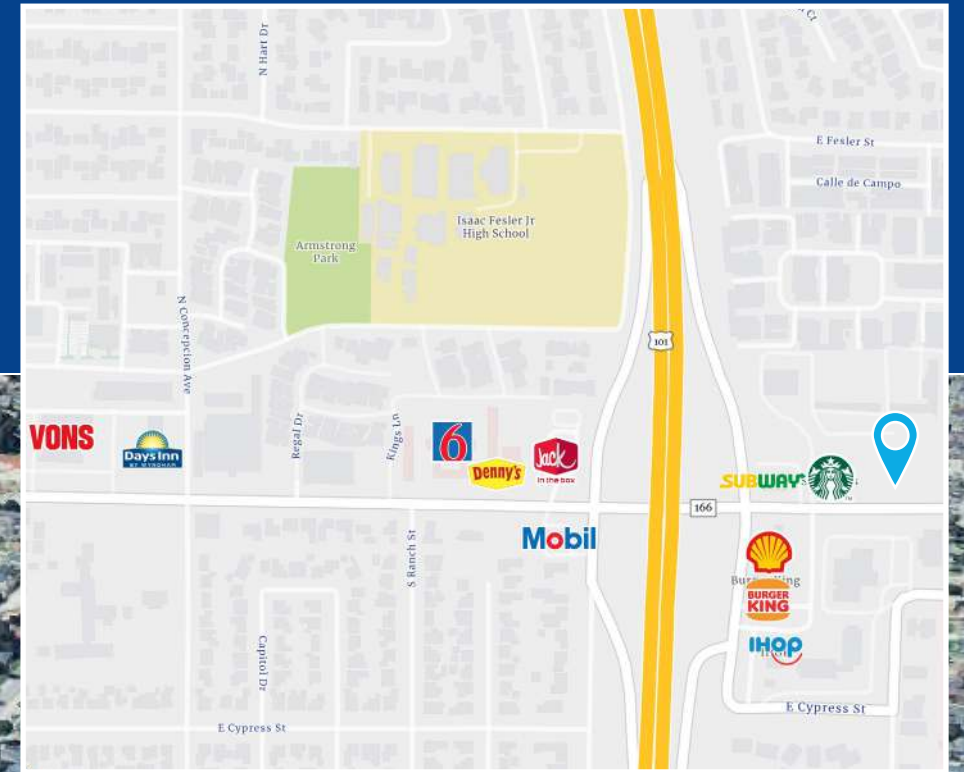
Location Highlights



Located at Hwy 101 and
Main Street Santa Maria



6 Miles to Santa Maria
Airport



Hwy 101 - ±63,500 AADT

E Main Street - ±14,460 AADT

▲ 1313 E Main Street

