

For Lease > Professional Healthcare Office

# High-Profile Medical Offices

In Rapidly-Developing,  
Regional Healthcare Hub

Marian Healthcare Plaza  
525 Plaza Drive | Santa Maria, CA



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FOR LEASE > HIGH-PROFILE MEDICAL OFFICE SPACE

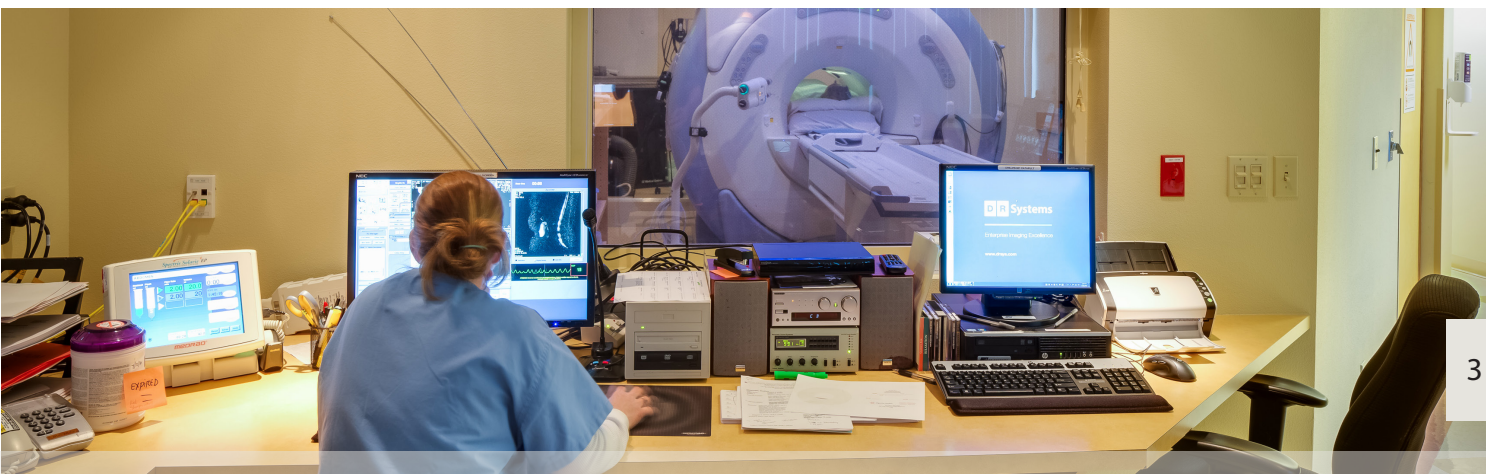
## Welcome to the Marian Medical Plaza

Marian Medical Plaza | 525 East Plaza Drive | Santa Maria, California

ADDRESS	525 East Plaza Drive
CITY	Santa Maria, California
PROPERTY TYPE	Medical Office (+/- 44,163 RBA)
AVAILABILITY	+/- 1,450 – 9,257 RSF
LEASE RATE	Call Listing Agent
PARKING	4.55/1000 SF

### PROPERTY HIGHLIGHTS

- > In close proximity to other medical tenants
- > 2 miles from Dignity Health's Marian Regional Medical Center and 1 mile away from Santa Maria's prime retail corridor
- > Elevator-served building with on-site security and day porter
- > Excellent access to Hwy 101
- > Move-in ready, turn-key spec suite completed (Suite 301)





FOR LEASE > HIGH-PROFILE MEDICAL OFFICE SPACE

## Suites Now Available for Lease

MARIAN MEDICAL PLAZA 525 EAST PLAZA DRIVE | SANTA MARIA, CA

The following suites are now available for lease at The Marian Medical Plaza at 525 Plaza Drive in Santa Maria, California. Floorplans available on following pages, or [contact an agent.](#)

### 2RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 200 > ± 3,096 SF **LEASED**

### 3RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 300\* > ± 1,940 SF

Suite 301\* > ± 2,445 SF

[New turn-key spec suite completed.](#)

Suite 306\* > ± 3,422 SF

Suite 307 > ± 1,450 SF

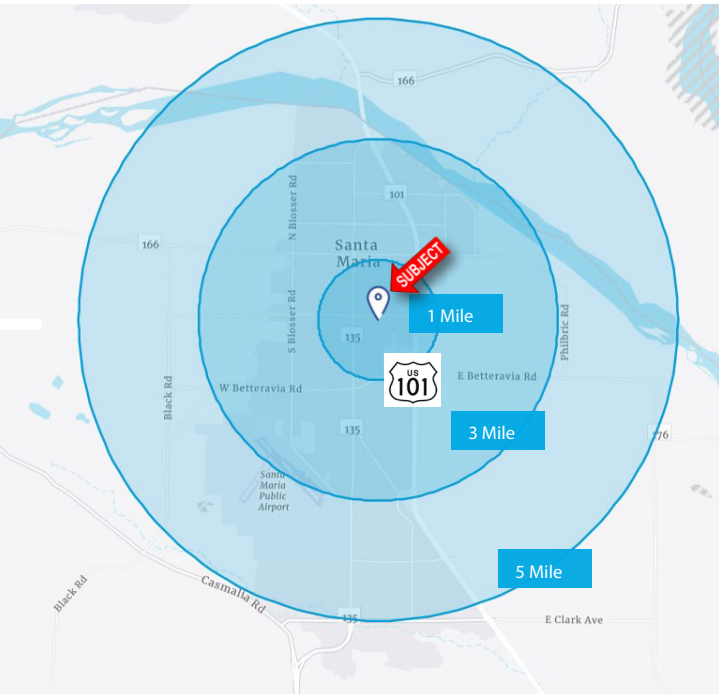
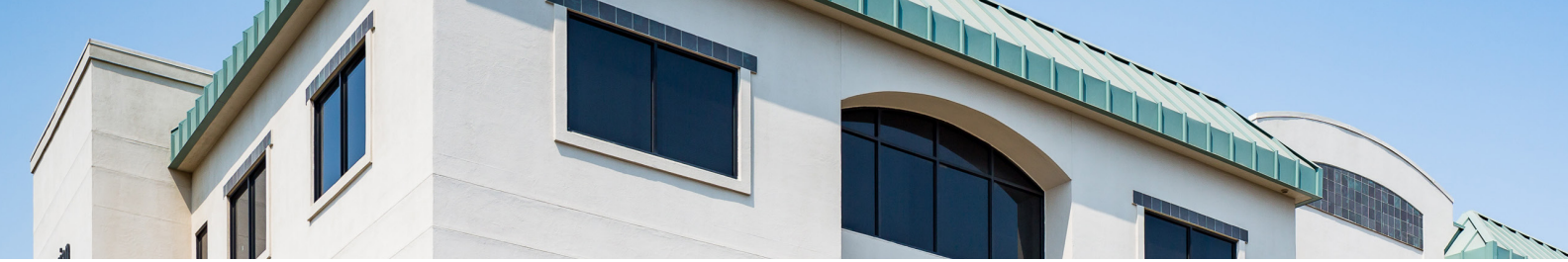
THIRD FLOOR TOTAL > ±9,257 SF



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## Local Highlights & Demographics

525 EAST PLAZA DRIVE | SANTA MARIA, CA

	1 Mile		3 Mile		5 Mile	
	2020	2025	2020	2025	2020	2025
1 Population	19,752	21,681	103,606	107,351	133,223	137,683
2 Households	5,503	6,115	28,076	29,122	37,439	38,718
3 Families	3,871	4,243	21,070	21,763	28,450	29,327
4 Average Household Size	3.53	3.49	3.66	3.65	3.53	3.52
5 Owner Occupied Housing Units	1,898	1,991	14,204	14,743	21,464	22,145
6 Renter Occupied Housing Units	3,605	4,125	13,872	14,379	15,975	16,573
7 Median Age	30.3	31.7	31.2	32.4	32.5	33.8
8 Median Household Income	\$53,672	\$58,121	\$61,796	\$67,311	\$68,006	\$75,197
9 Average Household Income	\$67,066	\$75,956	\$78,394	\$86,698	\$85,978	\$96,113



### Local Healthcare & Potential Referral Partners

1	Santa Maria Digestive Center
2	Santa Maria Gastroenterology
3	Villa Maria Healthcare Center
4	Valley Medical Plaza
5	Community Health Centers - Santa Maria III
6	Marian Hospice
7	Orthopedic and Surgical Health Center
8	Plaza Surgery Center
9	Central Coast Family Care - Family Practice
10	Shepard Eye Center & Optometry
11	Poole Orthodontics
12	Dignity Health - Nephrology
13	Premier Surgery Center of Santa Maria

# 2

## Second Level FLOORPLANS



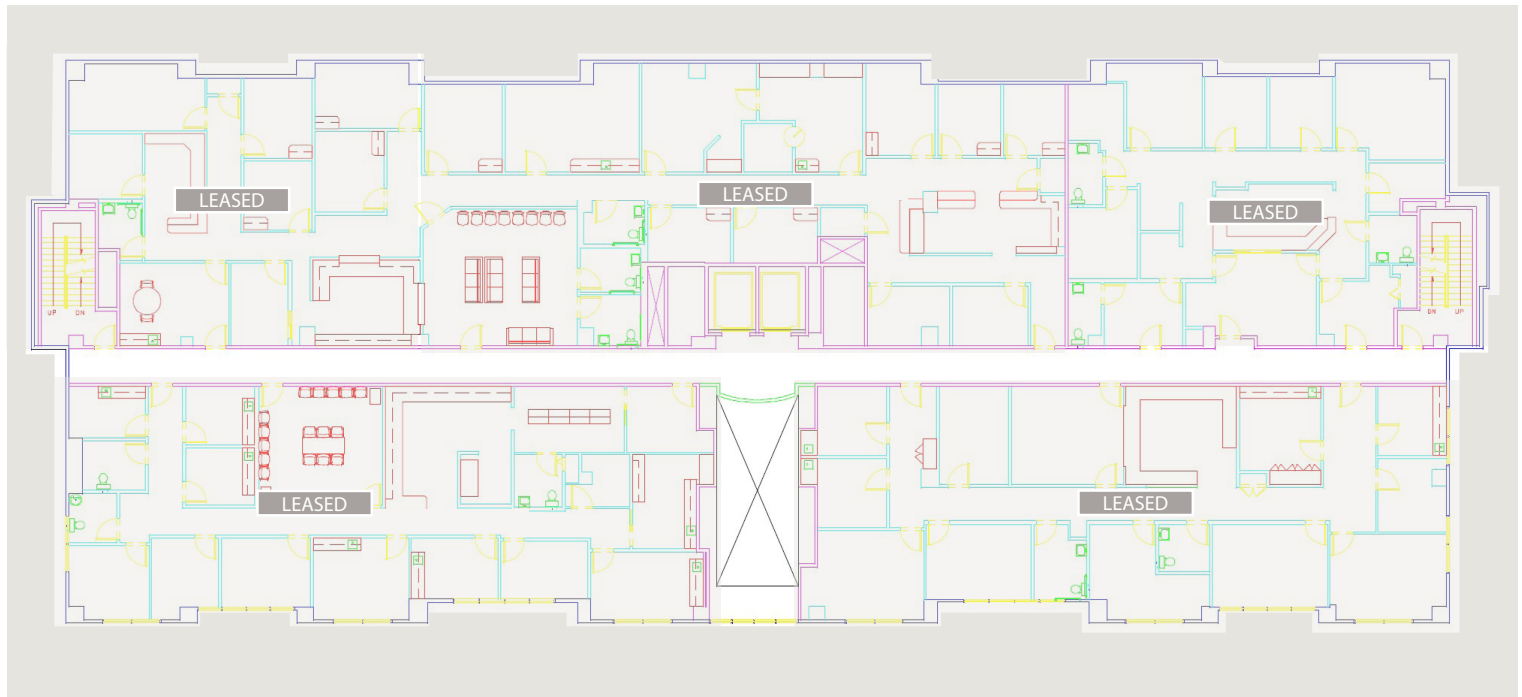
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## Second Level Floorplan & Available Suites

MARIAN MEDICAL PLAZA 525 EAST PLAZA DRIVE | SANTA MARIA, CA

2RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 200 → ± 3,096 SF **LEASED**



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# 3

## Third Level FLOORPLANS



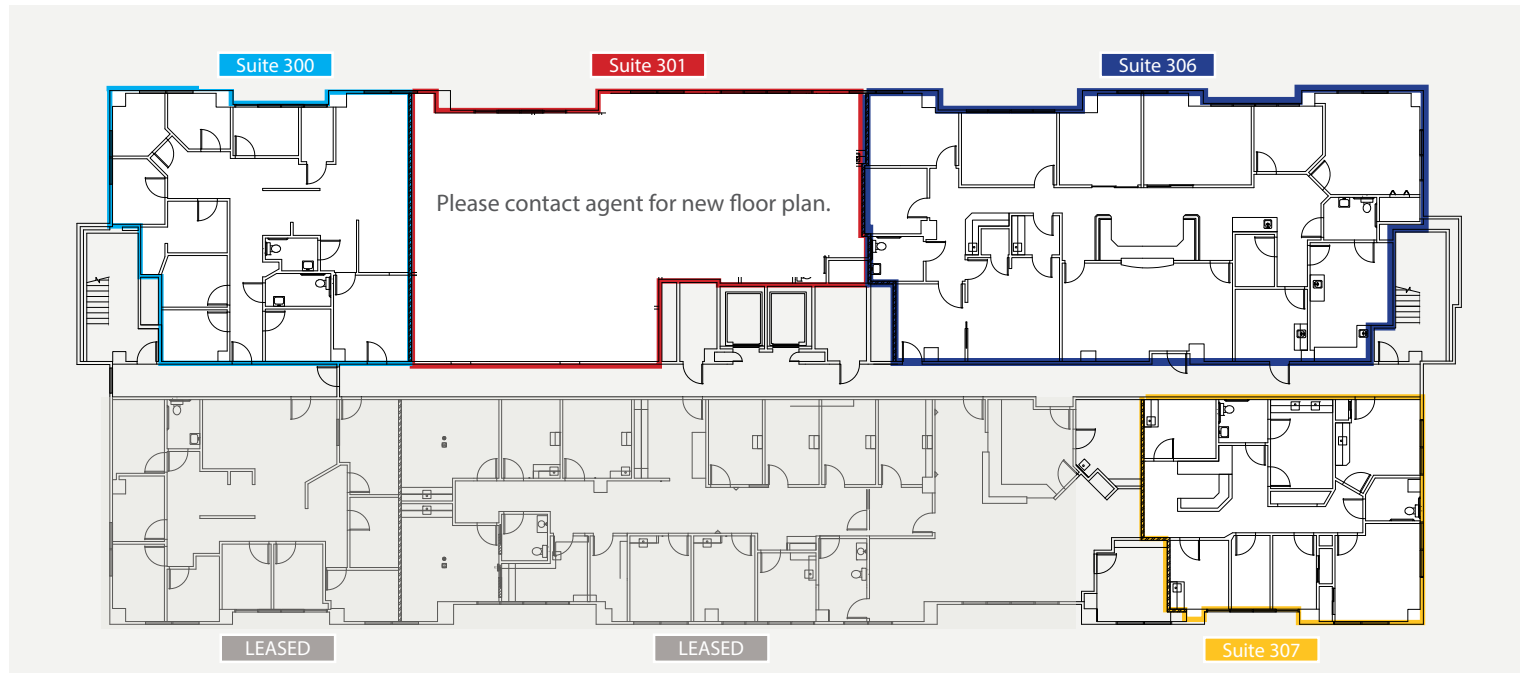
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## Third Level Floorplan & Available Suites

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3RD FLOOR SUITES NOW AVAILABLE FOR LEASE

Suite 300*	>	± 1,940 SF	
Suite 301*	>	± 2,445 SF	NEW turn-key spec suite completed.
Suite 306*	>	± 3,422 SF	
Suite 307	>	± 1,450 SF	
THIRD FLOOR TOTAL	>	±9,257 SF	





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