

# COMMERCIAL LAND AVAILABLE

Orcutt Rd & Union Valley Pkwy  
Orcutt, CA

**±43.44 ACRES**  
**FOR SALE OR LEASE**

**Zoned Commercial located  
in Santa Barbara County**



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# ORCUTT AERIAL

Orcutt, CA



Foods Co.  
JCPenney

OVABEANA  
HARDWARE  
WOODS

COSTCO Toys R Us  
TRADER JOE'S  
JOANN Michaels

Smart & Final  
Target  
GROCERY OUTLET  
CVS OSH

ROSS  
DRESS FOR LESS  
Pier 1 Imports

Walmart TJ-maxx  
Walmart Neighborhood Market  
PETSMART BEST BUY  
ASHLEY

KOHL'S  
Walgreens

FOODMAXX  
Party City  
fitness evolution

Albertsons

Santa Maria Airport

**SITE**

1

135

101

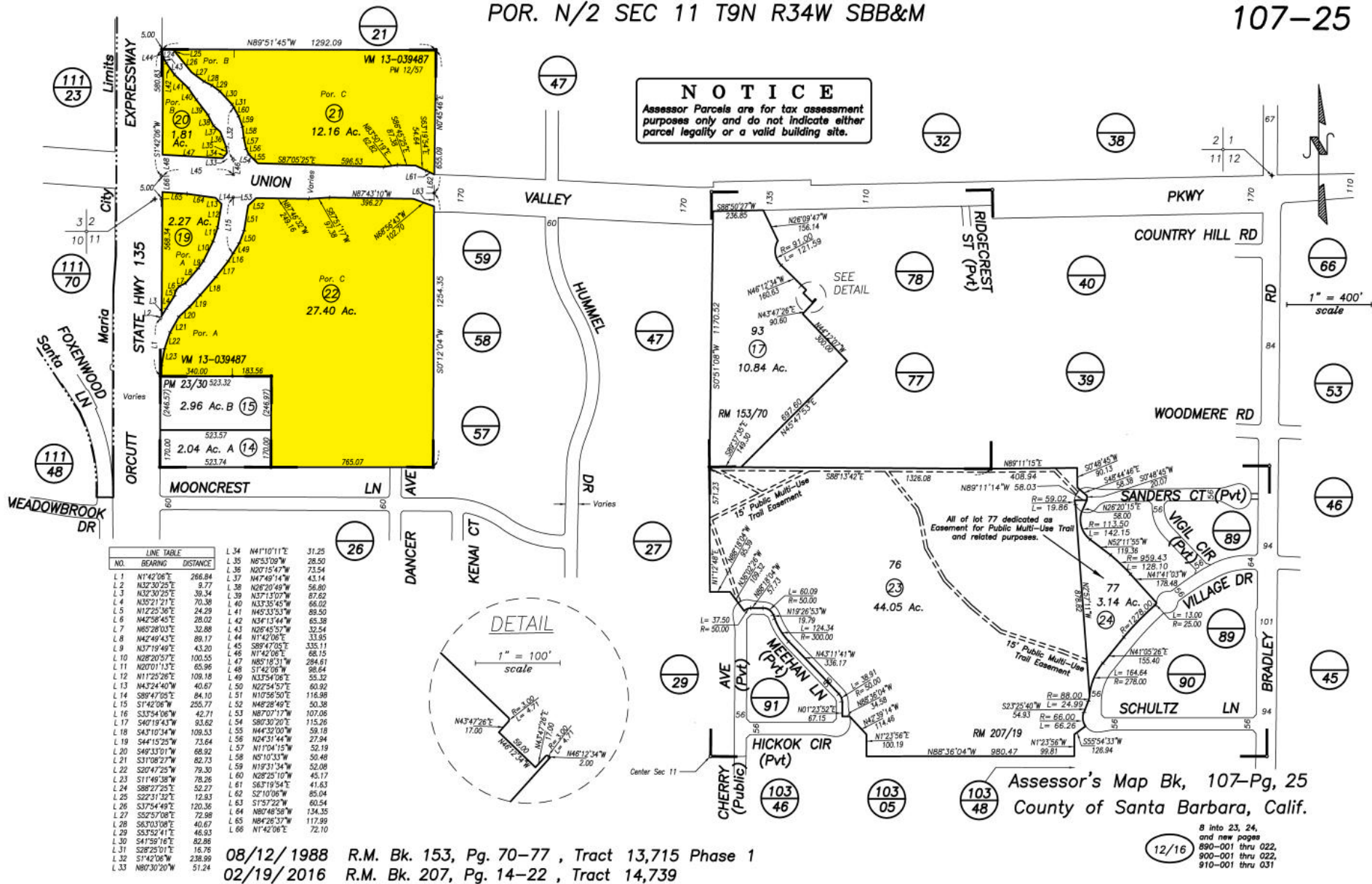
# PARCEL MAP

Orcutt, CA

POR. N/2 SEC 11 T9N R34W SBB&M

107-25

**NOTICE**  
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.



# DEMOGRAPHICS

POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Total Population	10,505	29,956	41,706	62,900	84,205
2024 Total Population	10,689	30,725	42,867	66,573	88,850
2019 Total Daytime Population	7,107	22,862	39,031	61,183	84,580
2019 Total Employees	17.91%	25.51%	40.07%	41.34%	43.06%
2019 Total Daytime at Home Population	82.09%	74.49%	59.93%	58.66%	56.94%
% 2019 Female population: Adult	38.1%	39.2%	39.6%	38.2%	36.6%
% 2019 Male population: Adult	36.9%	36.4%	36.2%	34.6%	34.4%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	81.6%	80.6%	78.1%	70.8%	66.9%
Black or African American	1.4%	1.6%	1.7%	1.8%	1.7%
Hispanic	28.5%	27.3%	31.0%	44.5%	54.1%
Asian	4.3%	4.7%	5.6%	6.0%	5.0%
Two or More Races	4.0%	3.9%	3.9%	3.8%	3.8%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	4,977	14,059	19,844	28,922	38,166
White collar	68.94%	62.23%	61.84%	55.02%	47.74%
Blue collar	31.06%	37.77%	38.16%	44.98%	52.26%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	6,784	19,771	27,525	39,102	50,222
No High School Diploma	9.6%	7.9%	9.5%	17.0%	26.0%
High school graduate, GED, or alternative	20.2%	20.3%	20.6%	20.0%	18.7%
College No Degree	26.0%	29.2%	28.5%	27.7%	24.8%
College or Advanced Degree	44.3%	42.5%	41.4%	35.2%	30.6%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Home value: Median	\$390,495	\$370,218	\$368,851	\$358,945	\$354,017
2019 Home value: Average	\$455,815	\$415,193	\$407,686	\$396,323	\$391,811

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Household Income: Median	\$96,960.62	\$82,223.08	\$81,418.06	\$73,372.74	\$67,132.24
% Median Income Change 2000 to 2010	14.5%	22.5%	24.2%	28.2%	31.9%
% Median Income Change 2000 to 2019	62.0%	48.2%	50.7%	49.9%	54.7%
% Median Income Change 2010 to 2024	70.3%	46.2%	46.3%	40.5%	41.4%
% Median Income Change 2019 to 2024	20.4%	20.8%	20.6%	20.2%	20.6%
2000 Household income: Average	\$69,033.09	\$64,833.03	\$63,634.83	\$59,229.46	\$55,176.38
2019 Household income: Average	\$126,462.27	\$107,661.15	\$105,006.72	\$95,070.47	\$88,320.40
2024 Household income: Average	\$153,230.42	\$133,655.49	\$130,915.09	\$117,043.94	\$108,999.74
up to \$24,999	9.3%	11.6%	11.6%	14.5%	15.8%
\$25,000 to \$49,999	14.6%	16.8%	17.7%	19.7%	21.5%
\$50,000 to \$74,999	14.1%	17.2%	16.6%	16.9%	18.4%
\$75,000 to \$124,999	25.9%	27.1%	27.9%	26.7%	24.9%
\$125,000 to \$199,999	21.8%	17.7%	17.3%	15.0%	13.4%
\$200,000 or more	14.3%	9.7%	9.0%	7.1%	6.0%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2019 Households	3,450	10,645	14,737	20,604	25,971
2024 Households	3,464	10,782	14,953	21,443	27,007
% Household Change 2000 to 2010	4.6%	3.9%	13.7%	17.4%	14.1%
% Household Change 2000 to 2019	5.0%	5.9%	16.2%	26.4%	21.4%
% Household Change 2010 to 2024	.8%	3.3%	3.8%	12.0%	10.6%
% Household Change 2019 to 2024	.4%	1.3%	1.5%	4.1%	4.0%
Average Household Size	3	3	3	3	3
Owner occupied	79.5%	77.5%	76.2%	68.4%	60.2%
Renter occupied	20.5%	22.5%	23.8%	31.6%	39.8%
% Households with children under 18	33.2%	30.6%	30.9%	34.9%	37.4%
% Households with no children under 18	66.8%	69.4%	69.1%	65.1%	62.6%