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# CROSSROADS

AT SANTA MARIA  
2120 South Bradley Road | Santa Maria



**WESTAR  
ASSOCIATES**

**FOR LEASING, PLEASE CONTACT:**

800.353.7822

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westarassociates.com

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## HIGHLIGHTS

- + A 492,000sf power center
- + Located at the Highway 101 & Betteravia Road interchange offering consumers ease of access while expanding the Center's drawing power
- + Unmatched visibility with Highway 101 frontage, as well as pylon, monument, and storefront signage opportunities
- + Top 2% in shopping center visits nationwide (Placer.ai)
- + Unparalleled cross-marketing opportunities with national, regional, and local tenant mix

Join these major tenants in the area



## TRAFFIC COUNTS (PLACER.AI)

- + ± 84,000 average cars per day on Highway 101 at Betteravia Rd.
- + ± 178,000 customer visits per week
- + ± 6.8 million customer visits in the past year

## 2024 DEMOGRAPHICS (COSTAR, SITES USA & CREDITINTELL)

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	81,113	142,358	167,721
<b>Average Household Income:</b>	\$94,298	\$98,432	\$99,128
<b>Employee Population:</b>	39,033	48,266	54,130



WELCOME TO SANTA MARIA



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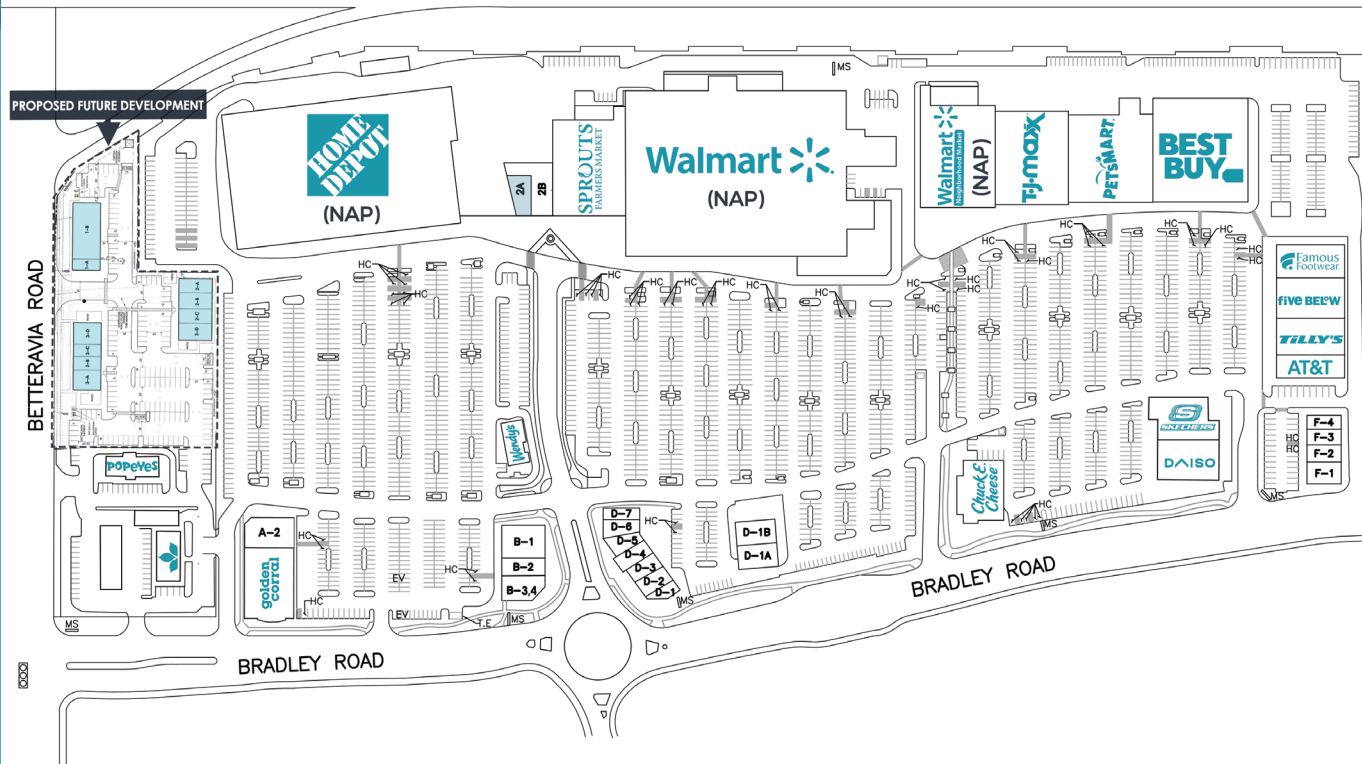
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US HIGHWAY 101



UNIT	TENANT	SQ. FT.
BLDG-1	Home Depot (NAP)	105,700sf
BLDG-3	Sprouts Farmers Market (Coming Soon)	24,197sf
BLDG-4	Walmart (NAP)	135,000sf
BLDG-5	Walmart Neighborhood Market (NAP)	32,000sf
BLDG-6	TJ Maxx	24,500sf
BLDG-7	Petsmart	26,040sf
BLDG-8	Best Buy	30,132sf
2-A	<b>AVAILABLE</b>	<b>1,066sf</b>
2-B	La Michoacana Plus	2,934sf
A-1	Golden Corral	11,060sf
A-2	Angry Chickz (Coming Soon)	3,540sf
B-1	Work World	5,000sf
B-2	Bricks & Minifigs (Coming Soon)	2,095sf
B-3,4	Aspen Dental	3,593sf
PAD-C	Wendy's	2,940sf
D-1	Vogue Nails	1,200sf
D-2	101 Grill	1,300sf
D-3	Blenders In The Grass	1,500sf
D-4	Sourdough & Co. (Coming Soon)	1,500sf
D-5	FedEx Office	2,400sf
D-6	GameStop	1,600sf
D-7	Oportun	1,600sf
PAD-E	Chuck E. Cheese's	10,600sf
F-1	Emerge CrossFit	4,200sf
F-2	Ami Nails	1,460sf
F-3	GNC	1,460sf
F-4	Jersey Mike's Subs	1,680sf
9-A	Famous Footwear	7,080sf
9-B	Five Below	9,180sf
9-C, D	Tilly's	9,660sf
9-E	AT&T Wireless	4,080sf
D-1A	Krispy Kreme Doughnuts	2,760sf
D-1B	Mountain Mike's Pizza	2,740sf
E-1A,B	Daiso	8,000sf
E-1C,D	Skechers	8,000sf

Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



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