

# COLLEGE SQUARE

AT SANTA MARIA

570 East Betteravia Road | Santa Maria

LINK  
TO  
VIDEO



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

# COLLEGE SQUARE

AT SANTA MARIA

## HIGHLIGHTS

- + A 55,025 square foot neighborhood shopping center
- + Located just west of the Highway 101 & Betteravia Road interchange offering consumers ease of access while expanding the center's drawing power
- + Most prominent neighborhood center in Santa Maria and defines the term "best-in-class" due to its superior design, efficient site plan, and quality tenant roster

Join these major tenants at College Square



## TRAFFIC COUNTS (PLACER.AI)

- + ± 47,000 average cars per day on East Betteravia Road + College Drive
- + ± 36,000 customer visits per week

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

	1 Mile	3 Mile	5 Mile
Population:	17,313	89,958	142,600
Average Household Income:	\$103,075	\$91,498	\$98,563
Employee Population:	11,324	40,569	48,440



WELCOME TO SANTA MARIA

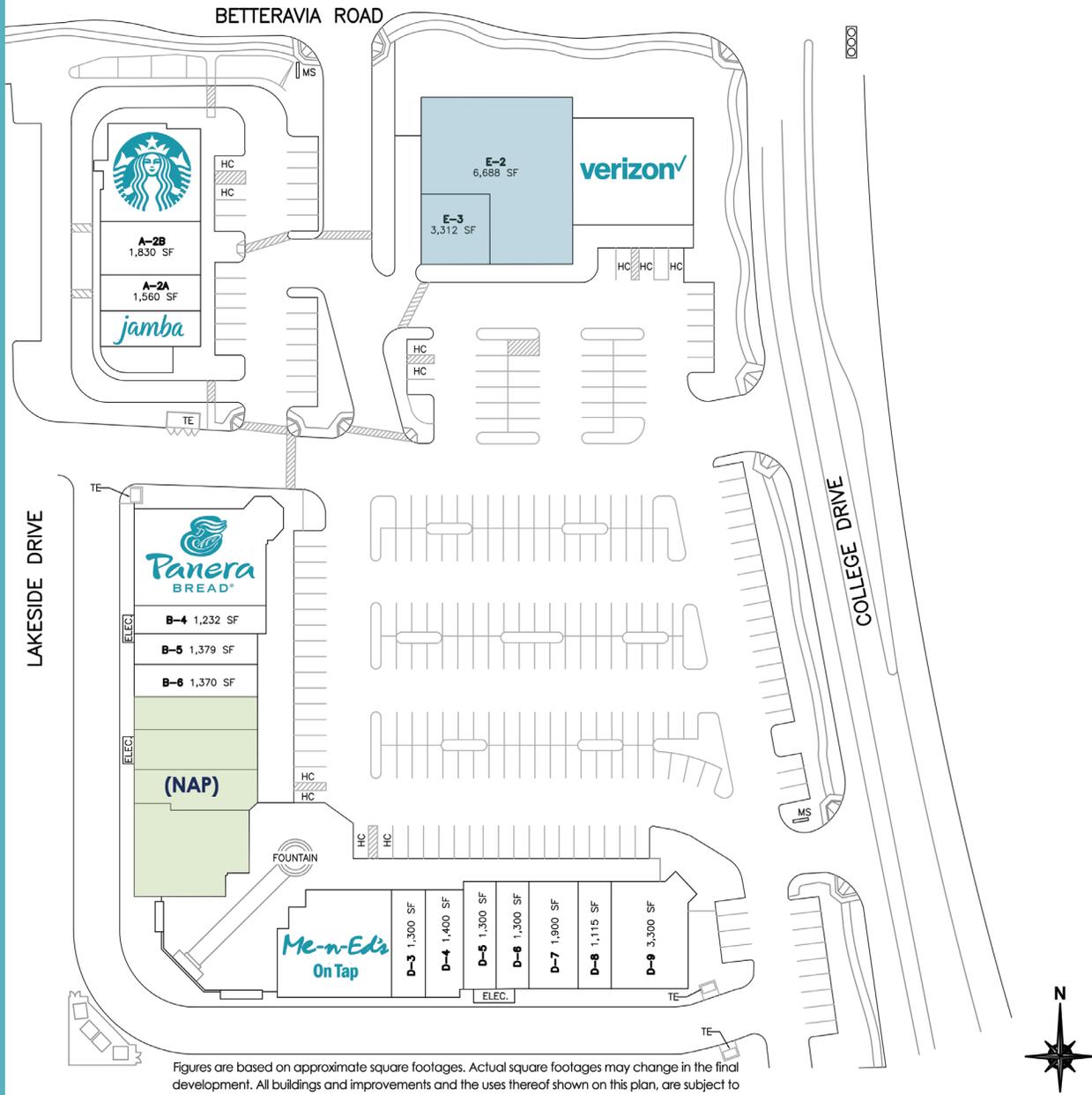


570 East Betteravia Road | Santa Maria | 93454

**WESTAR ASSOCIATES**  
 800.353.7822  
 info@westar1.com  
 westarassociates.com

# COLLEGE SQUARE

AT SANTA MARIA



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.



UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835sf
A-2A	Ritual Reform	1,560sf
A-2B	Apricot Lane Boutique	1,830sf
A-3	Jamba Juice	1,300sf
B-1,2,3	Panera Bread	4,664sf
B-4	The UPS Store	1,232sf
B-5	Happy Toenail	1,379sf
B-6	Sport Clips	1,370sf
C-1	Anthony's Jewelers (NAP)	1,320sf
C-2	Southern California Gas Co. (NAP)	1,740sf
C-3	Salon Lux (NAP)	1,430sf
C-4	(NAP)	3,510sf
D-1,2	Me-N-Ed's Pizzeria & Craft House	4,240sf
D-3	The Joint Chiropractic	1,300sf
D-4	Wingstop	1,400sf
D-5	Perfect Eyebrows	1,300sf
D-6	See's Candies	1,300sf
D-7	T-Mobile	1,900sf
D-8	US Navy Recruitment Office (Coming Soon)	1,115sf
D-9	Pearson Vue	3,300sf
E-1	Verizon Wireless	5,000sf
E-2	<b>AVAILABLE</b>	<b>6,688sf</b>
E-3	<b>AVAILABLE 10/1/26</b>	<b>3,312sf</b>



570 East Betteravia Road | Santa Maria | 93454

**WESTAR ASSOCIATES**  
 800.353.7822  
 info@westar1.com  
 westarassociates.com

# COLLEGE SQUARE

AT SANTA MARIA



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES  
800.353.7822  
info@westar1.com  
westarassociates.com