

COLLEGE SQUARE

A T S A N T A M A R I A

570 East Betteravia Road | Santa Maria

LINK
TO
VIDEO



WESTAR
ASSOCIATES

FOR LEASING, PLEASE CONTACT:

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westarassociates.com

COLLEGE SQUARE

AT SANTA MARIA

HIGHLIGHTS

- + A 55,025sf 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)

- + ± 37,000 average cars per day on East Betteravia Road + College Drive
- + ± 31,000 customer visits per week

2025 DEMOGRAPHICS

(COSTAR & PLACER.AI)

	1 Mile	3 Mile	5 Mile
 Population:	18,315	91,195	144,387
 Average Household Income:	\$108,954	\$117,159	\$122,775
 Employee Population:	11,184	39,540	47,720



WELCOME TO SANTA MARIA



570 East Betteravia Road | Santa Maria | 93454

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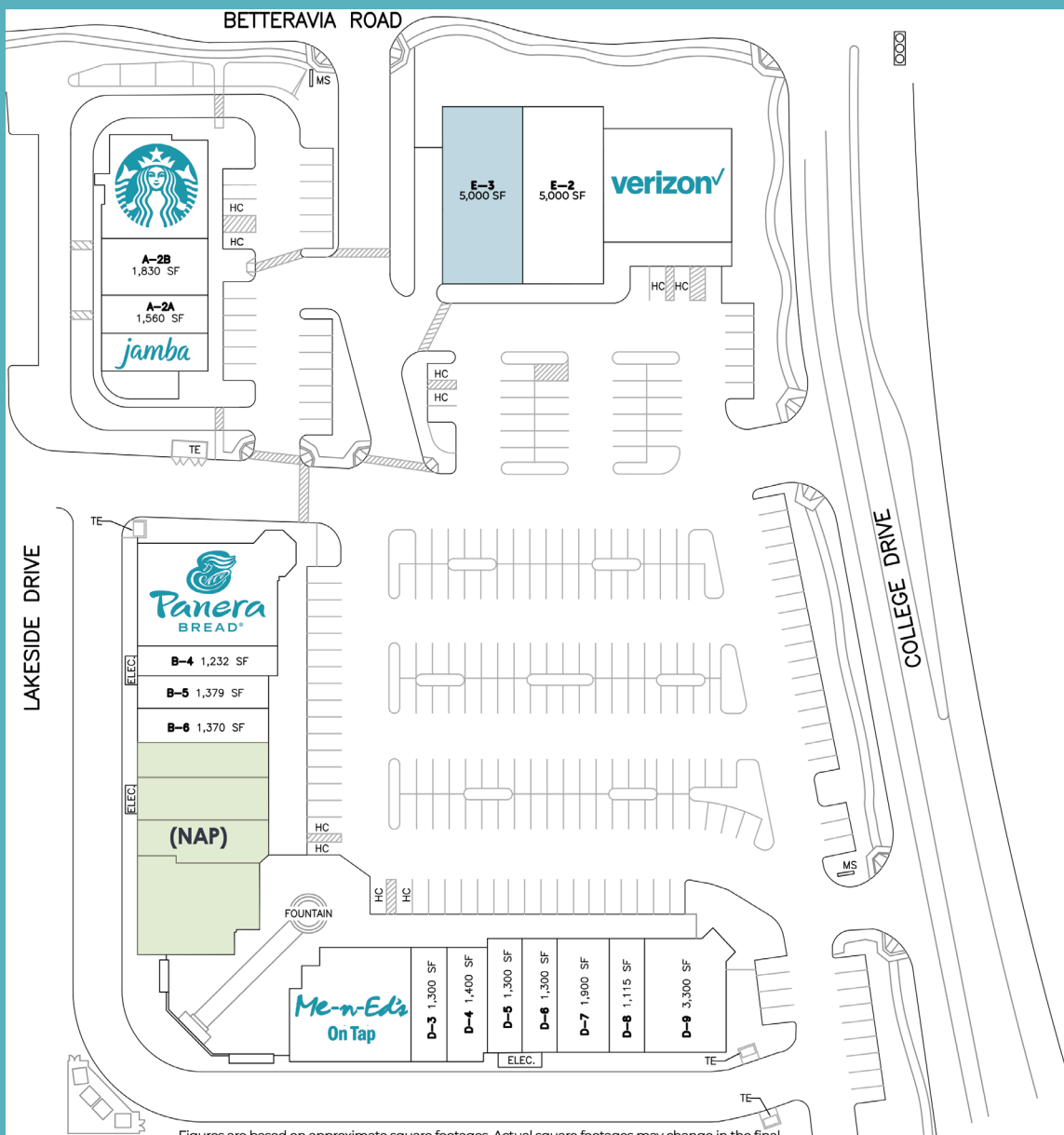
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BETTERAVIA ROAD



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	The Men's Wearhouse (Coming Soon)	5,000sf
E-3	AVAILABLE 10/1/26	5,000sf



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