

# FOR LEASE Former Cracker Barrel Restaurant Space ±9,170 SF



905 E. Betteravia Road | Santa Maria, CA  
±9,170 SF with a ±1,316 SF porch

Chris Garner  
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Lic #01010310



2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## “Enos Ranch Center”

### Santa Maria’s Premier Freeway Development

- Location:**
- US Highway 101 & Betteravia Road Interchange
  - Adjacent to existing Power Center (Cross Roads Center)
  - Excellent Visibility From US 101
  - Regional Draw Location
  - Rare Large Freeway Oriented Parcel in The City of Santa Maria, California

**Size:** ±9,170 SF with a ±1,316 SF porch (See Floor Plan)

**Pricing:** Inquire

**Delivery:** Immediately

**Traffic Counts:** Highest in Santa Maria  
US 101: 59,800 (2013 AADT)  
E. Betteravia Road: 30,500 (2013 ADT)  
College Drive: 27,815 (2013 ADT)

**Comments:** Unique opportunity to locate in this incredible freeway visible project at the Gateway to Santa Maria. Due to its location and proximity to an established power center, Enos Ranch is the newest regional draw in Santa Maria. Call listing agent for additional information.



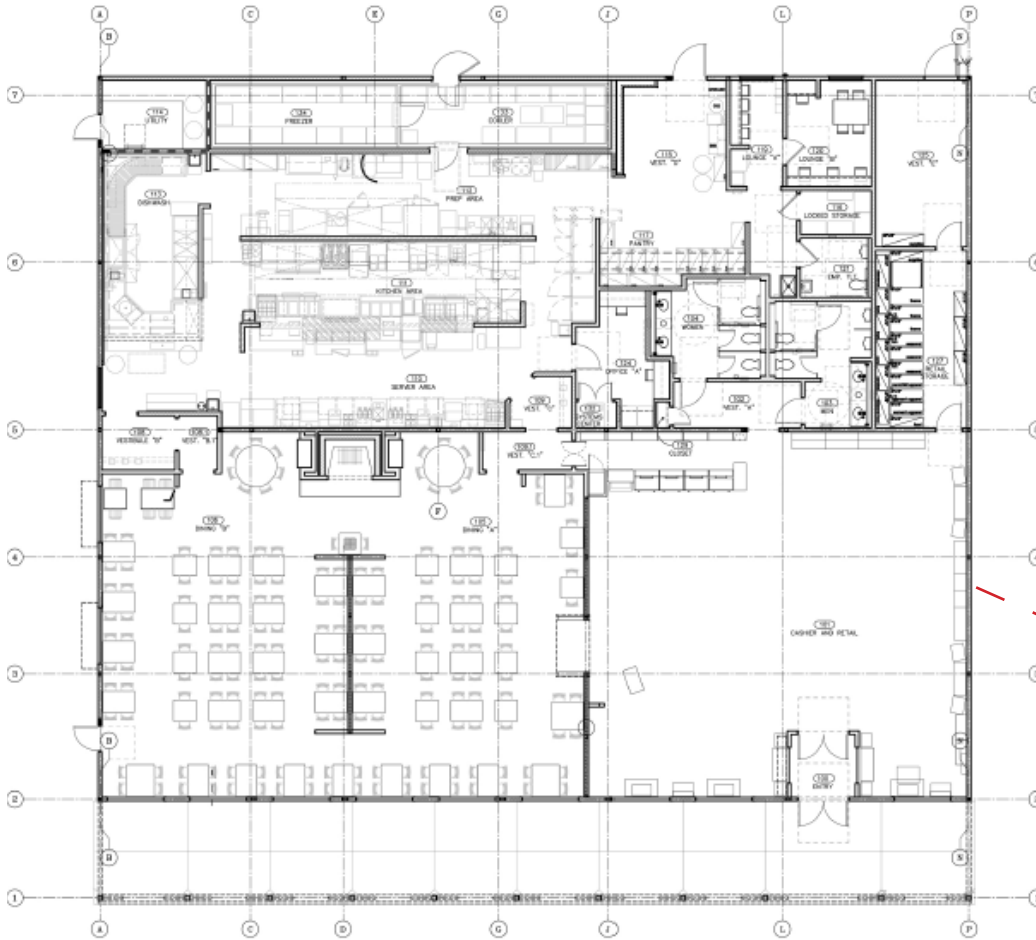
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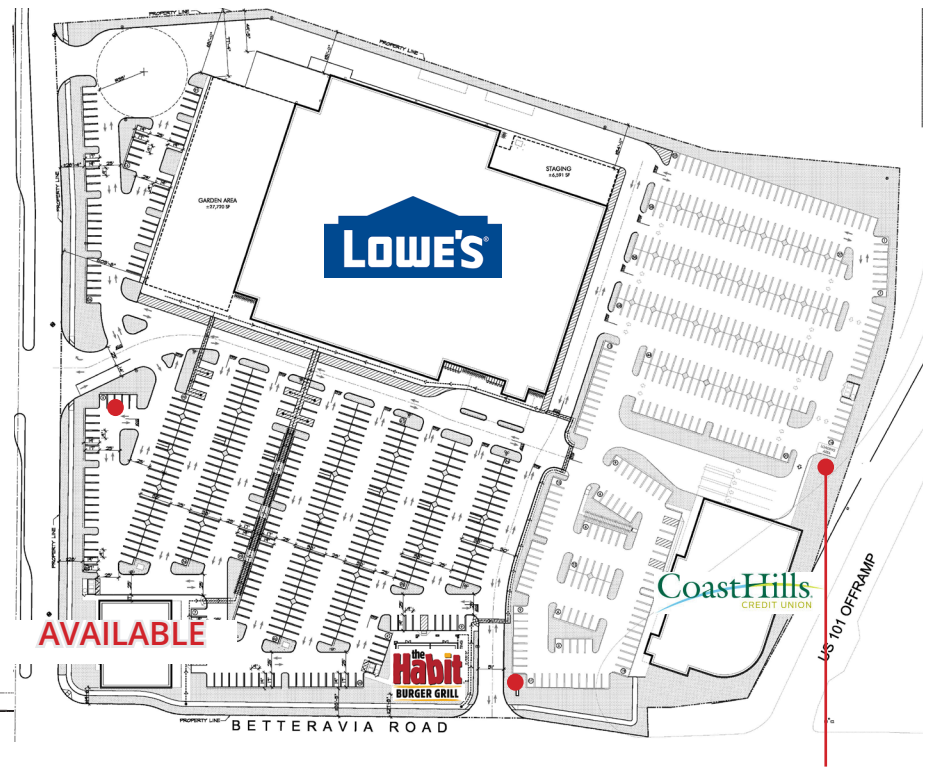
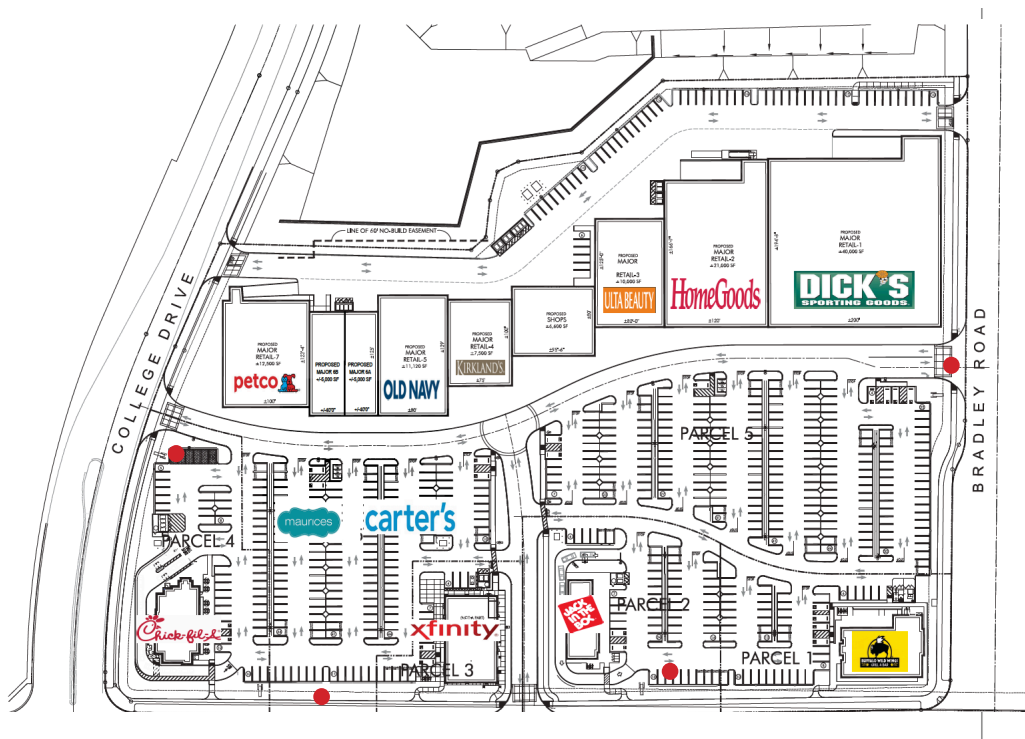
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FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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● Monument Sign

Freeway Pylon

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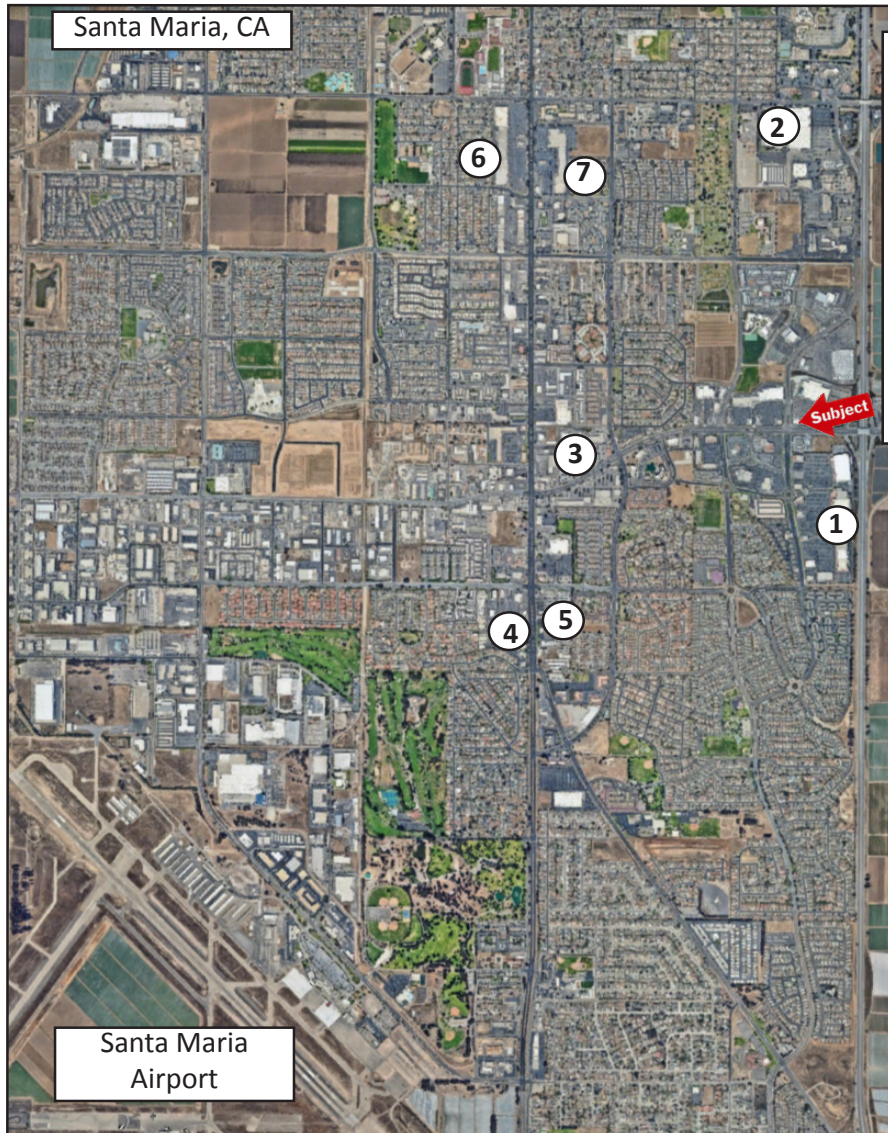
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## Santa Maria Centers

1. Crossroads Center
2. Trader Joe's Center
3. Target Center
4. Kohl's Center
5. Broadway Pavilion
6. FoodsCo/JC Penny Center
7. Vallarta Market



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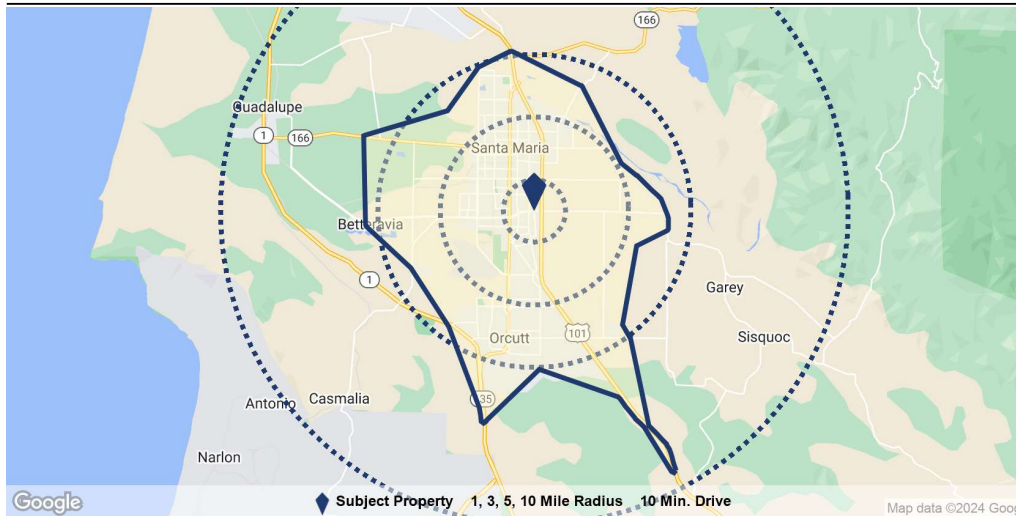


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## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
<b>Population</b>					
Population	13,620	89,852	142,902	169,335	142,819
5 Yr Growth	4.8%	0.8%	0.2%	0.2%	-0.9%
Median Age	32	31	32	32	32
5 Yr Forecast	33	33	33	34	34
White / Black / Hispanic	81% / 3% / 60%	85% / 2% / 68%	85% / 2% / 64%	86% / 2% / 63%	36% / 1% / 67%
5 Yr Forecast	81% / 3% / 63%	84% / 2% / 70%	85% / 2% / 66%	85% / 2% / 65%	36% / 1% / 67%
Employment	8,916	37,267	45,078	50,886	67,706
Buying Power	\$351M	\$1.9B	\$3.4B	\$4B	\$3.3B
5 Yr Growth	5.6%	3.2%	2.3%	2.5%	-1.2%
College Graduates	15.9%	13.1%	14.6%	15.1%	21.1%
<b>Household</b>					
Households	4,829	26,630	42,166	50,373	40,647
5 Yr Growth	5.1%	1.1%	0.4%	0.4%	-1.0%
Median Household Income	\$72,677	\$71,941	\$79,453	\$79,547	\$81,376
5 Yr Forecast	\$73,049	\$73,461	\$80,981	\$81,163	\$81,148
Average Household Income	\$80,072	\$86,816	\$96,465	\$97,813	\$98,604
5 Yr Forecast	\$79,966	\$88,116	\$97,988	\$99,422	\$98,645
% High Income (>\$75K)	48%	48%	53%	53%	54%
<b>Housing</b>					
Median Home Value	\$415,189	\$440,510	\$450,553	\$457,979	\$452,298
Median Year Built	2001	1981	1981	1982	1979
Owner / Renter Occupied	44% / 56%	49% / 51%	58% / 42%	59% / 41%	58% / 42%

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