

# ENOS RANCH WEST

SANTA MARIA, CALIFORNIA

±1,200 SF RESTAURANT SPACE AVAILABLE FOR LEASE



## LOCKEHOUSE



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# SUMMARY & HIGHLIGHTS

## SUMMARY

**ADDRESS** 471 E. Betteravia Rd., Santa Maria, CA

**AVAILABLE** ±1,200 SF Restaurant Space

**ASKING RENTS** \$4.25/SF, NNN (est. \$0.88/SF)

**TERM** Negotiable

**PARKING** Ample

**AVAILABLE** Now

**TRAFFIC COUNTS** E. Betteravia Rd., - 29,594 ADT

S. College Dr., - 9,762 ADT

\*Traffic Counts Source: Sites USA REGIS Online 12/04/24

## HIGHLIGHTS

- Anchored by ALDI, Boot Barn, and Guitar Center
- Located in the highest density retail corridor of Santa Maria
- Great visibility at signaled intersection
- 300+ new apartments and a new elementary school serving over 900 students both directly adjacent to the site
- Over 300,000 people in the total trade area

**NOW OPEN!**  
**ALDI, Raising Cane's,  
Boot Barn, Chipotle and  
Dutch Bros**

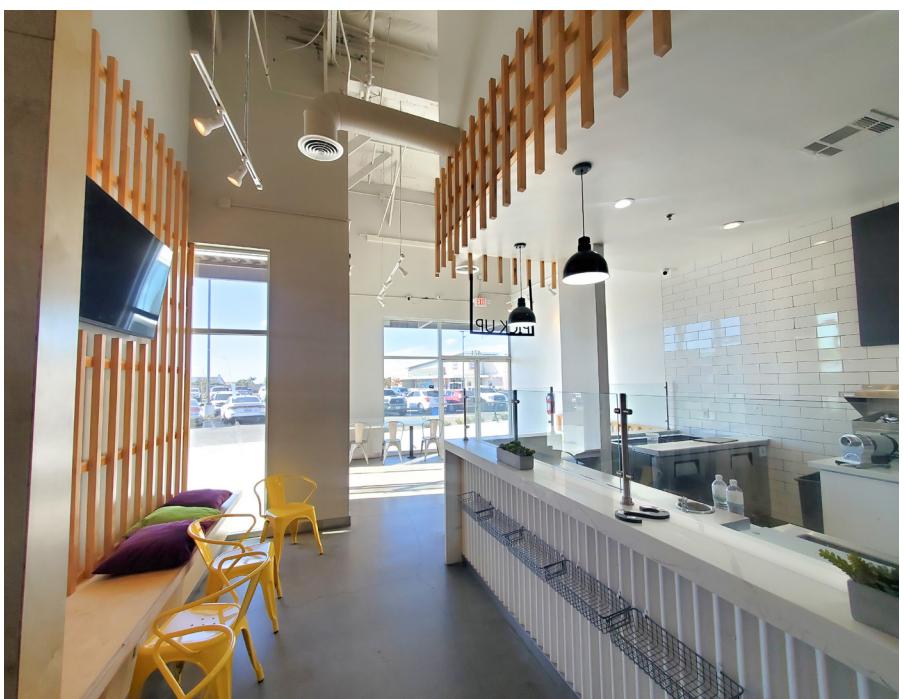
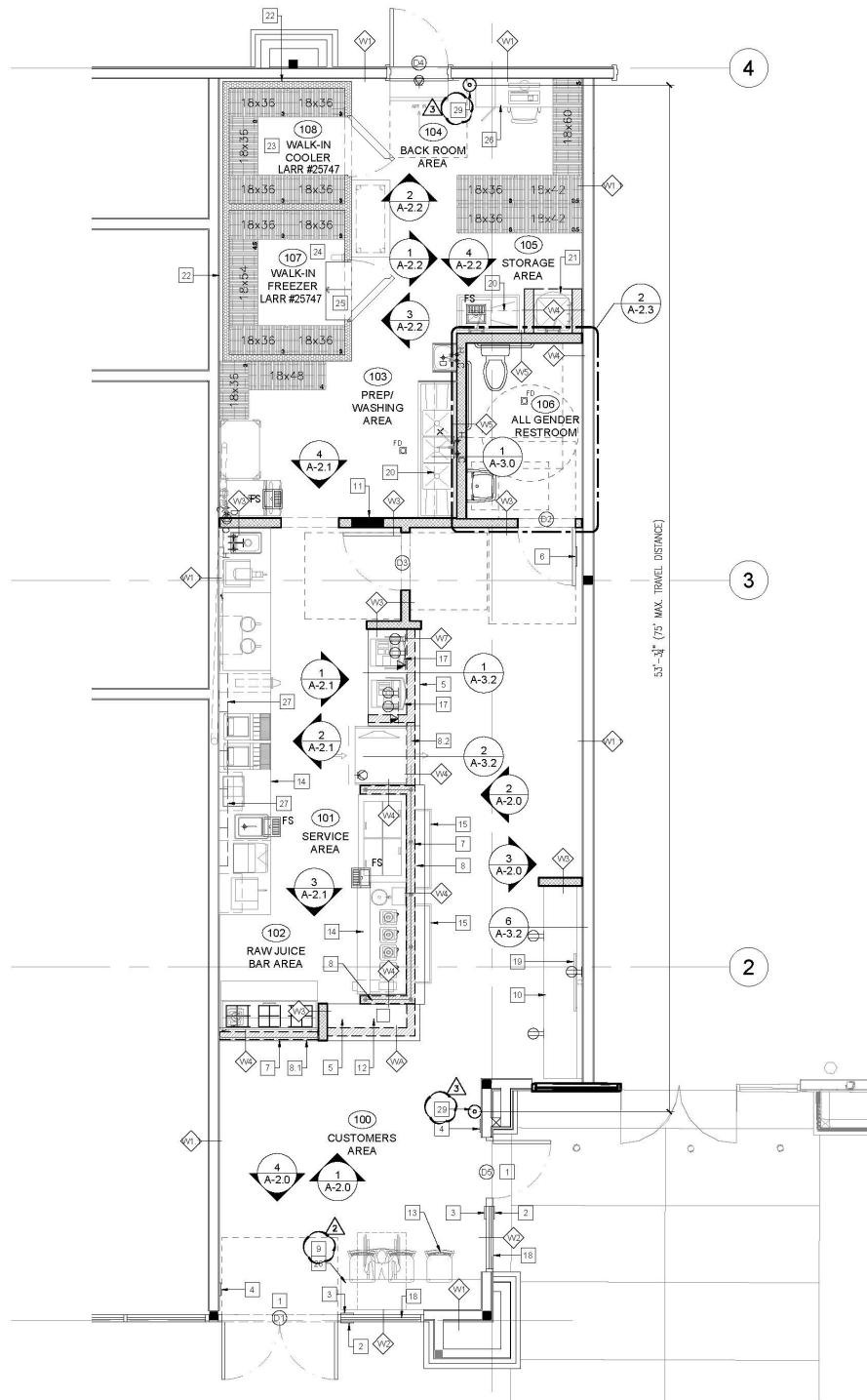


# SITE PLAN



# FLOOR PLAN

4 | 



# RETAIL AERIAL

5 | 



# MARKET AERIAL

6 | 



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
	13,353	91,563	141,872



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$111,595	\$111,038	\$119,293



HOUSEHOLD INCOME DISTRIBUTION \$200,000 OR MORE	1 MILE	3 MILES	5 MILES
	470	2,733	4,683



MEDIAN HOME VALUE \$1,000,000 or More	1 MILE	3 MILES	5 MILES
	\$543,194	\$527,511	\$534,956



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	2,280	12,294	20,840



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$154.18 M	\$941.26 M	\$1.56 B

