

ENOS RANCH WEST

SANTA MARIA, CALIFORNIA

±1,200 SF RESTAURANT SPACE AVAILABLE FOR LEASE



LOCKEHOUSE



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

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

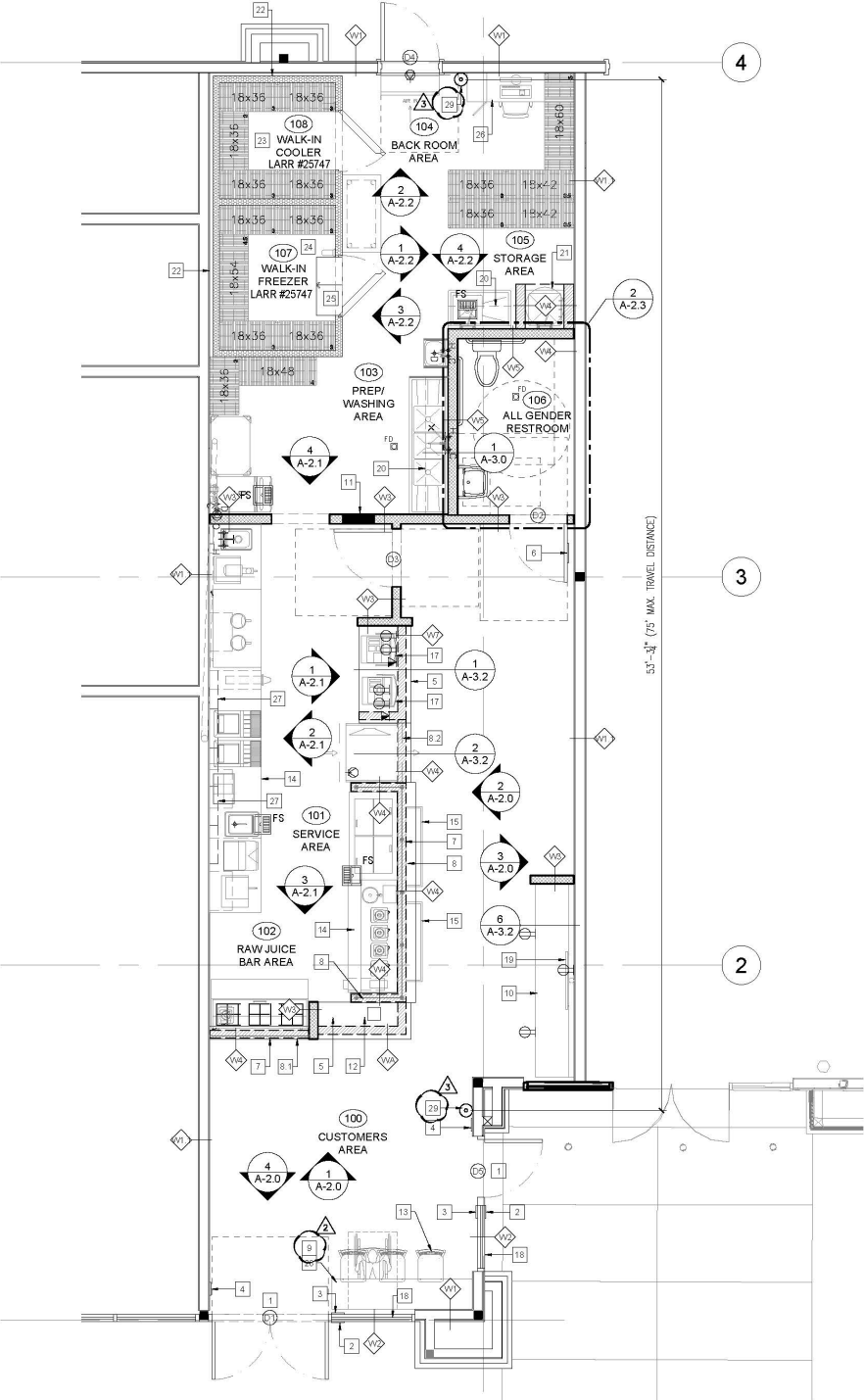
- Anchored by ALDI, Boot Barn, and Guitar Center
- Located in the highest density retail corridor of Santa Maria
- Great visibility at signaled intersection
- 300+ new apartments and a new elementary school serving over 900 students both directly adjacent to the site
- Over 300,000 people in the total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

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





FLOOR PLAN





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



*Traffic Counts Source: Sites USA REGIS Online 12/4/24

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

