

LINK
TO
VIDEO



*Conceptual Rendering



CROSSROADS

AT SANTA MARIA

Betteravia Road & Highway 101 | Santa Maria

NEW DEVELOPMENT - FINAL PHASE



FOR LEASING, PLEASE CONTACT:
800.353.7822
info@westar1.com
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CROSSROADS

AT SANTA MARIA

HIGHLIGHTS

- + Planned ±18,600sf of retail / restaurant opportunities available
- + Located at the Highway 101 & Betteravia Road interchange offering consumers ease of access while expanding the Center's drawing power
- + Unmatched visibility with Highway 101 frontage, as well as pylon, monument, and storefront signage opportunities
- + Top 2% in shopping center visits nationwide (Placer.ai)
- + Unparalleled cross-marketing opportunities with national, regional, and local tenant mix

Join these major tenants in the area



TRAFFIC COUNTS (PLACER.AI)

- + ± 84,000 average cars per day on Highway 101 at Betteravia Rd.
- + ± 178,000 customer visits per week
- + ± 6.8 million customer visits in the past year

2024 DEMOGRAPHICS (COSTAR, SITES USA & CREDITTELL)

	3 Mile	5 Mile	10 Mile
Population:	81,113	142,358	167,721
Average Household Income:	\$94,298	\$98,432	\$99,128
Employee Population:	39,033	48,266	54,130



WELCOME TO SANTA MARIA



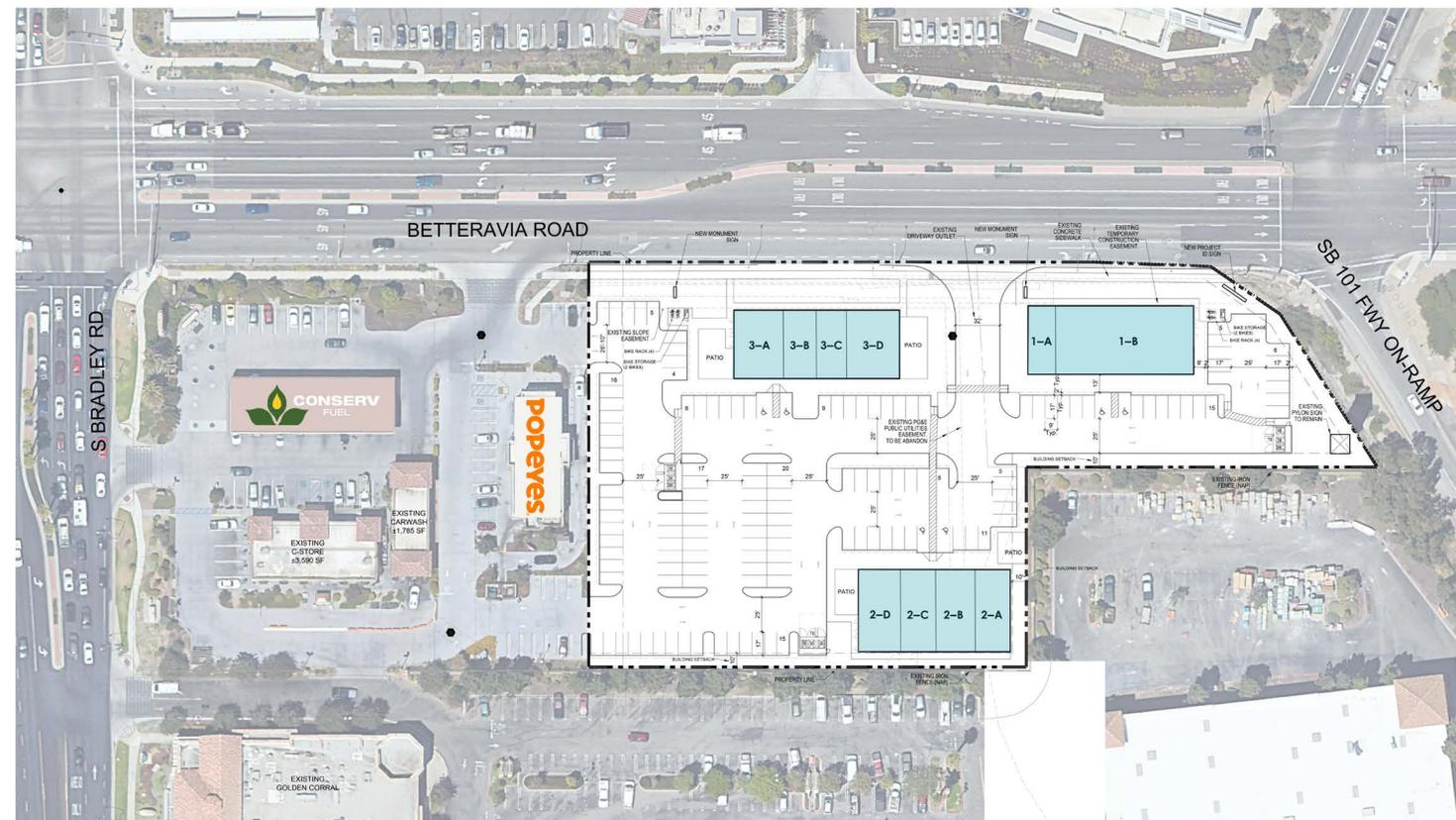
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UNIT	TENANT	SQ. FT.
1-A	Available	1,000sf
1-B	Available	5,000sf
2-A	Available	1,500sf
2-B	Available	1,700sf
2-C	Available	1,600sf
2-D	Available	1,800sf
3-A	Available	1,800sf
3-B	Available	1,200sf
3-C	Available	1,100sf
3-D	Available	1,900sf



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VIEW 1



VIEW 2



VIEW 3



VIEW 4



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