

# CROSSROADS

AT SANTA MARIA

2120 South Bradley Road | Santa Maria



**WESTAR  
ASSOCIATES**

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## HIGHLIGHTS

- + A 492,000 square foot power center
- + 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
- + Unparalleled cross-marketing opportunities with national, regional, and local tenant mix

Join these major tenants at Crossroads



## TRAFFIC COUNTS (PLACER.AI)

- + ± 92,900 average cars per day on Highway 101 at Betteravia Rd.
- + ± 8.8 million customer visits per year

## 2023 DEMOGRAPHICS (COSTAR, SITES USA & CREDITINTELL)

	3 Mile	5 Mile	10 Mile
Population:	86,417	145,697	172,719
Average Household Income:	\$105,418	\$113,207	\$114,310
Employee Population:	36,767	45,768	51,582



WELCOME TO SANTA MARIA



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US HIGHWAY 101



UNIT	TENANT	SQ. FT.
BLDG-1	Home Depot (NAP)	105,700sf
BLDG-3	R&R Furniture	24,197sf
BLDG-4	Walmart (NAP)	135,000sf
BLDG-5	Walmart Neighborhood Market (NAP)	32,000sf
BLDG-6	TJ Maxx	24,500sf
BLDG-7	Petsmart	26,040sf
BLDG-8	Best Buy	30,132sf
2-A	Great Clips (AVAILABLE 5/1/25)	1,066sf
2-B	La Michoacana Plus	2,934sf
A-1	Golden Corral	11,060sf
A-2	AVAILABLE	3,540sf
B-1	Work World	5,000sf
B-2	AVAILABLE	2,095sf
B-3,4	Aspen Dental	3,593sf
PAD-C	Wendy's	2,940sf
D-1	Vogue Nails	1,200sf
D-2	101 Grill	1,300sf
D-3	Blenders In The Grass	1,500sf
D-4	Sourdough & Co.	1,500sf
D-5	FedEx Office	2,400sf
D-6	GameStop	1,600sf
D-7	Oportun	1,600sf
PAD-E	Chuck E. Cheese's	10,600sf
F-1	Emerge CrossFit	4,200sf
F-2	Ami Nails	1,460sf
F-3	GNC	1,460sf
F-4	Jersey Mike's Subs	1,680sf
9-A	Famous Footwear	7,080sf
9-B	Five Below	9,180sf
9-C, D	Tilly's	9,660sf
9-E	AT&T Wireless	4,080sf
D-1A	Krispy Kreme Doughnuts	2,760sf
D-1B	Mountain Mike's Pizza	2,740sf
E-1A,B	Daiso	8,000sf
E-1C,D	Skechers	8,000sf

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.



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