

**LINK
TO
VIDEO**



*Conceptual Rendering



CROSSROADS

AT SANTA MARIA

Betteravia Road & Highway 101 | Santa Maria

NEW DEVELOPMENT - FINAL PHASE



**WESTAR
ASSOCIATES**

FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

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.
- ± 157,000 customer visits per week
- ± 8.2 million customer visits in the past year

2025 DEMOGRAPHICS (COSTAR & PLACER.AI)

	3 Mile	5 Mile	10 Mile
Population:	83,861	143,988	168,937
Average Household Income:	\$118,849	\$122,775	\$122,929
Employee Population:	38,024	47,598	53,337



WELCOME TO SANTA MARIA



Betteravia Road & Highway 101 | Santa Maria | 93455

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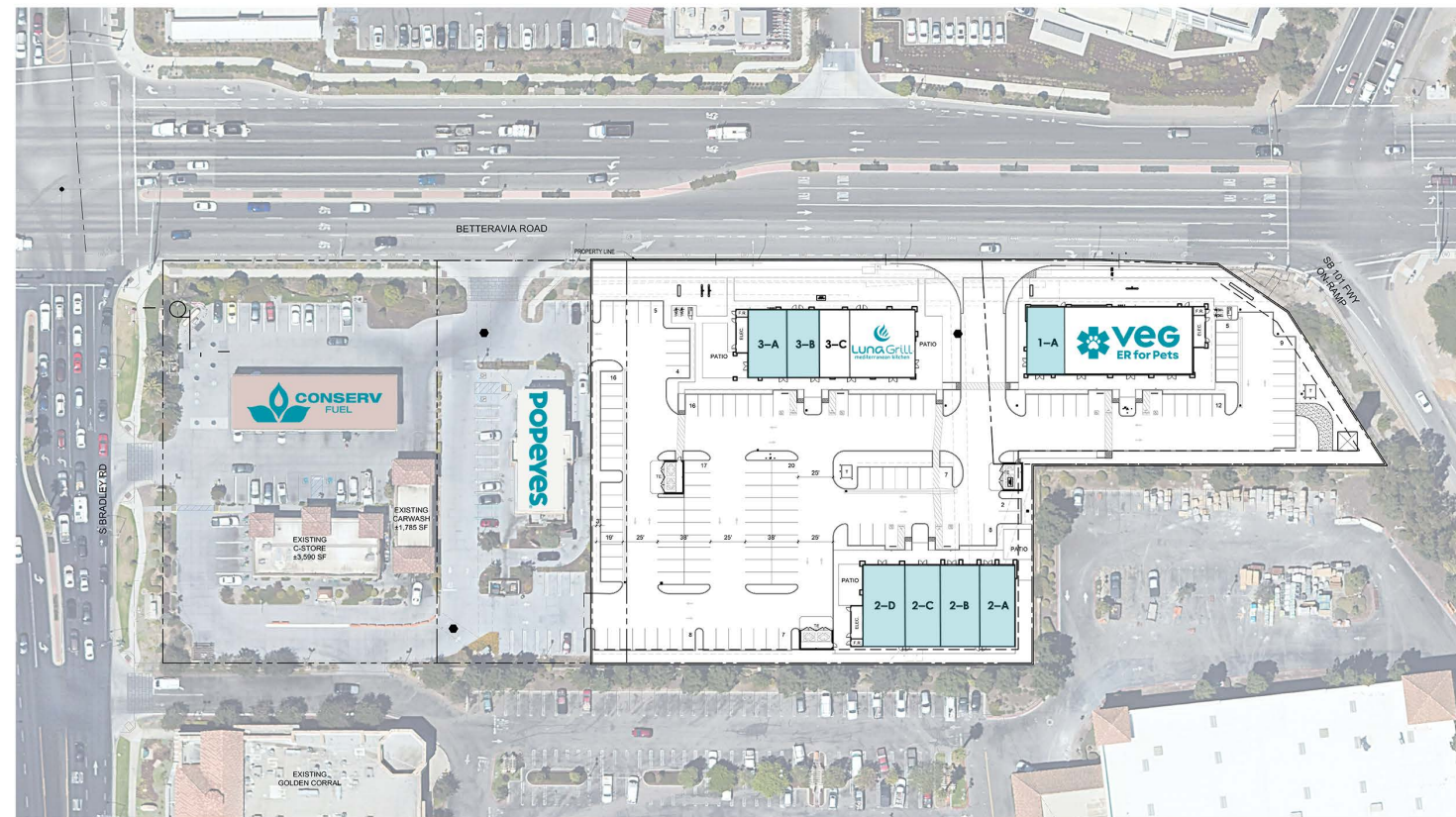
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UNIT	TENANT	SQ. FT.
1-A	Available	1,000sf
1-B	VEG ER for Pets	5,000sf
2-A	Available	1,500sf
2-B	Available	1,700sf
2-C	Available	1,600sf
2-D	Available	1,800sf
3-A	Available	1,800sf
3-B	Available	1,200sf
3-C	Waba Grill	1,100sf
3-D	Luna Grill	1,900sf



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VIEW 1



VIEW 2



VIEW 3



VIEW 4



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