

# COLLEGE SQUARE

AT SANTA MARIA

570 East Betteravia Road | Santa Maria

[LINK  
TO  
VIDEO](#)



# COLLEGE SQUARE

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## HIGHLIGHTS

- + A 55,025sf neighborhood shopping center
- + Located just west of the Highway 101 & Betteravia Road interchange offering consumers ease of access while expanding the center's drawing power
- + Most prominent neighborhood center in Santa Maria and defines the term "best-in-class" due to its superior design, efficient site plan, and quality tenant roster

Join these major tenants at College Square



## TRAFFIC COUNTS (PLACER.AI)

- + ± 47,000 average cars per day on East Betteravia Road + College Drive
- + ± 36,000 customer visits per week

## 2024 DEMOGRAPHICS (COSTAR, SITES USA & CREDITINTELL)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	17,313	89,958	142,600
<b>Average Household Income:</b>	\$103,075	\$91,498	\$98,563
<b>Employee Population:</b>	11,324	40,569	48,440



WELCOME TO SANTA MARIA



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES

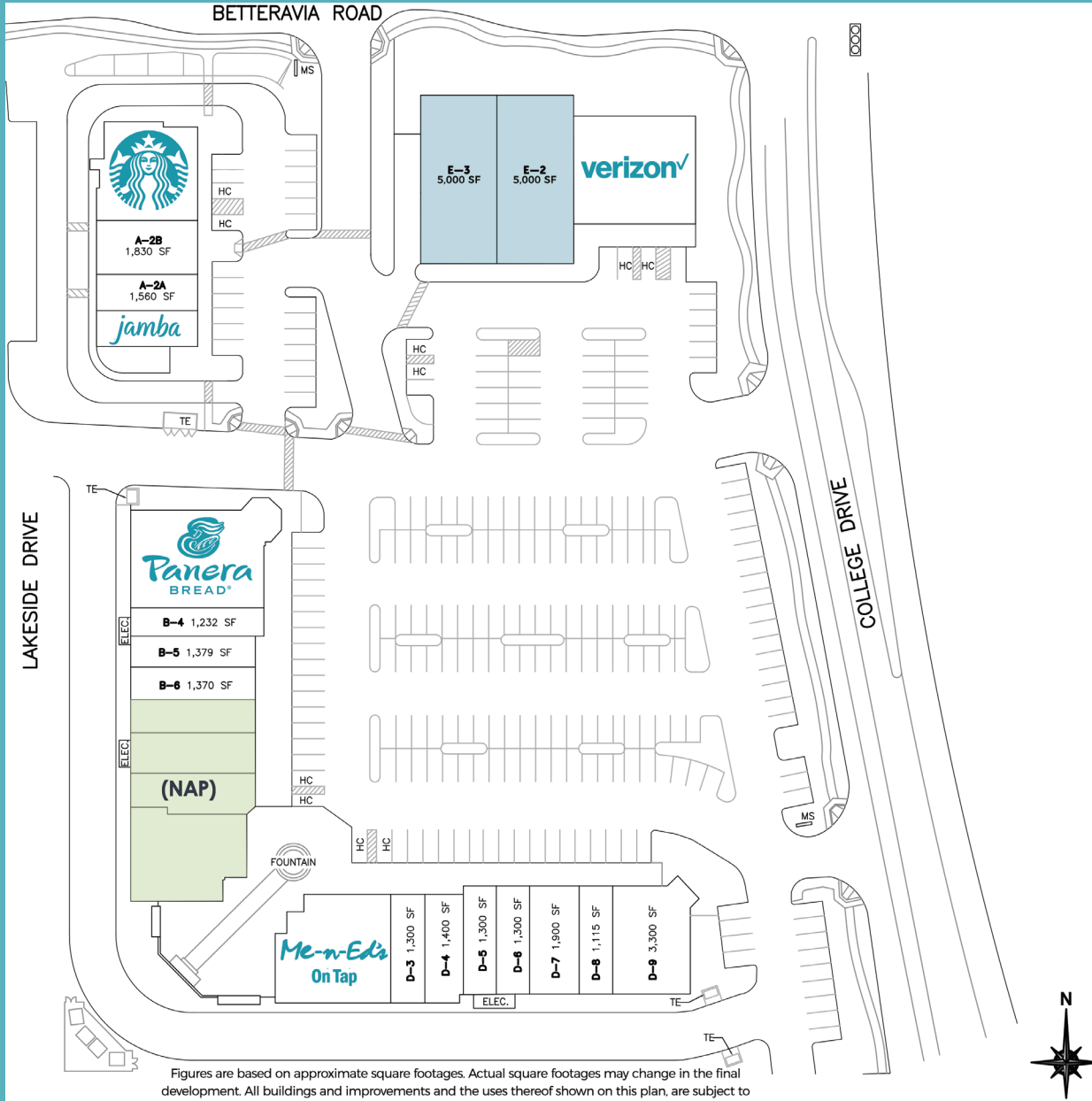
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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835sf
A-2A	Ritual Reform	1,560sf
A-2B	Apricot Lane Boutique	1,830sf
A-3	Jamba Juice	1,300sf
B-1,2,3	Panera Bread	4,664sf
B-4	The UPS Store	1,232sf
B-5	Happy Toenail	1,379sf
B-6	Sport Clips	1,370sf
C-1	Anthony's Jewelers (NAP)	1,320sf
C-2	Southern California Gas Co. (NAP)	1,740sf
C-3	Salon Lux (NAP)	1,430sf
C-4	(NAP)	3,510sf
D-1,2	Me-N-Ed's Pizzeria & Craft House	4,240sf
D-3	The Joint Chiropractic	1,300sf
D-4	Wingstop	1,400sf
D-5	Perfect Eyebrows	1,300sf
D-6	See's Candies	1,300sf
D-7	T-Mobile	1,900sf
D-8	US Navy Recruitment Office (Coming Soon)	1,115sf
D-9	Pearson Vue	3,300sf
E-1	Verizon Wireless	5,000sf
E-2	AVAILABLE (Lease Pending)	5,000sf
E-3	AVAILABLE 10/1/26	5,000sf



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