

THE CROSSROADS

AT SANTA MARIA



2120 S. Bradley Road | Santa Maria, California 93455

For More Information, Contact:
(800) 353 7822
www.WestarAssociates.com
CA License NO: 00655156

THE CROSSROADS AT SANTA MARIA

HIGHLIGHTS

- A 48 acre, 470,000sf Power Center
- SWC Highway 101 and Betteravia Rd.
- Freeway visibility
- Largest Power Center in the Central Coast
- Regional draws of retailers Walmart, Walmart Neighborhood Market, Home Depot, Best Buy, Petsmart, TJ Maxx, and more

TRAFFIC COUNTS (2014)

- 108,600 Average Daily Traffic on Hwy 101 at Betteravia Rd.

2017 DEMOGRAPHICS (Alteryx)

	Estimated Population	Average H.H. Income	Daytime Population
3 MILES	80,644	\$69,147	92,884
5 MILES	140,819	\$73,667	136,442
10 MILES	165,463	\$75,879	156,313



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SITE PLAN



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
BLDG 1	Home Depot	105,700sf
BLDG 3	Lease Pending	24,197sf
BLDG 4	Walmart	135,000sf
BLDG 5	Walmart Neighborhood Market	32,000sf
BLDG 6	TJ Maxx	24,500sf
BLDG 7	Petsmart	26,040sf
BLDG 8	Best Buy	30,132sf
2A	Great Clips	1,066sf
2B	Zen Nails Salon & Spa	2,934sf
PAD A	R&R Furniture	14,600sf
B-1	Available	5,000sf
B-2,3	Shoe Factory	2,960sf
B-4	Sleep Number	2,728sf
PAD C	Wendy's	2,940sf
D-1	Vogue Nails	1,200sf
D-2	Fantastic Sam's	1,300sf
D-3	Blenders In The Grass	1,500sf
D-4	Sprint	1,500sf
D-5	Fedex Kinkos	2,400sf
D-6	Game Stop	1,600sf
D-7	Menchies	1,600sf
PAD E	Chuck E. Cheese's	10,600sf
F-1	Coasthills Federal CU - (Available)	4,200sf
F-2	Paradise Nails & Spa	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	Available	2,740sf
PAD E-1	Available- Future	16,000sf



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