

COLLEGE SQUARE

570 East Betteravia Road | Santa Maria



FOR LEASING, PLEASE CONTACT:

800.353.7822

info@westar1.com

westarassociates.com

COLLEGE SQUARE

HIGHLIGHTS

- + A 55,025sf shopping center built in 2007
- + 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 in College Square



TRAFFIC COUNTS (COSTAR)

- + 24,583 average cars per day on East Betteravia Road
- + 9,782 average cars per day on College Drive

2019 DEMOGRAPHICS (SITES USA)

	1 Mile	3 Mile	5 Mile
Population:	14,569	88,497	143,822
Average Household Income:	\$87,115	\$76,116	\$83,402
Daytime Population:	12,570	57,657	82,098



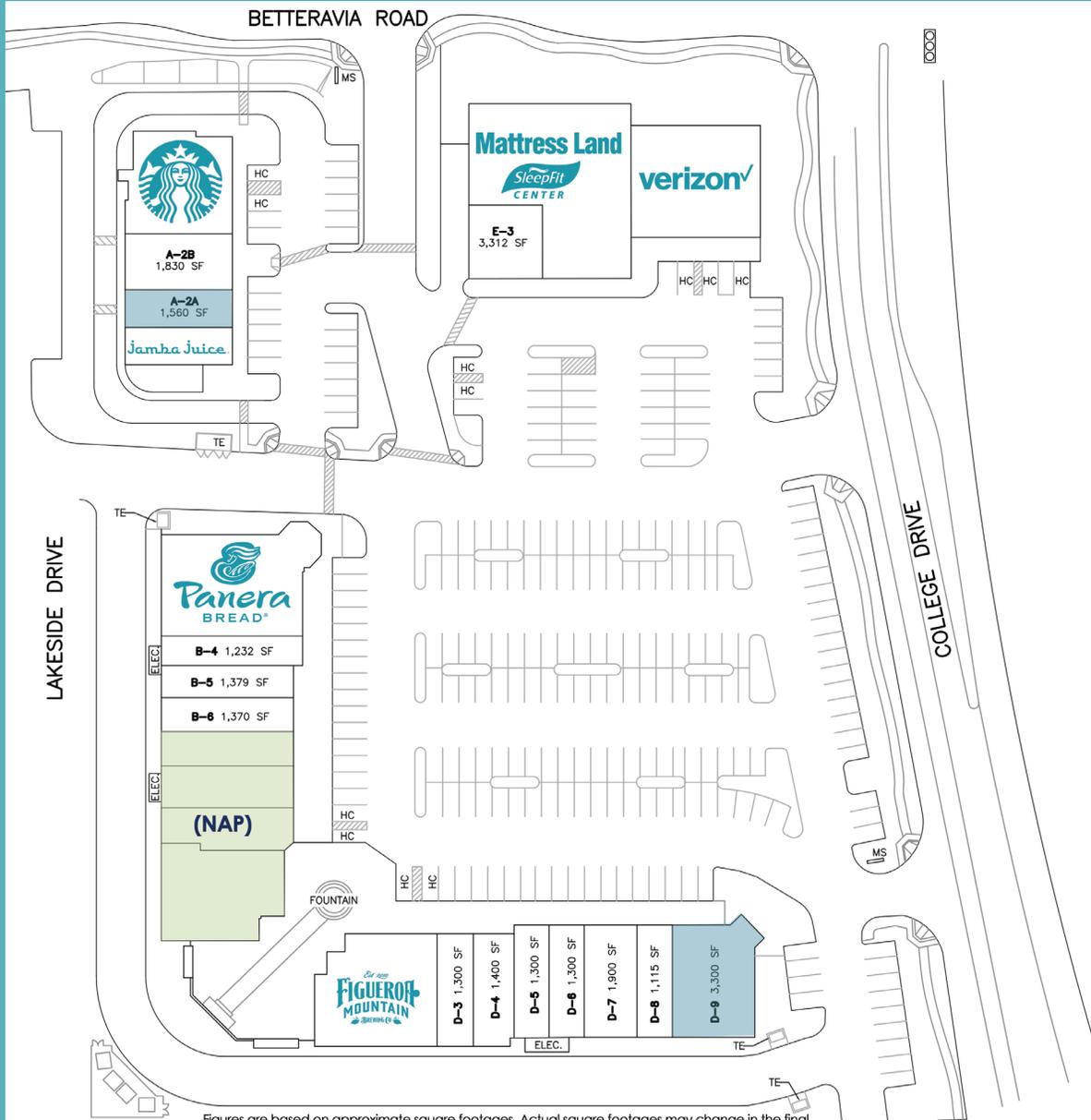
WELCOME TO SANTA MARIA



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES
 800.353.7822
 info@westar1.com
 westarassociates.com

COLLEGE SQUARE



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	AVAILABLE	1,560sf
A-2B	La Tradicional Ice Cream Shop	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	Jenny Craig (NAP)	1,430sf
C-4	Murray & Murray Insurance (NAP)	3,510sf
D-1,2	Figueroa Mountain Brewing Co.	4,240sf
D-3	Subway	1,300sf
D-4	Wingstop	1,400sf
D-5	Perfect Eyebrows	1,300sf
D-6	See's Candy	1,300sf
D-7	T-Mobile	1,900sf
D-8	Cell Phone Repair	1,115sf
D-9	Leslie's Pool Supplies (AVAILABLE)	3,300sf
E-1	Verizon Wireless	5,000sf
E-2	Mattress Land	6,688sf
E-3	Santa Maria Pediatric Dental	3,312sf



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES
 800.353.7822
 info@westar1.com
 westarassociates.com

COLLEGE SQUARE



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES
800.353.7822
info@westar1.com
westarassociates.com