

COLLEGE SQUARE

A T S A N T A M A R I A

570 East Betteravia Road | Santa Maria



FOR LEASING, PLEASE CONTACT:

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westarassociates.com

COLLEGE SQUARE

AT SANTA MARIA

HIGHLIGHTS

- + A 55,025 square foot 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



Jamba Me-n-Ed's

TRAFFIC COUNTS (PLACER.AI)

- + ± 56,400 average cars per day on East Betteravia Road
- + ± 20,900 average cars per day on College Drive
- + ± 22,000 customer visits per week

2022 DEMOGRAPHICS (COSTAR)

	1 Mile	3 Mile	5 Mile
Population:	16,711	87,866	141,886
Average Household Income:	\$80,602	\$80,569	\$89,614
Employee Population:	10,347	37,001	44,751



WELCOME TO SANTA MARIA



570 East Betteravia Road | Santa Maria | 93454

WESTAR ASSOCIATES

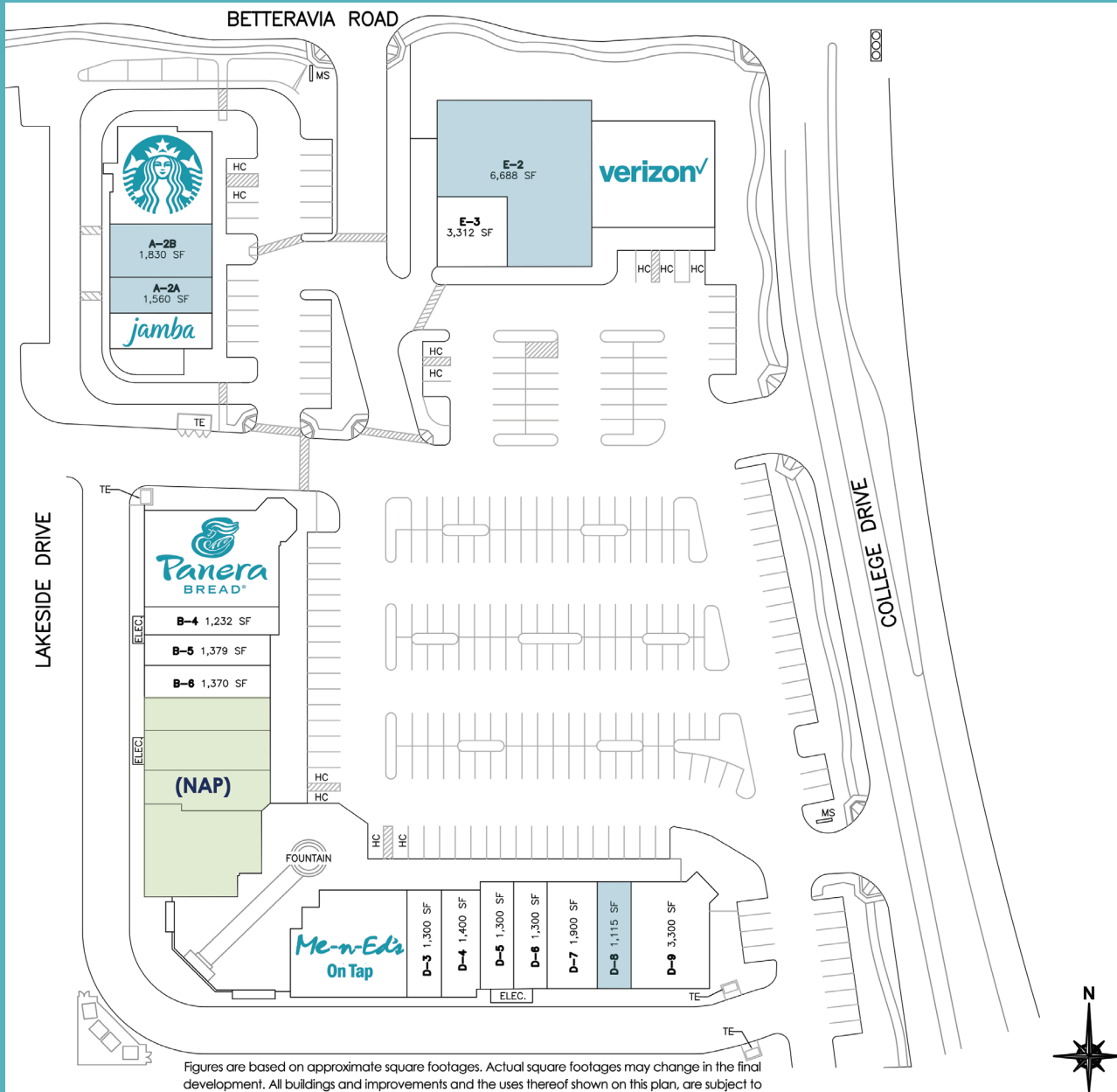
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UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835sf
A-2A	AVAILABLE	1,560sf
A-2B	AVAILABLE	1,830sf
A-3	Jamba Juice	1,300sf
B-1,2,3	Panera Bread	4,664sf
B-4	The UPS Store	1,232sf
B-5	Happy Toenail	1,379sf
B-6	Sport Clips	1,370sf
C-1	Anthony's Jewelers (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 Candy	1,300sf
D-7	T-Mobile	1,900sf
D-8	AVAILABLE	1,115sf
D-9	Pearson Vue	3,300sf
E-1	Verizon Wireless	5,000sf
E-2	AVAILABLE	6,688sf
E-3	Santa Maria Pediatric Dental	3,312sf



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