

CROSSROADS

AT SANTA MARIA

2120 South Bradley Road | Santa Maria



FOR LEASING, PLEASE CONTACT:

800.353.7822

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westarassociates.com

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HIGHLIGHTS

- + A 492,000 square foot power center
- + 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
- + Unparalleled cross-marketing opportunities with national, regional, and local tenant mix

Join these major tenants at Crossroads



TRAFFIC COUNTS (PLACER.AI)

- + ± 80,000 average cars per day on Highway 101 at Betteravia Rd.
- + ± 147,500 customer visits per week

2022 DEMOGRAPHICS (COSTAR)

	3 Mile	5 Mile	10 Mile
Population:	83,527	141,858	167,147
Average Household Income:	\$82,169	\$89,613	\$90,834
Employee Population:	34,803	44,567	50,462



WELCOME TO SANTA MARIA



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US HIGHWAY 101



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 (NAP)	105,700sf
BLDG-3	R&R Furniture	24,197sf
BLDG-4	Walmart (NAP)	135,000sf
BLDG-5	Walmart Neighborhood Market (NAP)	32,000sf
BLDG-6	TJ Maxx	24,500sf
BLDG-7	Petsmart	26,040sf
BLDG-8	Best Buy	30,132sf
2-A	Great Clips	1,066sf
2-B	La Michoacana Plus	2,934sf
A-1	Golden Corral	11,060sf
A-2	AVAILABLE	3,540sf
B-1	Work World	5,000sf
B-2,3	AVAILABLE	2,960sf
B-4	AVAILABLE	2,728sf
PAD-C	Wendy's	2,940sf
D-1	Vogue Nails	1,200sf
D-2	101 Grill	1,300sf
D-3	Blenders In The Grass	1,500sf
D-4	AVAILABLE	1,500sf
D-5	FedEx Office	2,400sf
D-6	GameStop	1,600sf
D-7	Oportun	1,600sf
PAD-E	Chuck E. Cheese's	10,600sf
F-1	Emerge CrossFit	4,200sf
F-2	Ami Nails	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	Mountain Mike's Pizza	2,740sf
E-1A,B	AVAILABLE	3,500-8,000sf
E-1C,D	Skechers	8,000sf



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