AT SANTA MARIA

2120 South Bradley Road | Santa Maria

2220



FOR LEASING, PLEASE CONTACT: 800.353.7822 info@westar1.com westarassociates.com

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AT SANTA MARIA

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



PACIFIC OCEAN

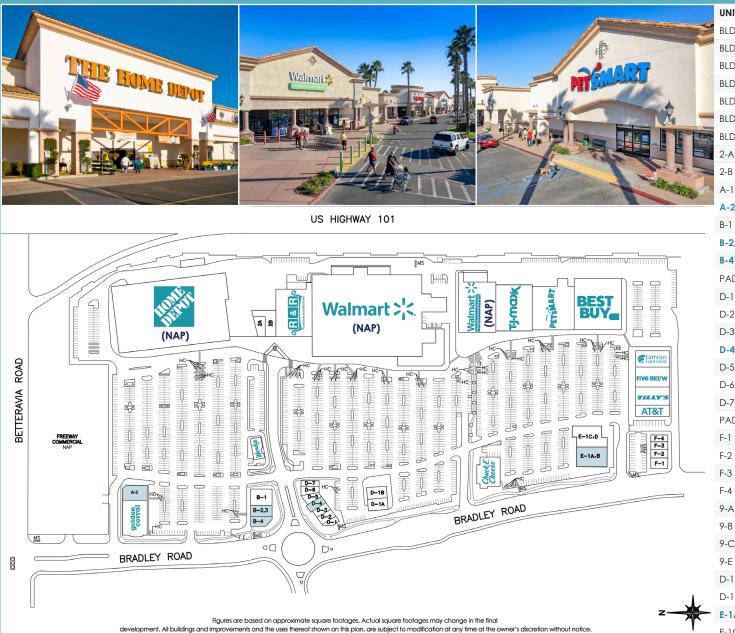




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	UNIT	TENANT	SQ. FT.
9	BLDG-1	Home Depot (NAP)	105,700sf
	BLDG-3	R&R Furniture	24,197sf
	BLDG-4	Walmart (NAP)	135,000sf
	BLDG-5	Walmart Neighborhood Market (NAP)	32,000sf
	BLDG-6	TJ Maxx	24,500sf
-	BLDG-7	Petsmart	26,040sf
	BLDG-8	Best Buy	30,132sf
Part of	2-A	Great Clips	1,066sf
11	2-B	La Michoacana Plus	2,934sf
N BELL	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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