

COLLEGE SQUARE

AT SANTA MARIA

570 East Betteravia Road | Santa Maria



FOR LEASING, PLEASE CONTACT:

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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



TRAFFIC COUNTS (PLACER.AI)

- + ± 35,500 average cars per day on East Betteravia Road
- + ± 14,300 average cars per day on College Drive
- + ± 1.8 million customer visits per year

2023 DEMOGRAPHICS (COSTAR, SITES USA & CREDITINTELL)

	1 Mile	3 Mile	5 Mile
Population:	18,560	90,919	145,699
Average Household Income:	\$120,023	\$103,907	\$113,208
Employee Population:	10,976	37,866	45,938



WELCOME TO SANTA MARIA

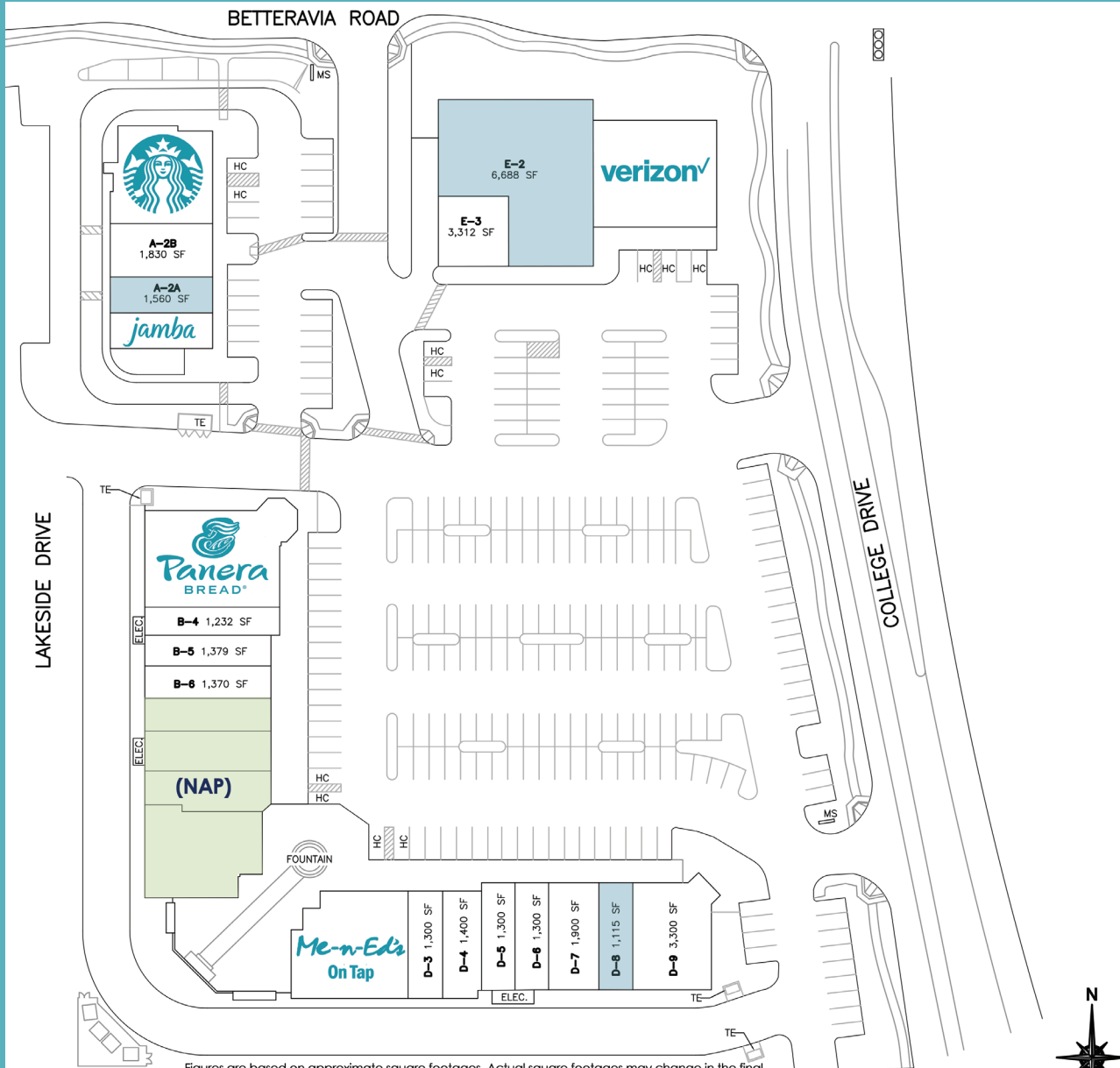


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Figures are based on approximate square footages. Actual square footages may change in the final development. All buildings and improvements and the uses thereof shown on this plan, are subject to modification at any time at the owner's discretion without notice.



UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835sf
A-2A	AVAILABLE	1,560sf
A-2B	Apricot Lane Boutique	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 Candies	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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