



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

CROSSROADS

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







5 Mile

10 Mile



TRAFFIC COUNTS (PLACER.AI)

- $+\pm92,900$ average cars per day on Highway 101 at Betteravia Rd.
- + ± 8.8 million customer visits per year

2023 DEMOGRAPHICS

(COSTAR, SITES USA & CREDITNTELL)

3 Mile

Population:	86,417	145,697	172,719
\$ Average Household Income:	\$105,418	\$113,207	\$114,310
Employee Population:	36,767	45,768	51,582





WELCOME TO SANTA MARIA





CROSSROADS

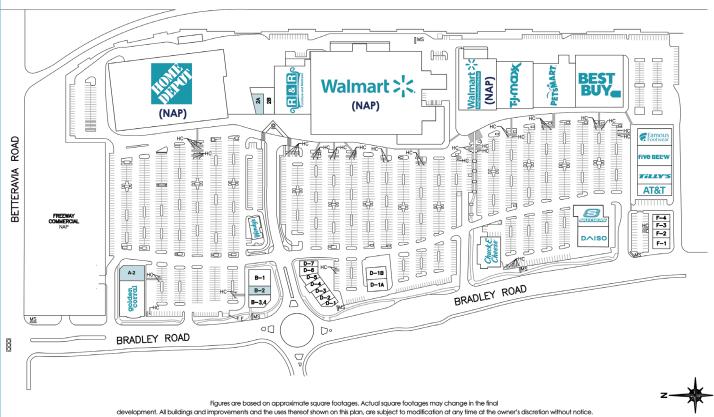
AT SANTA MARIA







US HIGHWAY 101



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 (AVAILABLE 5/1/25)	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	AVAILABLE	2,095sf
B-3,4	Aspen Dental	3,593sf
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	Sourdough & Co.	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	Daiso	8,000sf
E-1C,D	Skechers	8,000sf



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