

# CROSSROADS

AT SANTA MARIA

2120 South Bradley Road | Santa Maria

LINK  
TO  
VIDEO



**WESTAR  
ASSOCIATES**

**FOR LEASING, PLEASE CONTACT:**

800.353.7822

[info@westar1.com](mailto:info@westar1.com)

[westarassociates.com](http://westarassociates.com)



# CROSSROADS

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

Walmart \* Walmart Neighborhood Market **HOME DEPOT** **BEST BUY** **DAISO**

**PETSMART** **TJ-MAXX** **TILLY'S** **FIVE BELOW** **SKECHERS**

## TRAFFIC COUNTS (PLACER.AI)

- + ± 84,000 average cars per day on Highway 101 at Betteravia Rd.
- + ± 178,000 customer visits per week

## 2024 DEMOGRAPHICS (COSTAR, SITES USA & CREDITINTELL)

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	81,113	142,358	167,721
<b>Average Household Income:</b>	\$94,298	\$98,432	\$99,128
<b>Employee Population:</b>	39,033	48,266	54,130



WELCOME TO SANTA MARIA



2120 South Bradley Road | Santa Maria | 93455

**WESTAR ASSOCIATES**  
800.353.7822  
info@westar1.com  
westarassociates.com



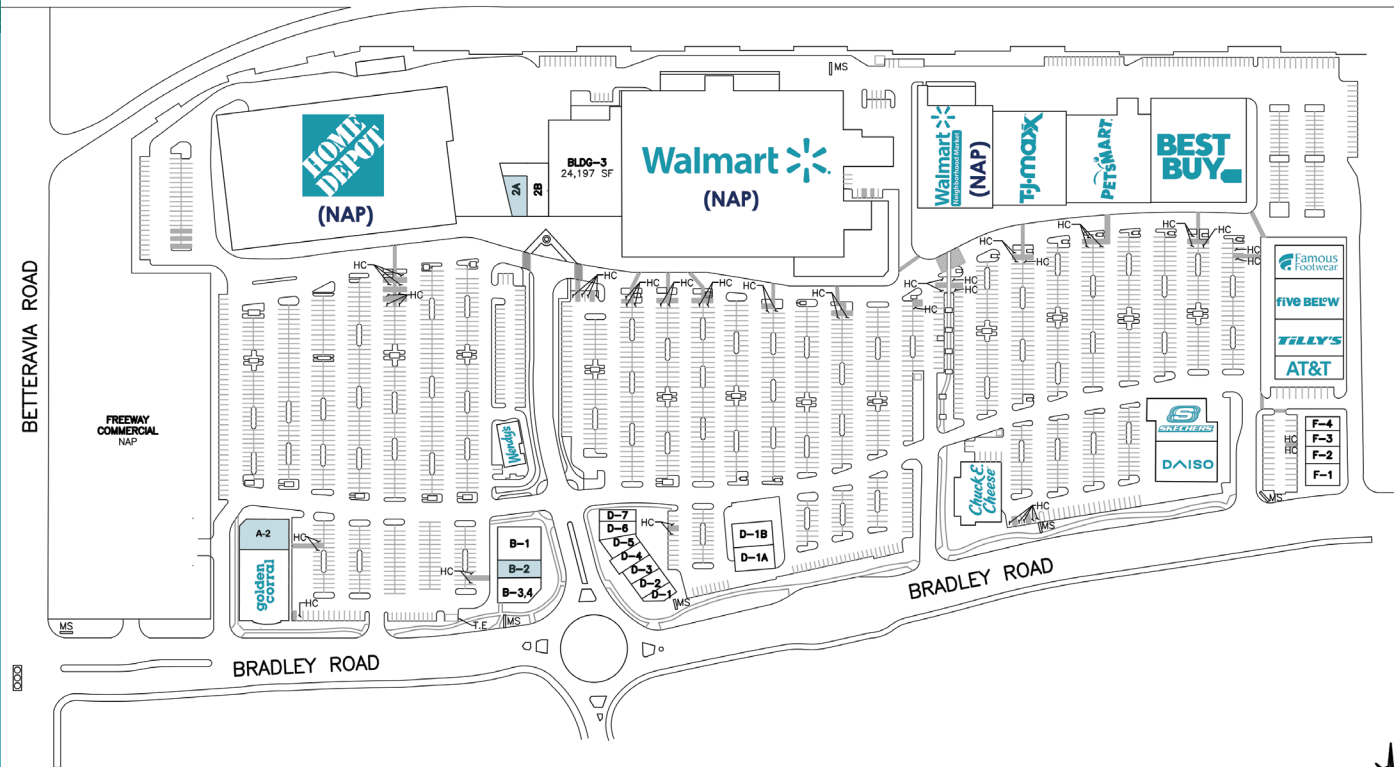
# CROSSROADS

AT SANTA MARIA



US HIGHWAY 101

UNIT	TENANT	SQ. FT.
BLDG-1	Home Depot (NAP)	105,700sf
BLDG-3	Leased (To Be Announced)	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	<b>AVAILABLE</b>	<b>1,066sf</b>
2-B	La Michoacana Plus	2,934sf
A-1	Golden Corral	11,060sf
A-2	<b>AVAILABLE</b>	<b>3,540sf</b>
B-1	Work World	5,000sf
B-2	<b>AVAILABLE</b>	<b>2,095sf</b>
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



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.



2120 South Bradley Road | Santa Maria | 93455

**WESTAR ASSOCIATES**  
 800.353.7822  
 info@westar1.com  
 westarassociates.com



# CROSSROADS

AT SANTA MARIA



Google Earth



2120 South Bradley Road | Santa Maria | 93455

**WESTAR ASSOCIATES**  
800.353.7822  
info@westar1.com  
westarassociates.com