

College Square



570 E. Betteravia Rd. | Santa Maria



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Property Highlights

- 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
- Located just west of the Highway 101 & Betteravia Road interchange offering consumers ease of access while expanding the center’s drawing power
- 55,025 square foot neighborhood shopping center



Join These Major Tenants



College Square



Traffic Counts

- ± 34,785 average cars per day on Betteravia Road
- ± 10,235 average cars per day on College Drive
- 1.8 million customer visits per year

2023 Demographics

	1 Mile	3 Mile	5 Mile
Population	16,284	89,575	144,826
Average Household Income	\$125,535	\$111,379	\$119,142
Employee Population	7,778	36,474	44,800



Sources: Sites USA Regis, CoStar & Creditintell 4/30/24



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Santa Maria Town Center

macy's EDWARDS FISH & GROCERY

North Broadway Plaza

food maxx CVS pharmacy

Town Center West

RITE AID FALLAS

VALLEARTA SUPERMARKET

99c ONLY

TRADER JOE'S BevMo!

Michaels Office DEPOT JOANN

15,392 ADT

Walmart Neighborhood Market

7,158 ADT

Santa Maria Shopping Center

BIG LOTS! Jcpenney Foods Co.

VALLEARTA SUPERMARKET

COSTCO WHOLESALE

Enos Ranch

ALDI Guitar Center petco BOOT BARN

DICK'S SPORTING GOODS OLD NAVY HomeGoods ULTA

dd's DISCOUNTS GROCERY OUTLET

Smart & Final

College Square

Starbucks Jamba Juice verizon Panera BREAD

LASSENS

Albertsons

Santa Maria Commons

KOHL'S RITE AID

ROSS DRESS FOR LESS

28,683 ADT

Broadway Pavillion

food maxx Party City

TARGET

Crossroads at Santa Maria

Walmart Walmart THE HOME DEPOT TJ-MAXX SKECHERS

FIVE BELOW TILLYS BEST BUY PETSMART FAMOUS footwear

US 101

*Traffic Count Sources: Sites USA REGIS Online & CoStar 04/30/24

PACIFIC OCEAN
(13 Miles)

BIG LOTS! JCPenney
Foods Co

College Square
Starbucks Jamba
verizon Panera BREAD

KOHL'S
RITE AID

TARGET

ROSS
DRESS FOR LESS

ENOS RANCH
ALDI petco **BOOT BARN** Guitar Center **DICK'S** SPORTING GOODS **LOWE'S** HomeGoods OLD NAVY **COSTCO** WHOLESALE **ULTA**

food maxx
PartyCity

COLLEGE DRIVE 10,235 ADT

BETTERAVIA ROAD 34,785 ADT

BRADLEY ROAD

CROSSROADS AT SANTA MARIA

TILLYS **SKECHERS** Walmart* **THE HOME DEPOT**
five BELOW Walmart* Neighborhood Market
FAMOUS footwear **PETSMART** **TJ-maxx** **BEST BUY**

US 101

77,158 ADT



*Traffic Count Sources: Sites USA REGIS Online & CoStar 04/30/24



UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835
A-2 (B2)	AVAILABLE	1,830
A-2 (B1)	AVAILABLE	1,560
A-3	Jamba Juice	1,300
B-1,2,3	Panera Bread	4,664
B-4	The UPS Store	1,232
B-5	Happy Toenail	1,379
B-6	Sport Clips	1,370
C-1	Anthony's Jewelers (NAP)	1,320
C-2	Southern California Gas Co. (NAP)	1,740
C-3	Salon Lux (NAP)	1,430
C-4	(NAP)	3,510
D-1,2	Me-N-Ed's Pizzeria & Craft House	4,240
D-3	The Joint Chiropractic	1,300
D-4	Wingstop	1,400
D-5	Perfect Eyebrows	1,300
D-6	See's Candies	1,300
D-7	T-Mobile	1,900
D-8	AVAILABLE	1,115
D-9	Pearson Vue	3,300
E-1	Verizon Wireless	5,000
E-2	AVAILABLE	6,688
E-3	Santa Maria Pediatric Dental	3,312