



Walmart
Neighborhood Market

2240

Pickup

Crossroads

AT SANTA MARIA

2120 South Bradley Road, Santa Maria, CA

 **LOCKEHOUSE**

 **WESTAR
ASSOCIATES**

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Crossroads

AT SANTA MARIA



Traffic Counts

- ± 71,912 average cars per day on Highway 101 at Betteravia Rd.
- 8.8 million total visits per year

Sources: Sites USA Regis & Creditell 06/20/24

Property Highlights

- 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
- Unparalleled cross-marketing opportunities with national, regional, and local tenant mix



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Crossroads
AT SANTA MARIA

Walmart	Walmart Neighborhood Market	THE HOME DEPOT	TJ-MAXX	FIVE BELOW
TILLYS	BEST BUY	PETSMART	SKECHERS	FAMOUS footwear

*Traffic Count Sources: Sites USA REGIS Online & CoStar 06/20/24

PACIFIC OCEAN
(13 Miles)

BIG LOTS!
JCPenney
Foods Co

KOHL'S
RITE AID

TARGET

ROSS
DRESS FOR LESS

COLLEGE SQUARE

Starbucks
Jamba
verizon
Panera BREAD

ENOS RANCH

ALDI petco BOOT BARN
Guitar Center
DICK'S
HomeGoods®
COSTCO WHOLESALE
LOWE'S OLD NAVY ULTA

food maxx
Party City

Crossroads
AT SANTA MARIA

COLLEGE DRIVE 10,235 ADT

BRADLEY ROAD

BETTERAVIA ROAD 35,497 ADT

Walmart *
Walmart *
SKECHERS
DAISO JAPAN
PETSMART
TJ-MAXX
TILLYS
five BELOW
FAMOUS footwear
BEST BUY
THE HOME DEPOT

US 101

57,375 ADT



site plan

UNIT	TENANT	SQ. FT.
BLDG-1	Home Depot (NAP)	105,700
BLDG-3	R&R Furniture	24,197
BLDG-4	Walmart (NAP)	135,000
BLDG-5	Walmart Neighborhood Market (NAP)	32,000
BLDG-6	TJ Maxx	24,500
BLDG-7	Petsmart	26,040
BLDG-8	Best Buy	30,132
2-A	Great Clips	1,066
2-B	La Michoacana Plus	2,934
A-1	Golden Corral	11,060
A-2	AVAILABLE	3,540
B-1	Work World	5,000
B-2	AVAILABLE	2,095
B-3,4	Aspen Dental	3,593
PAD-C	Wendy's	2,940
D-1	Vogue Nails	1,200
D-2	101 Grill	1,300
D-3	Blenders In The Grass	1,500
D-4	AVAILABLE	1,500
D-5	FedEx Office	2,400
D-6	GameStop	1,600
D-7	Oportun	1,600
PAD-E	Chuck E. Cheese's	10,600
F-1	Emerge CrossFit	4,200
F-2	Ami Nails	1,460
F-3	GNC	1,460
F-4	Jersey Mike's Subs	1,680
9-A	Famous Footwear	7,080
9-B	Five Below	9,180
9-C, D	Tilly's	9,660
9-E	AT&T Wireless	4,080
D-1A	Krispy Kreme Doughnuts	2,760
D-1B	Mountain Mike's Pizza	2,740
E-1A,B	Daiso	8,000
E-1C,D	Skechers	8,000



*Traffic Count Sources: Sites USA REGIS Online & CoStar 06/20/24



Population

3 MILE	5 MILES	10 MILES
84,317	141,952	168,061



Estimated Households

3 MILE	5 MILES	10 MILES
23,776	40,179	48,316



Estimated Average Household Income

3 MILE	5 MILES	10 MILES
\$120,359	\$124,504	\$126,082



Median Household Income

3 MILE	5 MILES	10 MILES
\$87,457	\$92,729	\$93,821



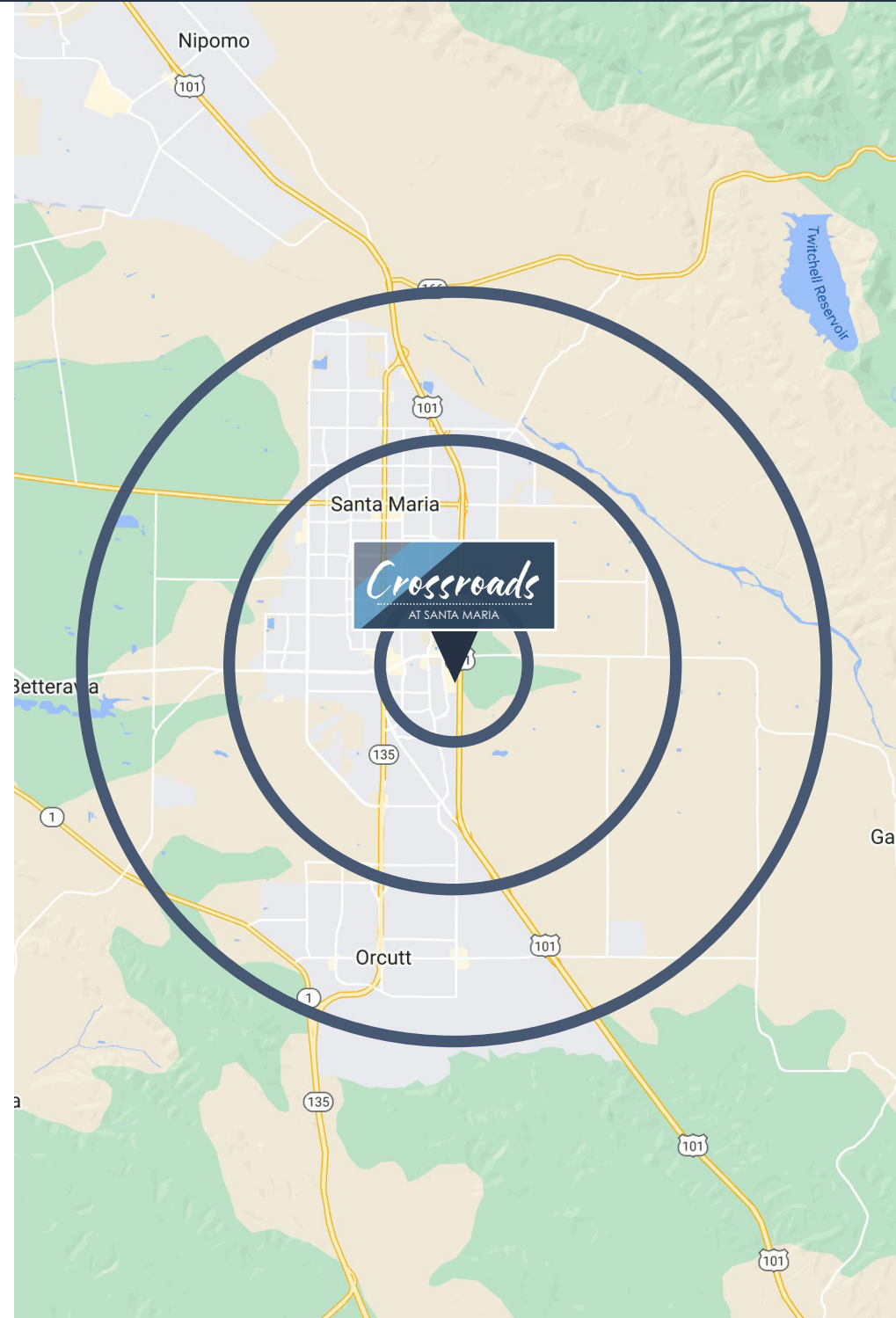
Median Home Value \$1 Million or More

3 MILE	5 MILES	10 MILES
13.2%	13.2%	13.4%



Total Retail Expenditures

3 MILE	5 MILES	10 MILES
\$897.86 M	\$1.56 B	\$1.89 B



*Demographics Source: Sites USA REGIS Online 06/20/24