

# 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
<b>Population</b>	16,284	89,575	144,826
<b>Average Household Income</b>	\$125,535	\$111,379	\$119,142
<b>Employee Population</b>	7,778	36,474	44,800



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



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**Santa Maria Town Center**

macys EDWARDS

**Town Center West**

RITE AID

**Santa Maria Shopping Center**

DOLLAR TREE Jcpenney Foods Co.

**Santa Maria Commons**

KOHL'S RITE AID

**Broadway Pavillion**

food maxx Party City

VALLEARTA SUPERMARKET

VALLEARTA SUPERMARKET

dd's DISCOUNTS GROCERY OUTLET

Smart & Final

LASSENS

Albertsons

ROSS DRESS FOR LESS

TARGET

**North Broadway Plaza**

food maxx CVS pharmacy

TRADER JOE'S BevMo! Michaels Office DEPOT JOANN

COSTCO WHOLESALE

**Enos Ranch & Enos Ranch West**

ALDI Guitar Center petco BOOT BARN DICK'S SPORTING GOODS OLD NAVY HomeGoods ULTA

**College Square**

Starbucks Jamba Juice verizon Panera BREAD Apricot Lane BOUTIQUE

**Crossroads at Santa Maria**

Walmart Walmart THE HOME DEPOT TJ-maxx SKECHERS FIVE BEL'W TILLYS BEST BUY PETSMART FAMOUS footwear

\*Traffic Count Sources: Sites USA REGIS Online & CoStar 12/18/24

PACIFIC OCEAN  
(13 Miles)

JCPenney  
DOLLAR TREE  
Foods Co

College Square

Starbucks Jamba  
verizon Panera BREAD

ENOS RANCH & ENOS RANCH WEST

ALDI petco  
Guitar Center BOOT BARN  
DICK'S SPORTING GOODS LOWES  
HomeGoods OLD NAVY  
COSTCO WHOLESALE ULTA

KOHL'S  
RITE AID

ROSS  
DRESS FOR LESS

TARGET

food maxx  
PartyCity

COLLEGE DRIVE 9,762 ADT

BETTERAVIA ROAD 29,594 ADT

CROSSROADS  
AT SANTA MARIA

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



69,324 ADT





UNIT	TENANT	SQ. FT.
A-1	Starbucks (Drive-thru)	2,835
A-2 (B2)	Apricot Lane Boutique	1,830
<b>A-2 (B1)</b>	<b>AVAILABLE</b>	<b>1,560</b>
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
<b>D-8</b>	<b>AVAILABLE</b>	<b>1,115</b>
D-9	Pearson Vue	3,300
E-1	Verizon Wireless	5,000
<b>E-2</b>	<b>AVAILABLE</b>	<b>6,688</b>
E-3	Santa Maria Pediatric Dental	3,312