



Walmart
Neighborhood Market

2240

Pickup

Target

Home Depot

Crossroads

AT SANTA MARIA

2120 South Bradley Road, Santa Maria, CA

 **LOCKEHOUSE**

 **WESTAR
ASSOCIATES**

Contact Us (805) 684-7767
Natalie V. Wagner | natalie@lockehouse.com | License #01868161
Caden Westwick | cwestwick@lockehouse.com | License #02244757

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 Express	THE HOME DEPOT	TJ-MAXX	FIVE BELOW
TILLYS	BEST BUY	PETSMART	SKECHERS	FAMOUS footwear

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

PACIFIC OCEAN
(13 Miles)

 **JCPenney**
Foods Co

KOHL'S
RITE AID


TARGET

ROSS
DRESS FOR LESS

COLLEGE SQUARE

food maxx
Party City

ENOS RANCH & ENOS RANCH WEST

ALDI  **DICK'S**  **COSTCO WHOLESALE**
petco **BOOT BARN** **LOWE'S** **OLD NAVY** **ULTA**

Crossroads
AT SANTA MARIA

COLLEGE DRIVE 9,762 ADT

BRADLEY ROAD

BETTERAVIA ROAD 29,594 ADT

Walmart*
Walmart* Neighborhood Market

DAISO JAPAN **PETSMART** **TJ-MAXX**

TILLYS **five BELOW**

BEST BUY 



69,324 ADT



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

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 (AVAILABLE APRIL 2025)	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	Leased	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



**Land Currently
In The Process Of
Annexation
(20,000+ Homes Planned
at Completion)**

*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



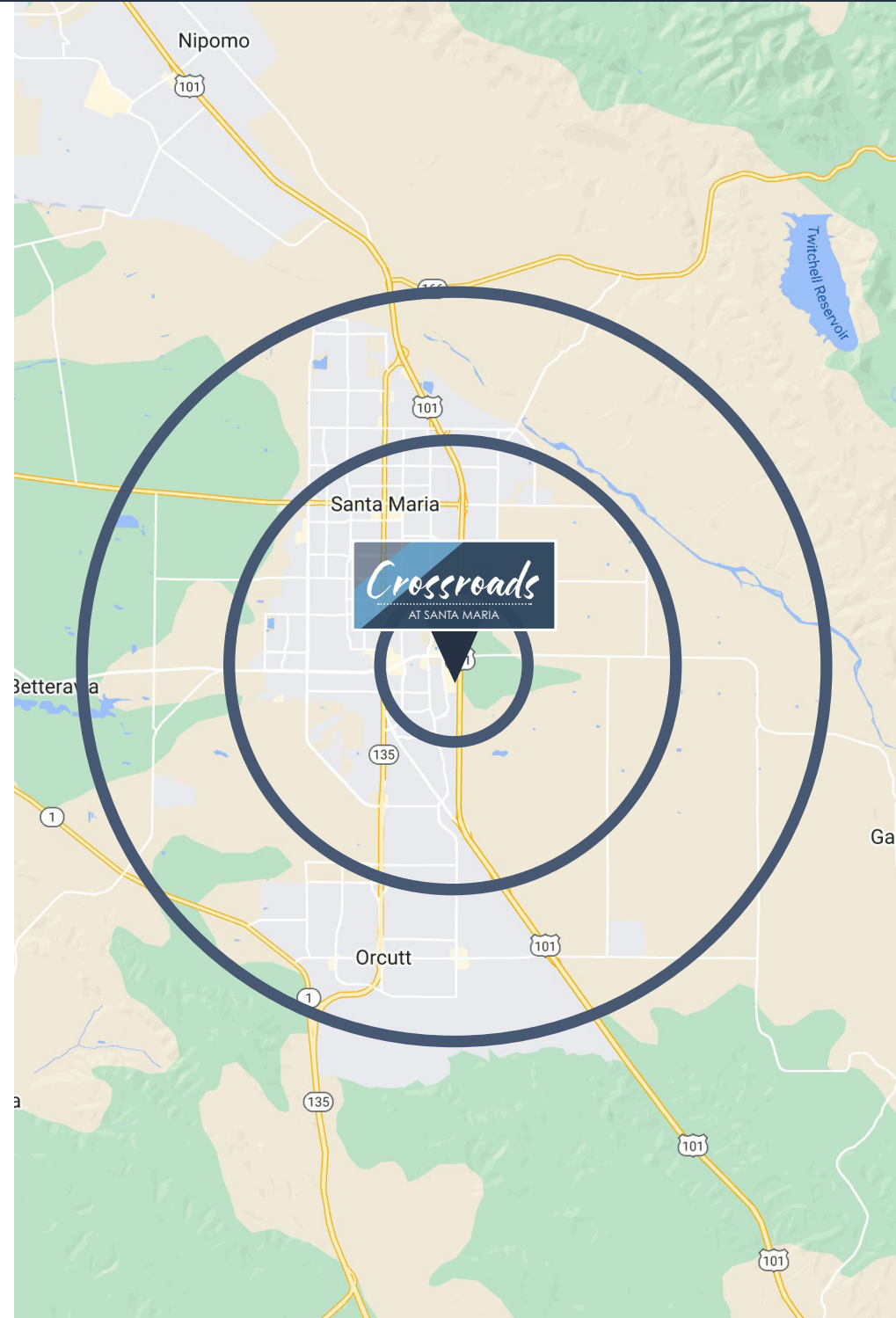
Median Home Value \$1 Million or More

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