



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 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)

 DOLLAR TREE  
 JCPenney  
 Foods Co

 KOHL'S  
 RITE AID

 ROSS  
 DRESS FOR LESS

 TARGET

COLLEGE SQUARE  
 Starbucks  
 Jamba  
 Verizon  
 Panera BREAD

food maxx  
 Party City

ENOS RANCH & ENOS RANCH WEST  
 ALDI  
 petco  
 Guitar Center  
 DICK'S  
 HomeGoods®  
 COSTCO WHOLESALE  
 BOAT BARN  
 LOWE'S  
 OLD NAVY  
 ULTA

Crossroads  
 AT SANTA MARIA

COLLEGE DRIVE 9,762 ADT

BRADLEY ROAD

BETTERAVIA ROAD 29,594 ADT

 Walmart \*  
 Walmart \*  
 SKECHERS  
 THE HOME DEPOT  
 DAIISO JAPAN  
 PETSMART  
 TJ-MAXX  
 TILLYS  
 FIVE BELOW  
 FAMOUS footwear  
 BEST BUY



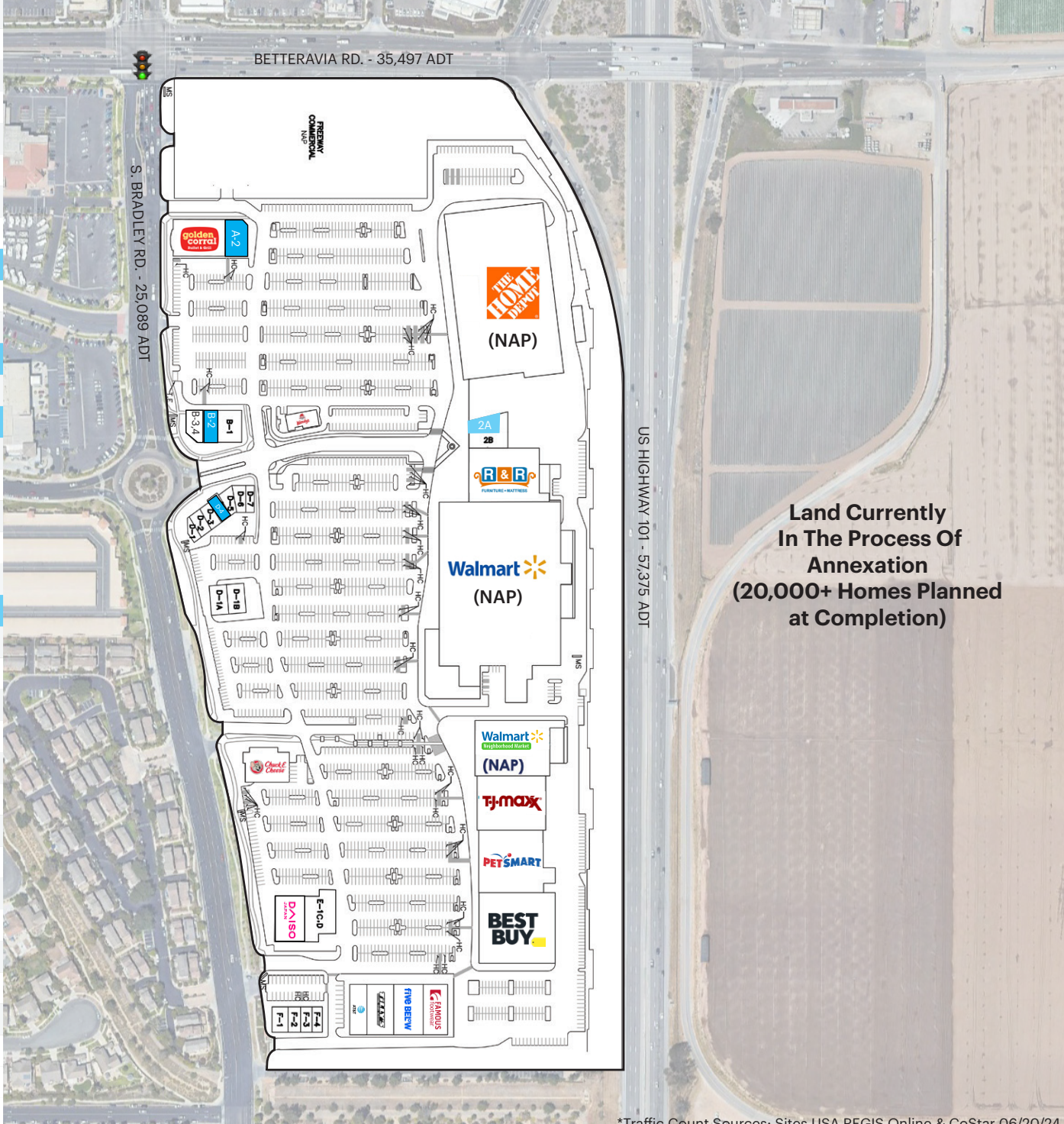
69,324 ADT



\*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
<b>2-A</b>	<b>Great Clips (AVAILABLE APRIL 2025)</b>	<b>1,066</b>
2-B	La Michoacana Plus	2,934
A-1	Golden Corral	11,060
<b>A-2</b>	<b>AVAILABLE</b>	<b>3,540</b>
B-1	Work World	5,000
<b>B-2</b>	<b>AVAILABLE</b>	<b>2,095</b>
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
<b>D-4</b>	<b>AVAILABLE</b>	<b>1,500</b>
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

