

# ENOS RANCH WEST

SANTA MARIA, CALIFORNIA

±1,200 SF RESTAURANT SPACE AVAILABLE FOR LEASE



## LOCKEHOUSE



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## SUMMARY

**ADDRESS** 471 E. Betteravia Rd., Santa Maria, CA

**AVAILABLE** ±1,200 SF Restaurant Space

**ASKING RENTS** \$4.25/SF, NNN (est. \$0.88/SF)

**TERM** Negotiable

**PARKING** Ample

**AVAILABLE** Now

**TRAFFIC COUNTS** E. Betteravia Rd., - 29,594 ADT  
S. College Dr., - 9,762 ADT

\*Traffic Counts Source: Sites USA REGIS Online 12/04/24

## HIGHLIGHTS

- Anchored by ALDI, Boot Barn, and Guitar Center
- Located in the highest density retail corridor of Santa Maria
- Great visibility at signaled intersection
- 300+ new apartments and a new elementary school serving over 900 students both directly adjacent to the site
- Over 300,000 people in the total trade area

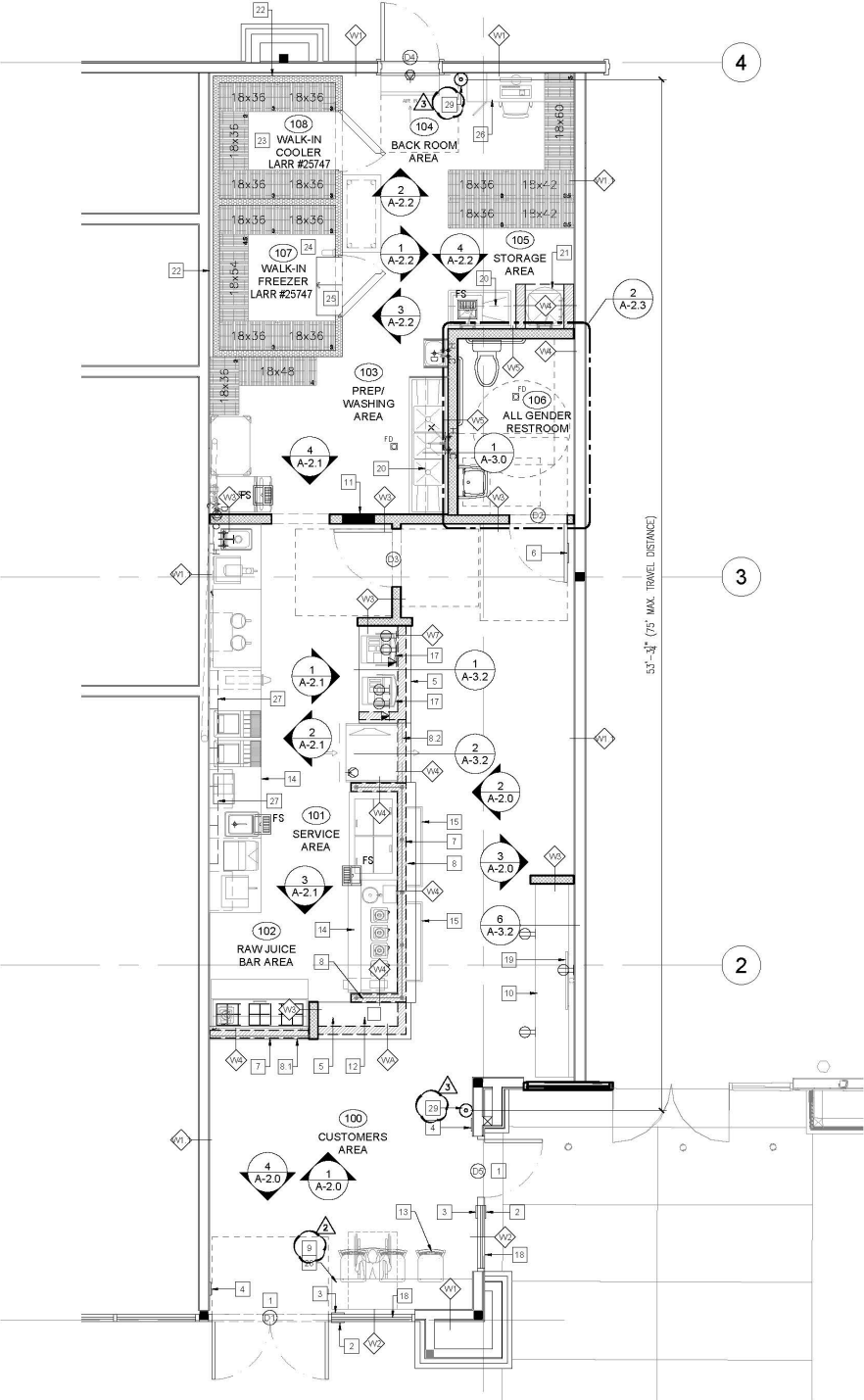
**NOW OPEN!**  
*ALDI, Raising Cane's,  
Boot Barn, Chipotle and  
Dutch Bros*





\*Traffic Counts Source: Sites USA REGIS Online 12/04/24

# FLOOR PLAN









# RETAIL AERIAL



## Enos Ranch

|   |   |   |   |   |
|---|---|---|---|---|
|  |  |  |  |  |
|  |  |  |  |  |

## Enos Ranch West

|   |   |   |
|---|---|---|
|  |  |  |
|  |  |  |








|   |   |
|---|---|
|  |  |
|  |   |




69,324 ADT

## College Square

|   |   |   |
|---|---|---|
|  |  |  |
|  |  |  |



## Crossroads Shopping Center

|   |   |
|---|---|
|  |  |
|  |  |
|  |  |
|  |  |

\*Traffic Counts Source: Sites USA REGIS Online 12/04/24



\*Traffic Counts Source: Sites USA REGIS Online 12/4/24



## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 13,353 | 91,563  | 141,872 |



## ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$111,595 | \$111,038 | \$119,293 |



## HOUSEHOLD INCOME DISTRIBUTION \$200,000 OR MORE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 470    | 2,733   | 4,683   |



## MEDIAN HOME VALUE \$1,000,000 or More

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$543,194 | \$527,511 | \$534,956 |



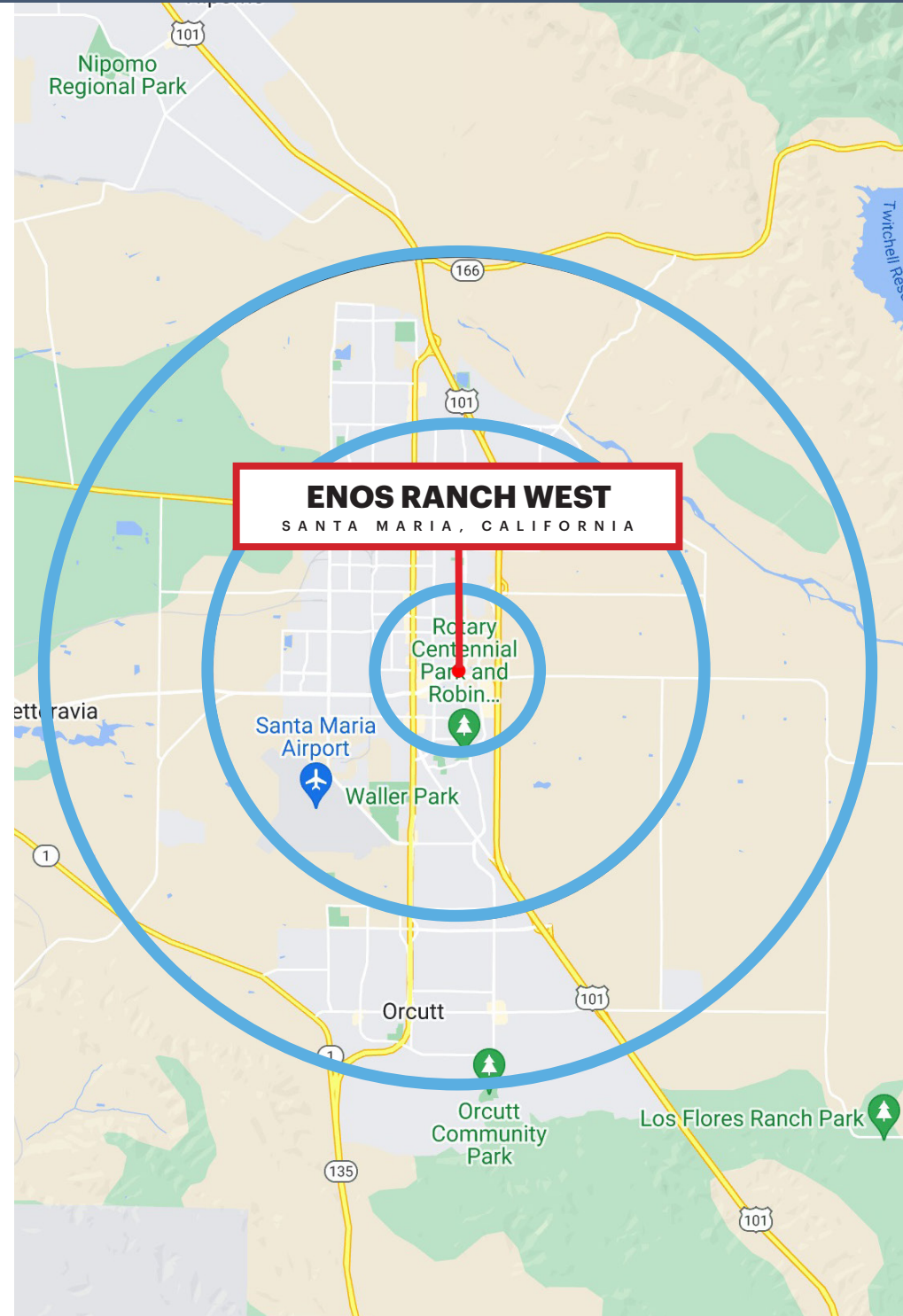
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 2,280  | 12,294  | 20,840  |



## TOTAL RETAIL EXPENDITURES

| 1 MILE     | 3 MILES    | 5 MILES  |
|------------|------------|----------|
| \$154.18 M | \$941.26 M | \$1.56 B |



\*Demographics Source: Sites USA REGIS Online 12/04/2024