



NWC W. Battles Road & Blosser Road - Santa Maria, CA



**FOR SALE OR
GROUND LEASE**

WESTGATE VILLAGE

Community meets Convenience

**CLICK TO WATCH A RENDERING
OF WESTGATE VILLAGE**

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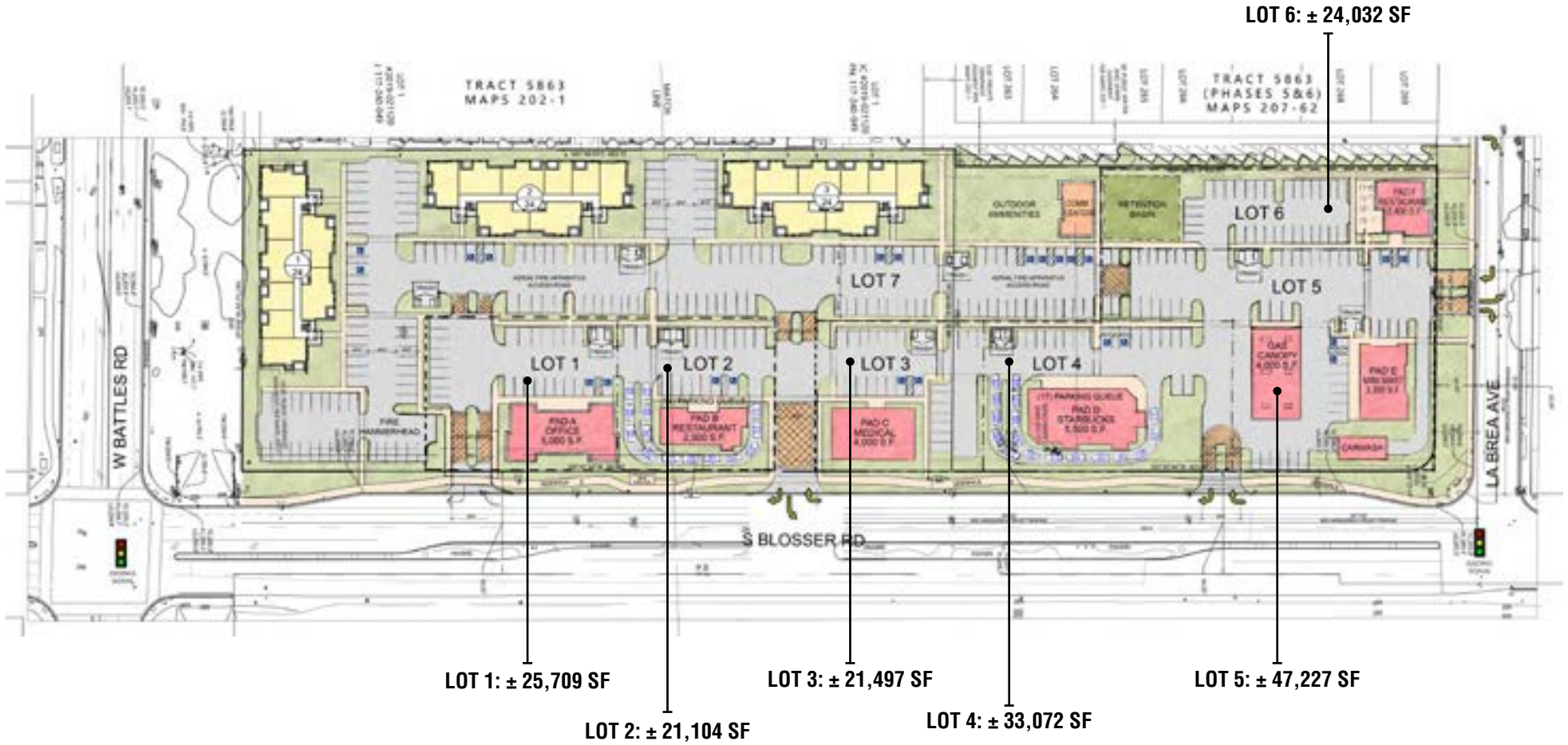
GALLELLI REAL ESTATE
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WESTGATE HILLside - PRO & WEST CENTRI ELEVATION

- Mixed-use development with 6 pads available for BTS or Ground lease
- 81-Unit Apartment Complex
- Two Drive Throughs
- ±2,500 to ±5,000 SF Pad & Shop Space Available
- Available 2025
- Ideal for Medical, Restaurant, and Service Users
- High Growth, Under Served Western Corridor

SITE PLAN & LEASING



TRADE AREA & DEMOGRAPHICS



WESTGATE VILLAGE - PAD A WEST ELEVATION



WESTGATE VILLAGE - PAD A NORTH (ENTRY) ELEVATION



WESTGATE VILLAGE - PAD A EAST ELEVATION



WESTGATE VILLAGE - PAD A SOUTH ELEVATION

| | 1-Mile | 3-Mile | 5-Mile |
|---|----------|--|--|
|  2023 Total Population | 21,804 | 92,455 | 135,284 |
|  2023 Daytime Population | 19,285 | 86,717 | 121,278 |
|  2023 Total Employees | 5,034 | 36,396 | 44,927 |
|  2023 Total Households | 5,660 | 24,951 | 38,605 |
|  2023 Average Household Income | \$91,471 | \$93,665 | \$104,177 |
| | | S. Blosser Road (south of Battles Rd) | W. Battles Road (west of S. Blosser Rd) |
|  Traffic Counts | | 20,082 | 10,926 |



DELIVERY: 2025

SIZE: Mixed-use development with 6 pads available for BTS or Ground lease and an 81-Unit Apartment Complex



SEE YOURSELF HERE.

WESTGATE VILLAGE will be a mixed-use development located in a major growth corridor at the northwest corner of W. Battles Road and S. Blosser Road in western Santa Maria, California.

This high visibility development opportunity will consist of 6 retail pads which will be available for Build to Suit or Ground Lease along with an 81-unit apartment complex.

WESTGATE VILLAGE is ideally positioned at a high traffic intersection along one of the trade area's busiest north/south corridors and is in the "path of progress". There are 3,700 additional residential units under review or approved by the city within a 2.5 mile radius. With a city population of approximately 107,400 people, the City of Santa Maria is the largest, fastest growing city in Santa Barbara County.

As the main north/south Western Santa Maria commuter corridor continues to spread its residential and commercial base, this rare "whole block" development opportunity lends itself to multiple uses to serve this evolving community. With two existing parcels, this site has the ability for blended uses such as apartments and commercial uses (subject to City approval).

Santa Maria is situated approximately 17 miles south of Pismo Beach and 16 miles northeast of Vandenberg Air Force Base and is part of California's Central Coast in Santa Barbara County. The Santa Maria Valley region is a world-renowned winemaking area and boasts being the home to dozens of world-class wineries and vineyards.

MEET THE GALLELLI RETAIL TEAM

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