



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



**FOR SALE OR  
GROUND LEASE**

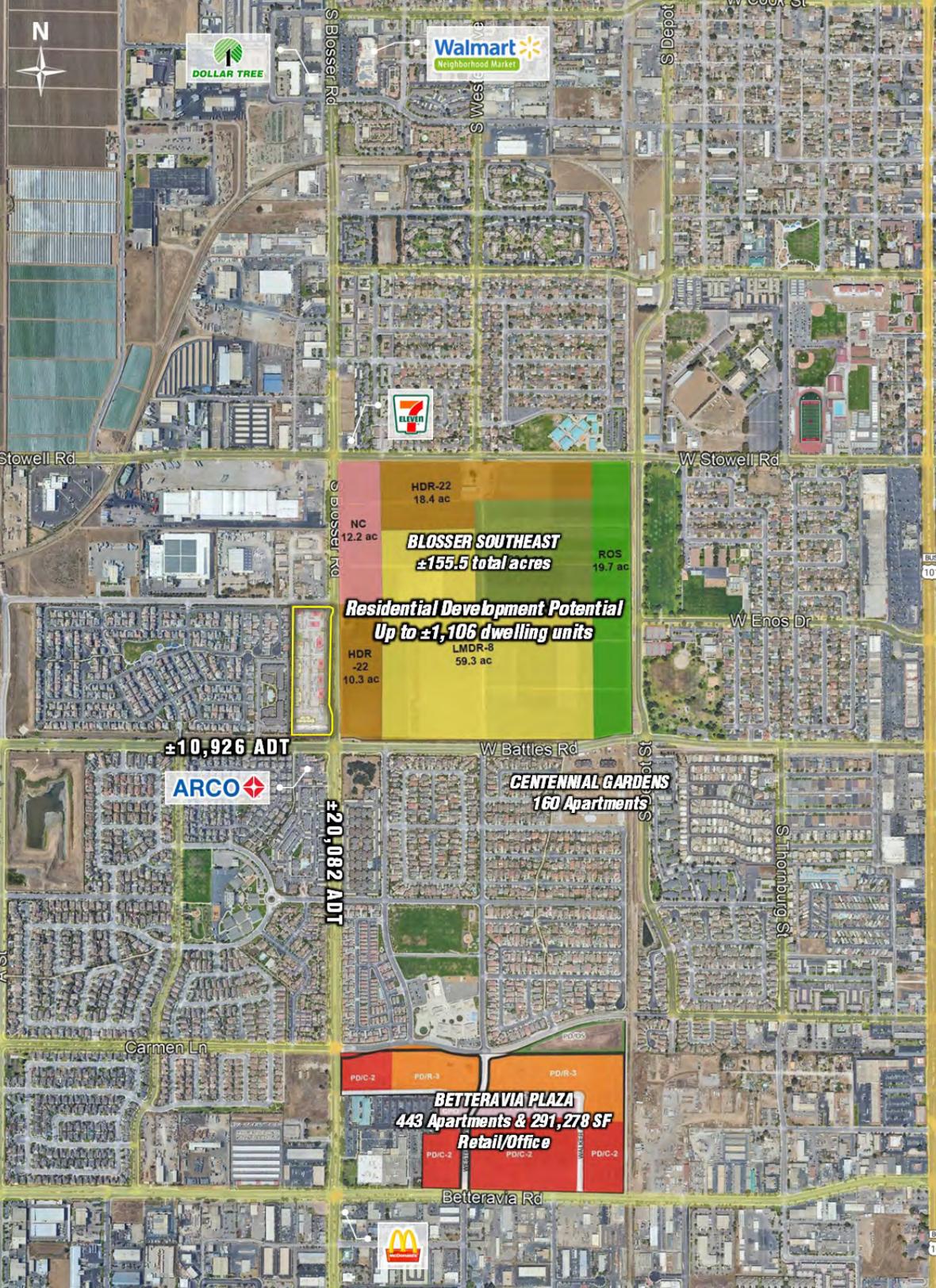
# WESTGATE VILLAGE

*Community meets Convenience*

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

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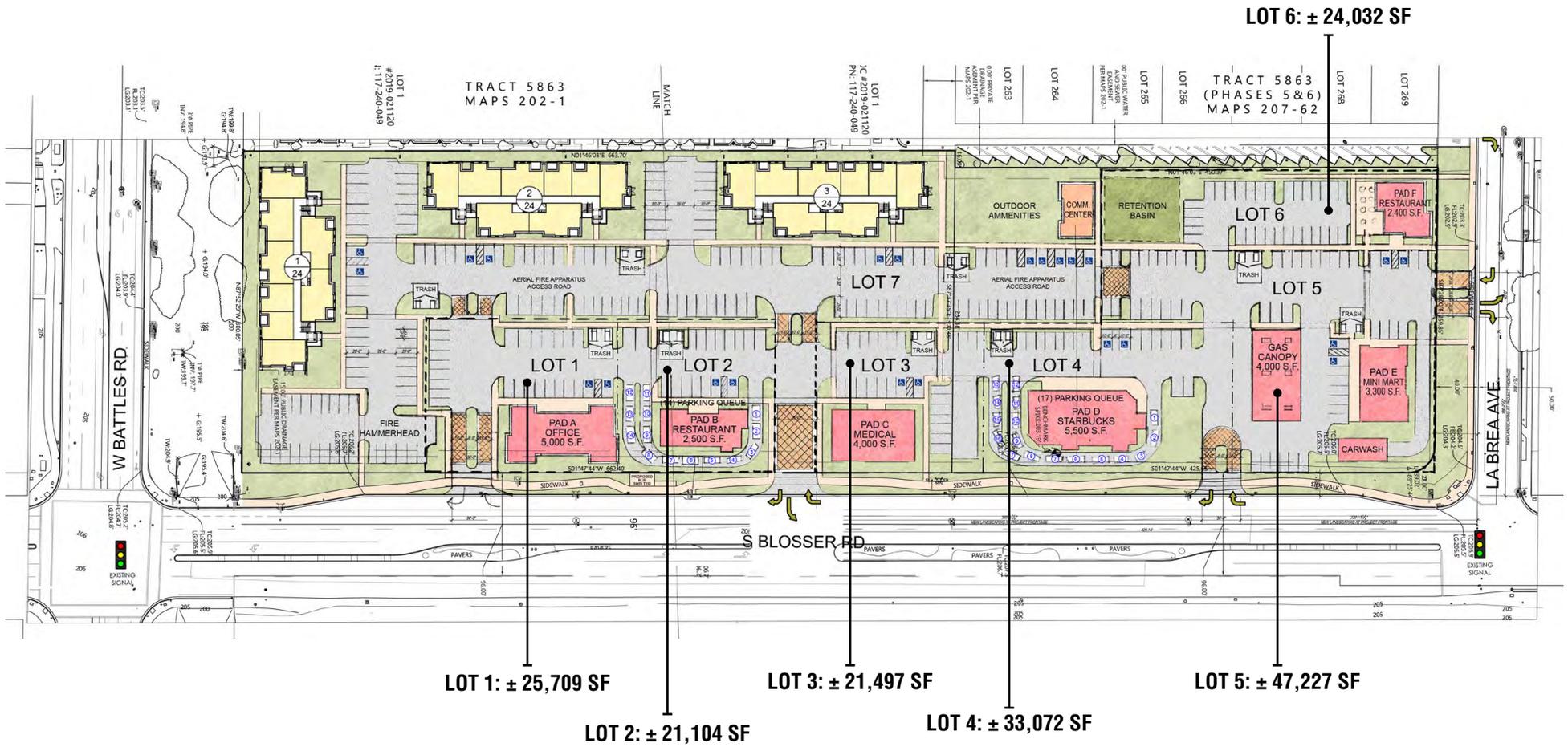
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WESTGATE VILLAGE - PAD B WEST (ENTRY) ELEVATION  
SCALE: 1/8"=1'-0"

- 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  
SCALE: 1/8"=1'-0"



WESTGATE VILLAGE - PAD A NORTH (ENTRY) ELEVATION  
SCALE: 1/8"=1'-0"



WESTGATE VILLAGE - PAD A EAST ELEVATION  
SCALE: 1/8"=1'-0"



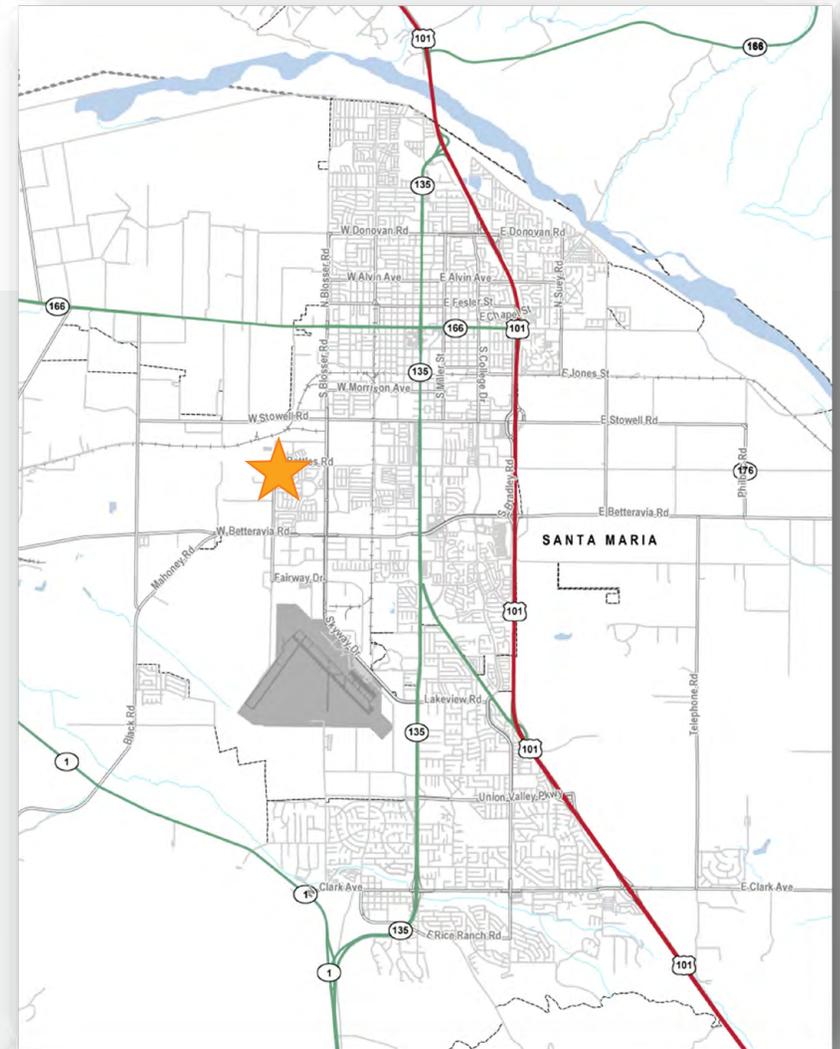
WESTGATE VILLAGE - PAD A SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

	1-Mile	3-Mile	5-Mile
 2024 Total Population	21,516	91,975	134,623
 2024 Daytime Population	19,264	87,226	122,222
 2024 Total Employees	5,152	36,871	44,901
 2024 Total Households	5,591	24,865	38,509
 2024 Average Household Income	\$109,088	\$111,983	\$121,978
		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.



LET US

## MEET THE GALLELLI RETAIL TEAM

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