

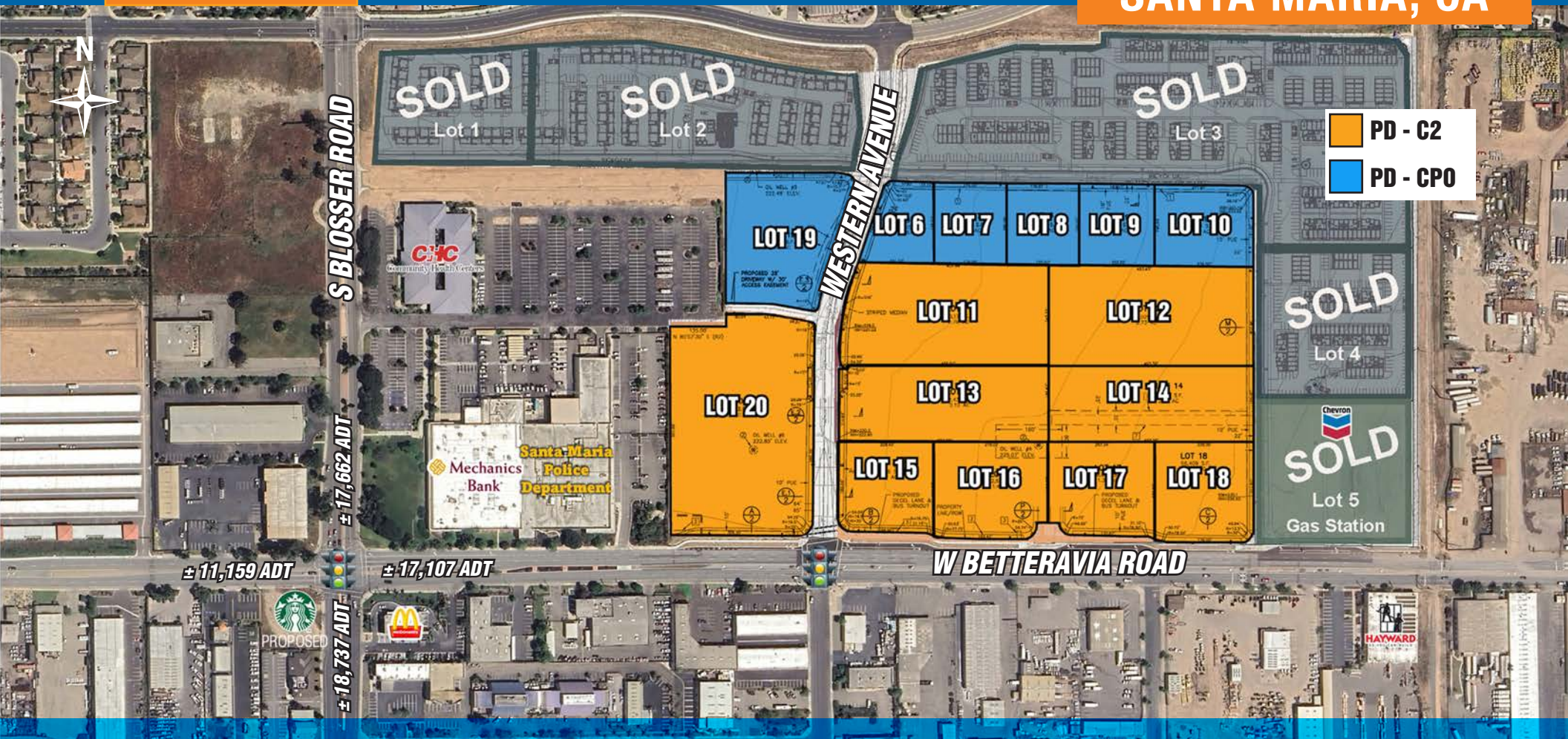
**FOR  
SALE**

# BETTERAVIA PLAZA

Mixed Use Development Opportunity

**±1,065,240 SF**  
**±24.44 ACRES**

**SANTA MARIA, CA**



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# PROPERTY HIGHLIGHTS & DEMOGRAPHICS

# BETTERAVIA PLAZA



**LOCATION:**

1001 W. Betteravia Road, Santa Maria, CA 93458



**APN:** 117-990-006 through 117-990-020



**ZONING:** PD - CPO & PD- C2



**ENTITLEMENTS:** Fully Entitled with Development Agreement. Ownership has completed site work.



**UTILITIES:** All public utilities stubbed to the site



**PERMITTED USES:** All approved uses based on the current Santa Maria General Plan and the Santa Maria Municipal Code, including Zoning Ordinance, General Plan Land Use Policy Map and Zoning Map Amendment (GPZ2014-0002), and regulations adopted by the City Council concerning the Plan and Codes, as well as the Development Agreement. Uses include retail, office, and medical.



**SHAPE/TOPOGRAPHY:** Generally Rectangular/Level and on street grade



**PRICE:**

\$25,565,760 - \$24 psf



**LAND AREA:**

±1,065,240 SF • ±24.44 Acres

	1-MILE	3-MILE	5-MILE
<b>2023 TOTAL POPULATION</b>	14,329	76,446	140,806
<b>2023 DAYTIME POPULATION</b>	13,618	77,260	125,759
<b>2023 TOTAL EMPLOYEES</b>	8,078	33,839	46,087
<b>2023 TOTAL HOUSEHOLDS</b>	4,305	21,446	40,597
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$105,661	\$95,707	\$105,361
<b>TRAFFIC COUNTS</b>	W Betteravia (West of S Blosser Rd)		±11,159 ADT
	W Betteravia (East of S Blosser Rd)		±17,107 ADT
	S Blosser Rd (North of W Betteravia)		±17,662 ADT
	S Blosser Rd (South of W Betteravia)		±18,737 ADT

## NEARBY TENANTS

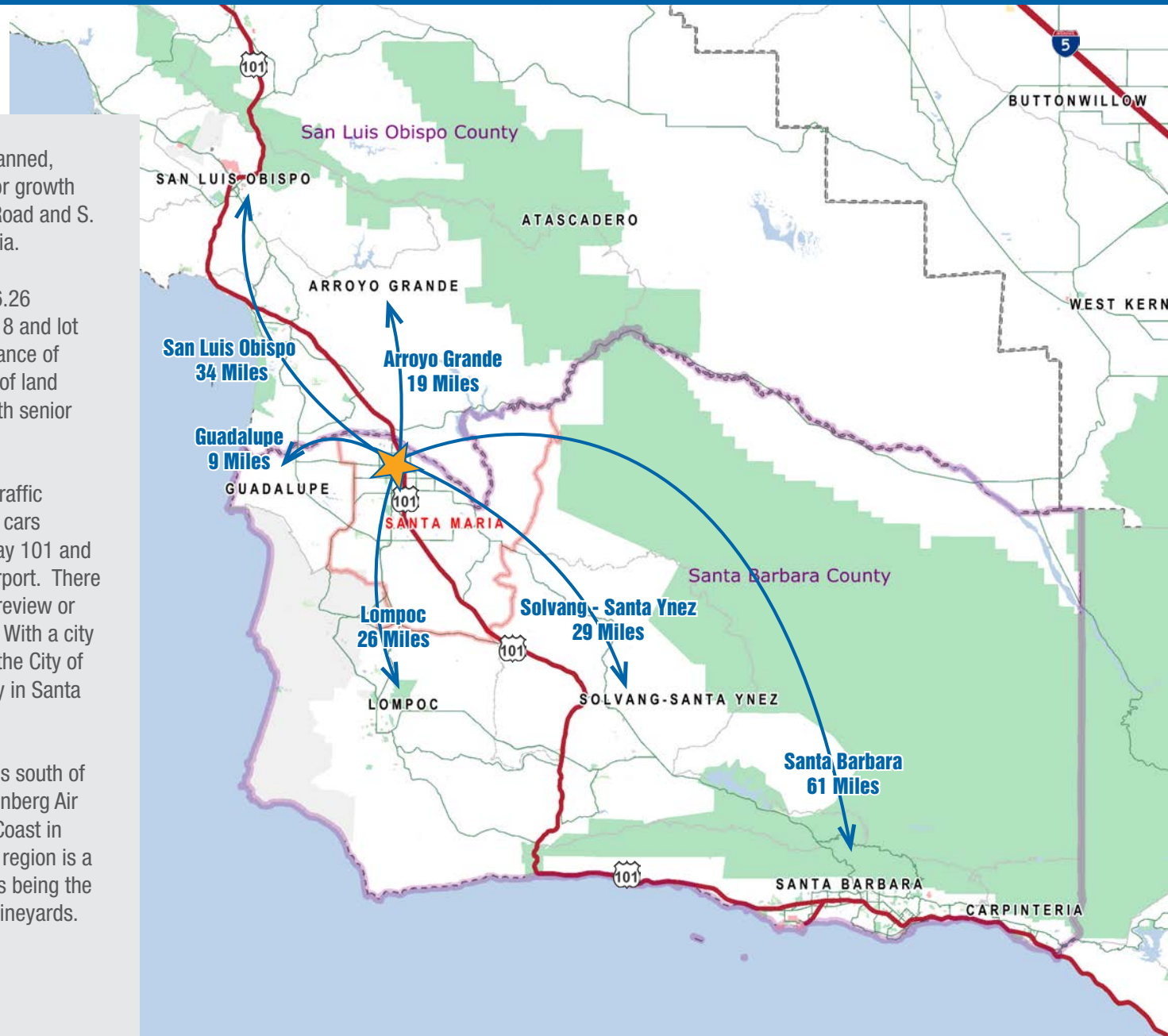


**Betteravia Plaza** is a fully entitled, master-planned, mixed-use development site located in a major growth area at the northeast corner of W. Betteravia Road and S. Blosser Road in western Santa Maria, California.

Lots 117-990-006 to 010 and lot 019 total  $\pm 6.26$  acres zoned PD-CPO. Lots 117-090-011 to 018 and lot 020 total  $\pm 18.18$  acres zoned PD-C2. The balance of the property features approximately 40 acres of land consisting of 450 future multi-family units, with senior housing assisted living.

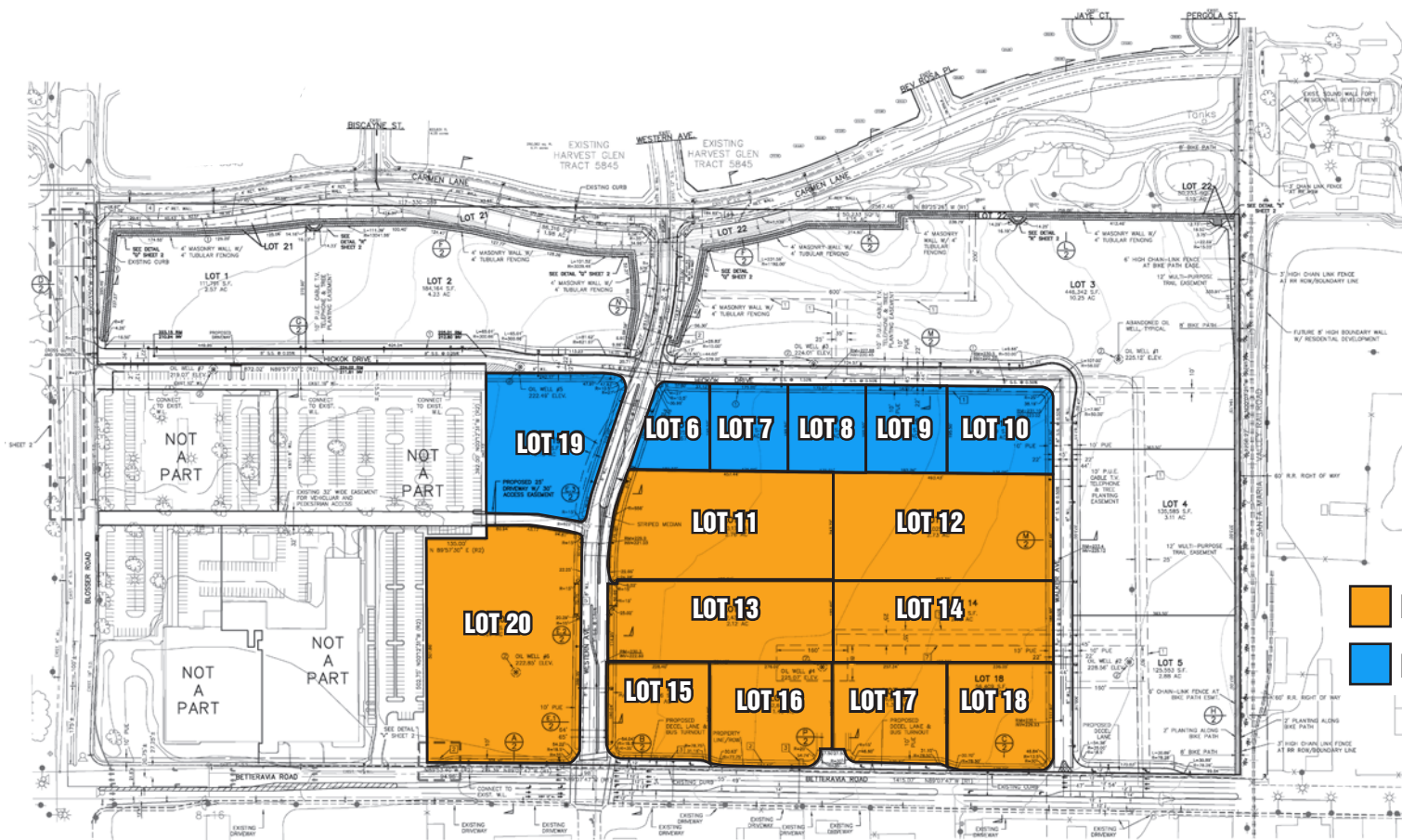
This center is ideally positioned along a high traffic east/west corridor with approximately 17,107 cars passing daily, and is just minutes from Highway 101 and approximately 1 mile from the Santa Maria Airport. There are  $\pm 3,700$  additional residential units under review or approved by the city 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.

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 wine making area and boasts being the home to dozens of world-class wineries and vineyards.



# SITE PLAN

# BETTERAVIA PLAZA



PD - C2  
 PD - CPO

LOT	TENANT	SF	ACRES
LOT 6	AVAILABLE	29,258	0.67
LOT 7	AVAILABLE	34,210	0.79
LOT 8	AVAILABLE	34,213	0.79
LOT 9	AVAILABLE	35,816	0.82
LOT 10	AVAILABLE	46,019	1.06

LOT	TENANT	SF	ACRES
LOT 11	AVAILABLE	120,171	2.76
LOT 12	AVAILABLE	119,025	2.73
LOT 13	AVAILABLE	92,433	2.12
LOT 14	AVAILABLE	91,572	2.10
LOT 15	AVAILABLE	49,476	1.14

LOT	TENANT	SF	ACRES
LOT 16	AVAILABLE	62,627	1.44
LOT 17	AVAILABLE	56,800	1.30
LOT 18	AVAILABLE	56,409	1.29
LOT 19	AVAILABLE	92,794	2.13
LOT 20	AVAILABLE	144,417	3.30

# RETAIL TRADE AREA

# BETTERAVIA PLAZA



TRADER JOE'S  
Michael's  
BevMo!  
Office DEPOT

Foods Co.  
JCPenney

IN-SHAPE  
VALLARTA SUPERMARKET  
HARBOR FREIGHT TOOLS

petco  
OLD NAVY  
KIRKLAND'S  
HomeGoods  
ULTA  
DICK'S SPORTING GOODS

Smart & Final

COSTCO WHOLESALE

BOOT BARN  
ALDI

Lowe's

GROcery STORE

CVS pharmacy

TARGET

THE HOME DEPOT

1001 W Betteravia Road

Albertsons

ROSS DRESS FOR LESS

Walmart

Walgreens

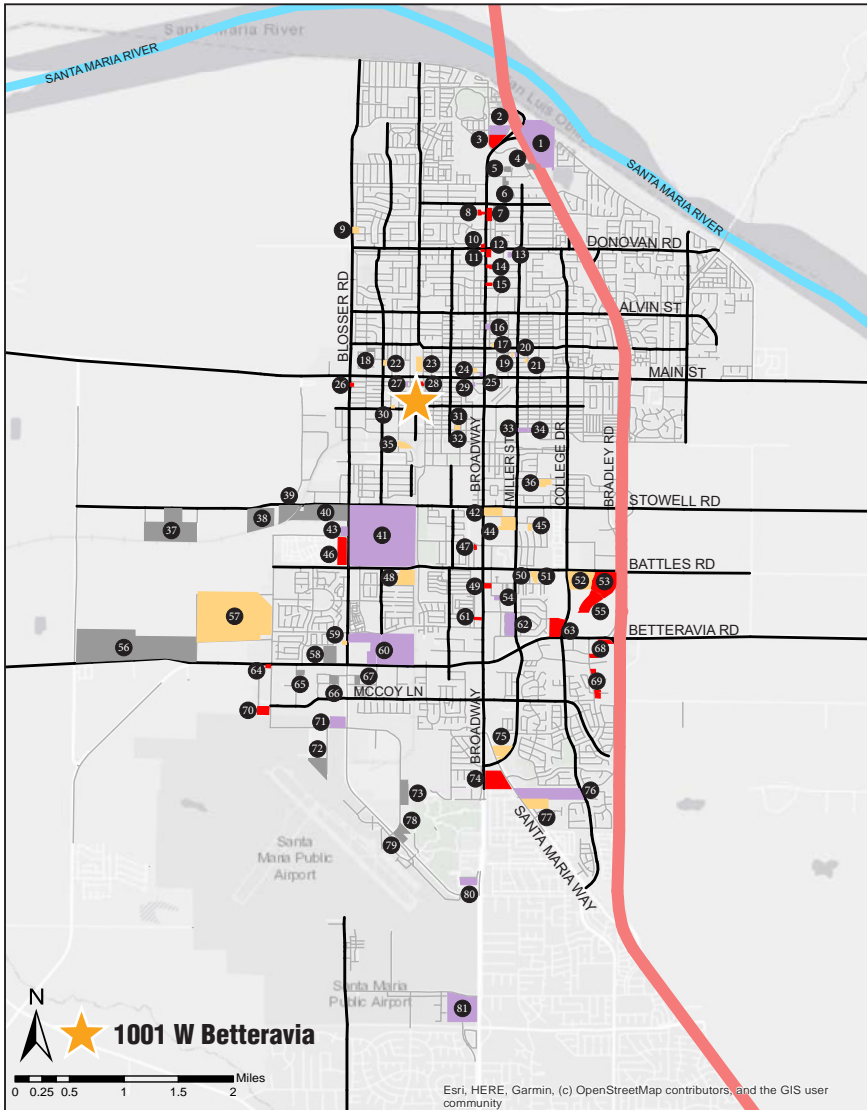
Walmart Neighborhood Market  
BEST BUY  
T.J. MAXX  
PET SMART

KOHL'S  
RITE AID

food maxx  
FIT REPUBLIC

# SANTA MARIA MAJOR DEVELOPMENTS

# BETTERAVIA PLAZA



\*Source - City of Santa Maria Planning Department

## Residential

- 9 **Cox Bungalows**  
1141 W Cox Ln  
29 affordable apartments
- 17 **123 Fesler Apartments**  
123 E Fesler St  
23 apartments
- 19 **309 Mill Apartments**  
309 E Mill St  
23 apartments
- 21 **Kimbell Western Units**  
134 N Western  
9 multifamily
- 22 **Residences at Depot Street**  
301 N Depot St  
80 affordable apartments
- 23 **School Mill Apartments**  
424 E Mill St  
5 apartments
- 24 **Vino Bella Apartments**  
120 W Chapel St  
32 apartments
- 26 **Casa Buena Court**  
905 W Cook St  
4 units
- 31 **Ormonde Apartments**  
521 S Pine St  
4 apartments
- 32 **Pine at Boone Townhouses**  
529 S Pine St  
8 townhouses
- 34 **Oakley Court Apartments**  
600 Block S Oakley Ct  
30 apartments
- 36 **Sierra Madre Cottages**  
624 E Camino Colegio  
39 affordable senior apts
- 42 **Vandenberg Sr. Residences**  
1314 S Broadway  
52 senior apt addition
- 44 **Centennial Square**  
Miller St at Plaza Dr  
16 apartments
- 45 **Barcellus Sr. Apartments**  
502 E Barcellus Ave  
80 senior apartments
- 48 **Centennial Gardens**  
Battles Rd and Depot St  
160 affordable apartments
- 50 **Webster Manor**  
539 E Newlove Dr  
5 townhouses
- 51 **Newlove East Apartments**  
575 E Newlove Dr  
16 apartments
- 52 **Easton Apartments**  
E Battles Rd at College Dr  
318 apartments
- 57 **H2A Workforce Dormitories**  
1900 Block of A Street  
H2A housing
- 59 **SerraMonte Townhomes**  
2065 S Blosser Rd  
81 townhomes
- 76 **Santa Maria Studios**  
Santa Maria Wy at E Dauphin  
63 single-family
- 78 **Northman Residential**  
Santa Maria Wy at E Dauphin  
63 single-family

## Commercial

- 3 **Preisker Commercial Center**  
N Broadway at Preisker Ln  
108 mm hotel, drive-thru rest., retail
- 7 **Dutch Brothers Coffee**  
1700 Block of N Broadway  
Coffee kiosk with drive-thru
- 8 **North Broadway Shell Bldg.**  
1700 Block of N Broadway  
26,879 sq. ft. commercial bldg
- 10 **Peppertree Chevron**  
1601 N Broadway  
1,675 sq. ft. retail & 12 fuel pumps
- 11 **Santa Maria Alliance**  
1519 N Broadway  
New canopy
- 12 **Santa Maria Medical Office**  
1520 N Broadway  
10,150 sq. ft. medical
- 14 **Orchard St Corner Market**  
1334 N Broadway  
1,034 sq. ft. addition
- 15 **Superior Sound Systems**  
1108 N Broadway  
1,800 sq. ft. bldg
- 20 **Blosser Coin Laundry**  
122 S Blosser Rd  
4,410 sq. ft. coin laundry
- 23 **Hasnain Retail Building**  
711 W Church St  
4,000 sq. ft. retail
- 40 **Westgate Marketplace**  
S Blosser Rd at W Battles Rd  
68,000 sq. ft. commercial
- 41 **Joshi Commercial**  
116 W Enos Dr  
3,200 sq. ft. retail
- 43 **McDonald's**  
1710 S Broadway  
4,554 sq. ft. drive-thru
- 53 **Enos Auto Center North Campus**  
Lot 2-7 of Enos Ranchos  
Auto center
- 54 **Lot 5 Auto**  
Lot 5 of Enos Ranchos  
29,000 sq. ft. auto
- 55 **Toyota**  
Lot 4 Enos Ranchos  
73,000 sq. ft. auto
- 56 **Home Motors**  
S Bradley Rd & E Battles Rd  
52,000 sq. ft. auto
- 58 **Enos Auto Center South Campus**  
Lots 8-11 Enos Ranchos  
Auto center
- 59 **Lot 11 Auto**  
Lot 11 Enos Ranchos  
28,000 sq. ft. auto
- 60 **Honda**  
Lot 10 Enos Ranchos  
44,900 sq. ft. auto
- 63 **Splash N Dash**  
Lot 8 Enos Ranchos  
8,200 sq. ft. car wash
- 64 **Smile Santa Maria Dental**  
1925 S Broadway  
7,750 sq. ft. dental
- 65 **Enos Ranchos Mercado**  
E Betteravia Rd at S College  
80,900 sq. ft. shopping
- 67 **A Street Deli**  
W Betteravia Rd at A St  
4,420 sq. ft. retail bldg
- 68 **Santa Maria Freeway Center**  
1000 E Betteravia Rd  
23,455 sq. ft. retail
- 69 **Crossroads Expansions Pads**  
2100-2300 S Bradley Rd  
27,700 sq. ft. retail
- 70 **VTC Enterprises (Phase 2)**  
2445 A St  
6,187 sq. ft. training bldg
- 72 **U-Haul Ministorage and Office**  
2875 Santa Maria Way  
Indoor ministorage

## Industrial

- 4 **Santa Maria Tire Company**  
1900 block of N Preisker Ln  
8,000 sq. ft. tire sales & service
- 5 **Chavez Farming**  
1965 Roemer Pl  
9,915 sq. ft. produce sales
- 6 **SMOOTH Bus Wash**  
240 E roemer Way  
1,134 sq. ft. bus wash bldg
- 18 **Candyman Shop**  
320 N Russell Ave  
6,670 sq. ft. multi-tenant
- 19 **Bonita Packing Expansion**  
1850 W Stowell Rd  
173,270 sq. ft. addition
- 25 **Maxco Cooler & Box Facility**  
1550 W Stowell Rd  
38,350 sq. ft. cooler bldg & outdoor storage
- 39 **Central Coast Truck Center**  
W Stowell Rd & Handson Wy  
37,300 sq. ft. bldg
- 40 **Lineage Logistics**  
1315 S Blosser Rd  
210,000 sq. ft. processing facility
- 50 **Windset Farms**  
1650 Black Rd  
4.3 sq. miles greenhouse
- 58 **Betteravia Self Storage**  
1265 W Betteravia Rd  
109,955 sq. ft. storage facility
- 59 **DMS Electric**  
2224 S Westgate Rd  
10,000 sq. ft. bldg
- 66 **Tava Corp**  
2329 Thompson Way  
33,000 sq. ft. multi-tenant complex
- 67 **Mattress Xpress**  
100 Tama Ln  
22,917 sq. ft. office and warehouse
- 71 **Plantino Development**  
2900 block Industrial Pkwy  
48,717 sq. ft. in 4 bldgs on 4 lots
- 73 **The Gas Company**  
3138 Industrial Pkwy  
Natural gas fueling station
- 75 **Skyway Office Building**  
3200 Skyway Drive  
19,900 sq. ft. office bldg

## Mixed Use/Other

- 1 **Rivergate - Roemer Ranch**  
N Broadway/Hwy 101 Intchq  
General Plan Amend and  
Rezoning
- 2 **Carpenter's Union Training**  
2210 N Preisker Ln  
30,000 sq. ft. training
- 13 **Clean N Dash**  
214 E Donovan Rd  
2 res. units, 6,720 sq. ft.
- 14 **The Kitchen**  
600 N Broadway  
7,795 sq. ft. com/res mixed use
- 20 **Bathia Mixed Use**  
311 N Miller Street  
1,533 sq. ft. comm & 6 res units
- 24 **Gateway Mixed Use**  
101 N Broadway  
33,700 sq. ft. 4 story mixed use
- 27 **D&J's Sober Living Facility**  
819 W Church, 113 S Benwiley  
Mixed-use w/trans housing
- 28 **Heritage Square DT Apartments**  
110 S Lincoln  
10 efficiency units
- 32 **Miller & Boone Mixed Use**  
417 E Boone St  
33,600 sq. ft. mixed use
- 33 **Boone Street Market**  
501 E Boone St  
2,280 sq. ft. add to market & 2 units
- 41 **Blosser Southeast**  
S Blosser Rd at W Battles Rd  
Amend Blosser Southeast SP
- 42 **Aquistapace Tentative Map**  
S Blosser Rd at W Battles Rd  
Tentative Map
- 43 **Rancho Harvest Land Use Map/Zone Change**  
S Blosser Rd & La Brea Ave  
Land use & zone change
- 44 **Crucified Life Church**  
NW/c S McClelland Street  
11,700 sq. ft. church
- 46 **Betteravia Plaza**  
W Betteravia Rd at SMVRR  
272 apts & 381,250 sq. ft. retail/oft
- 47 **Fairway Commercial**  
1223 Fairway Drive  
Industrial use to commercial use
- 49 **First Baptist Church Master Plan**  
2970 Santa Maria Way  
Site Master Plan
- 50 **Lakeview Mixed Use**  
NW/c S Broadway & Skyway Dr  
164 apts & 11,000 sq. ft. comm
- 51 **Phillips 66**  
Various Locations  
Replacement of existing line 300
- 52 **Airport Business Park Specific Plan Amendment**  
NW/c of Orcutt Expressway & Union Pkwy  
Specific Plan w/ multiple land uses



A PROUD MEMBER OF  
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