

FOR SALE

OR GROUND LEASE

1001 W BETTERAVIA ROAD

5 front retail/commercial parcels

SANTA MARIA, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS



LOCATION:

1001 W. Betteravia Road, Santa Maria, CA 93458



APN: 117-990-015, 117-990-016, 117-990-017, 117-990-018, 117-990-020



ZONING: 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



AVAILABILITY:

Lot 15: ±1.14 acres
 Lot 16: ±1.44 acres
 Lot 17: ±1.31 acres
 Lot 18: ±1.30 acres
 Lot 20: ±4.10 acres



PRICE:

\$40 PSF



LAND AREA:

±5.19 acres

1-MILE

3-MILE

5-MILE



2022 TOTAL POPULATION

14,977

75,955

138,468



2022 DAYTIME POPULATION

18,975

83,743

129,129



2022 TOTAL EMPLOYEES

10,495

39,552

50,090



2022 TOTAL HOUSEHOLDS

4,483

21,948

40,728



2022 AVERAGE HOUSEHOLD INCOME

\$100,225

\$91,725

\$103,432



TRAFFIC COUNTS

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

JCPenney

KOHL'S

Walgreens

CVS
pharmacy

Michaels
MAKE CREATIVITY HAPPEN

Walmart

COSTCO
WHOLESALE

TARGET

GROCERY
OUTLET
bargain market

Albertsons

HomeGoods

ULTA
BEAUTY

TRADER JOE'S

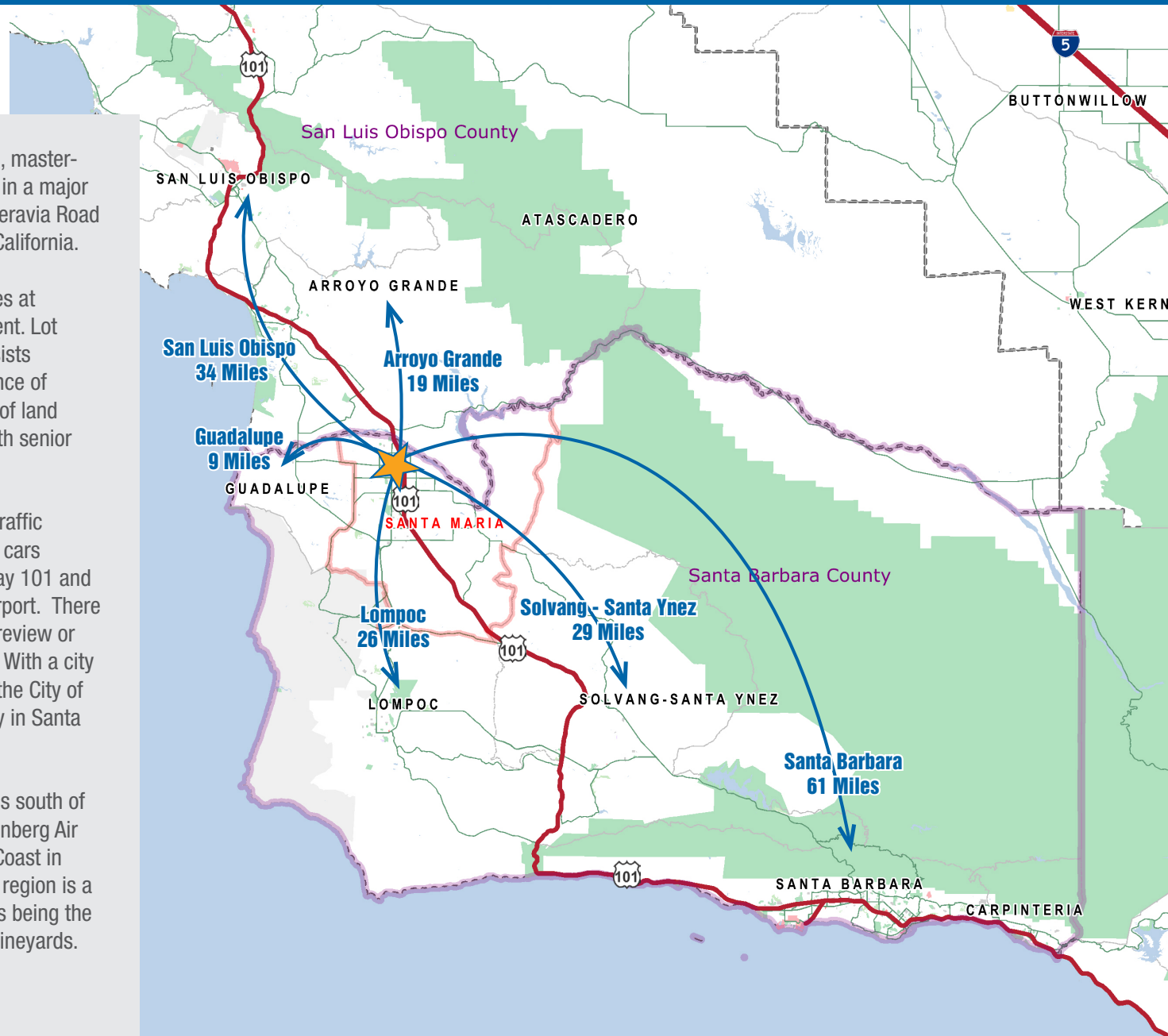
PROPERTY OVERVIEW

1001 W. BETTERAVIA ROAD 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 15-18 consist of approximately 5.19 acres at the front and center in the planned development. Lot 20 is located adjacent to Lots 15-18 and consists of approximately 4.10 acres of land. 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



SUITE	TENANT	ACRES
LOT 15	AVAILABLE	1.14
LOT 16	AVAILABLE	1.44

SUITE	TENANT	ACRES
LOT 17	AVAILABLE	1.31
LOT 18	AVAILABLE	1.30

SUITE	TENANT	ACRES
LOT 19	AVAILABLE	2.13
LOT 20	AVAILABLE	4.10

RETAIL TRADE AREA



TRADER JOE'S Michael's BevMo!
Office DEPOT

Foods Co BIG LOTS!
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
Live Well

LOWE'S
Improving Home Improvement

GROCERY OUTLET
Original Market

CVS pharmacy

TARGET

THE HOME DEPOT

1001 W Betteravia Road

Albertsons

99c ONLY ROSS
DRESS FOR LESS

Walmart

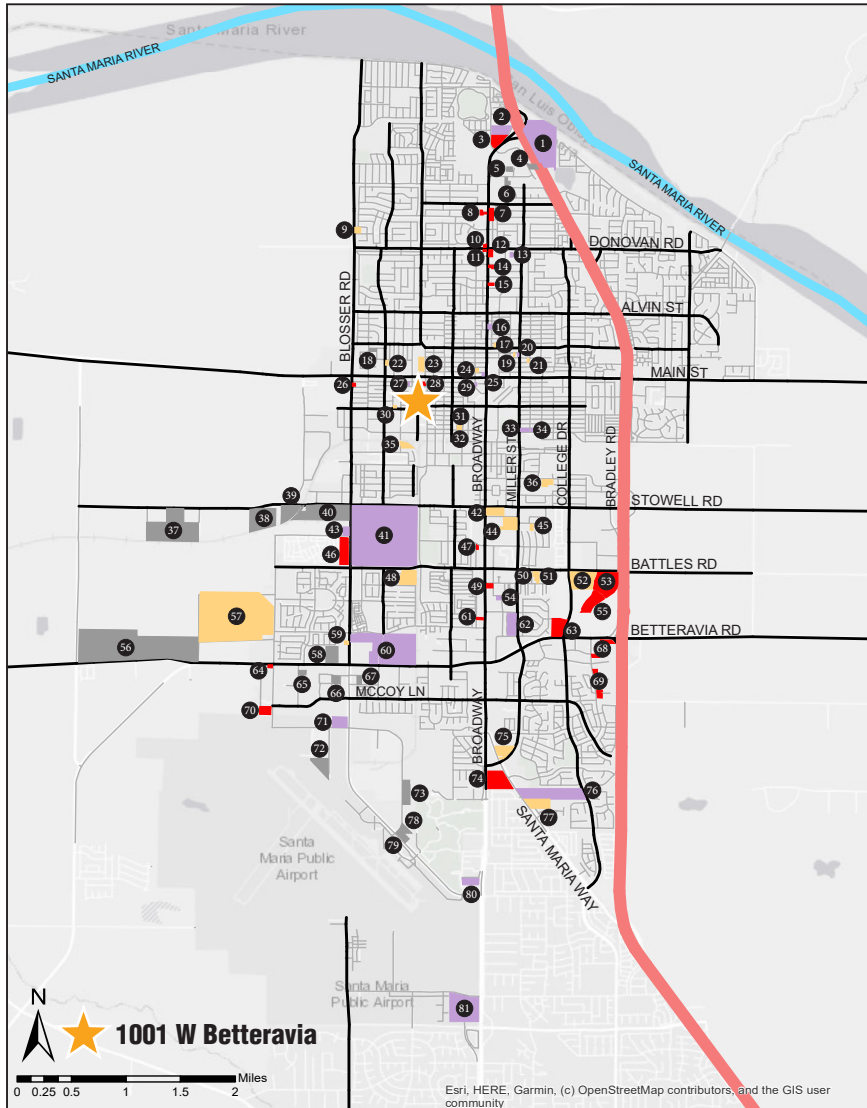
Walgreens

Walmart Neighborhood Market BEST BUY
TJ-MAXX PET SMART

KOHL'S RITE AID

food maxx FIT REPUBLIC
Party City

SANTA MARIA MAJOR DEVELOPMENTS



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
138 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
- 58 **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
- 25 **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
- 62 **Splash N Dash**
Lot 8 Enos Ranchos
8,200 sq. ft. car wash
- 61 **Smile Santa Maria Dental**
1925 S Broadway
7,750 sq. ft. dental
- 63 **Enos Ranchos Mercado**
E Betteravia Rd at S College
80,900 sq. ft. shopping
- 64 **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
- 28 **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
- 65 **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 **Center**
2811 Airport Dr
51,200 sq. ft. of office
- 72 **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 Rezone
- 2 **Carpenter's Union Training**
2210 N Preisker Ln
30,000 sq. ft. training
- 13 **Clean N Dash**
819 W Donovan Rd
2 res. units, 6,720 sq. ft.
- 16 **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
- 25 **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
- 29 **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
- 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
- 49 **Fairway Commercial**
1223 Fairway Drive
Industrial use to commercial use
- 51 **First Baptist Church Master Plan**
2970 Santa Maria Way
Site Master Plan
- 53 **Lakeview Mixed Use**
NW/c S Broadway & Skyway Dr
164 apts & 11,000 sq. ft. comm
- 54 **Phillips 66**
Various Locations
Replacement of existing line 300
- 59 **Airport Business Park Specific Plan Amendment**
NW/c of Orcutt Expressway & Union Pkwy
Specific Plan w/ multiple land uses

*Source - City of Santa Maria Planning Department

RETAIL TRADE AREA

