

# ENOS RANCH CENTER WEST

NWC Betteravia Road & S. College Drive, Santa Maria, CA 93454



## LOCATION OVERVIEW



## PROPERTY HIGHLIGHTS

- New Shopping Center Anchored by ALDI
- Located in the highest density retail corridor of Santa Maria
- Great visibility at signaled intersection
- Pad and inline spaces available: 1,200-2,700 SF
- Newly completed elementary school serving over 900 students adjacent to the site
- 300+ multi-family homes under construction directly northeast of the site (Phase I completed)
- Traffic Counts: 30,000 cars per day on Betteravia Rd.
- Over 300,000 people in the total trade area Estimated
- Delivery: Q1 2022

## ADJACENT TO THE NEWLY BUILT ENOS RANCH CENTER



## EXCLUSIVE AGENT(S)

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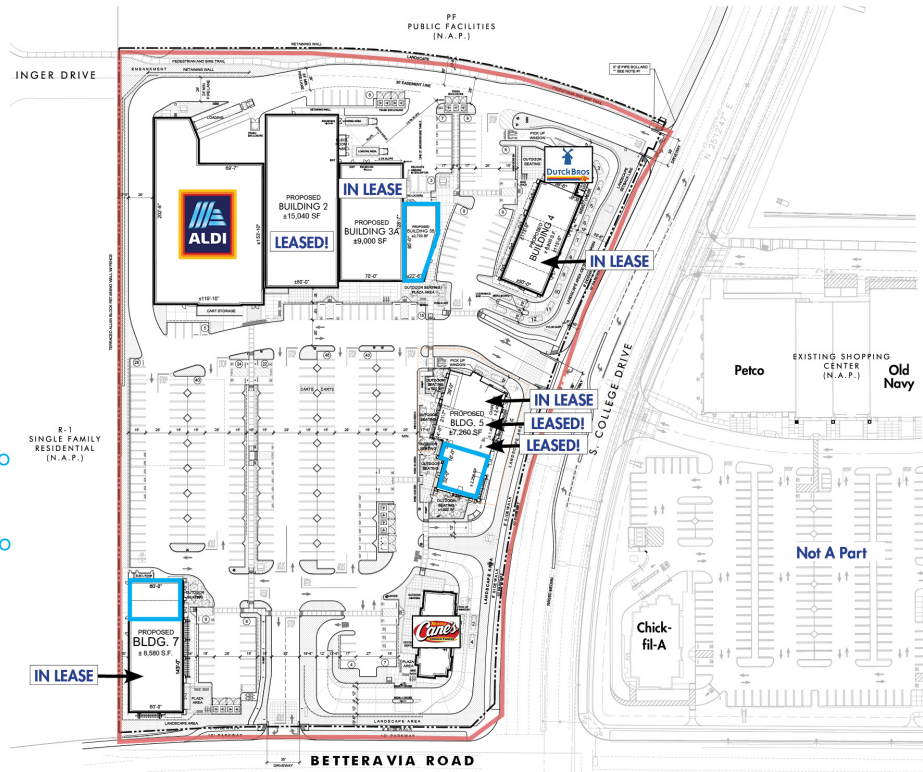
AVAILABLE

Building 3B  
±2,700 SF

Building 4  
±1,450 SF

Building 5  
±2,240 SF endcap with patio

Building 7  
±1,200 - 2,580 SF with patio



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## SANTA MARIA RETAIL MAP



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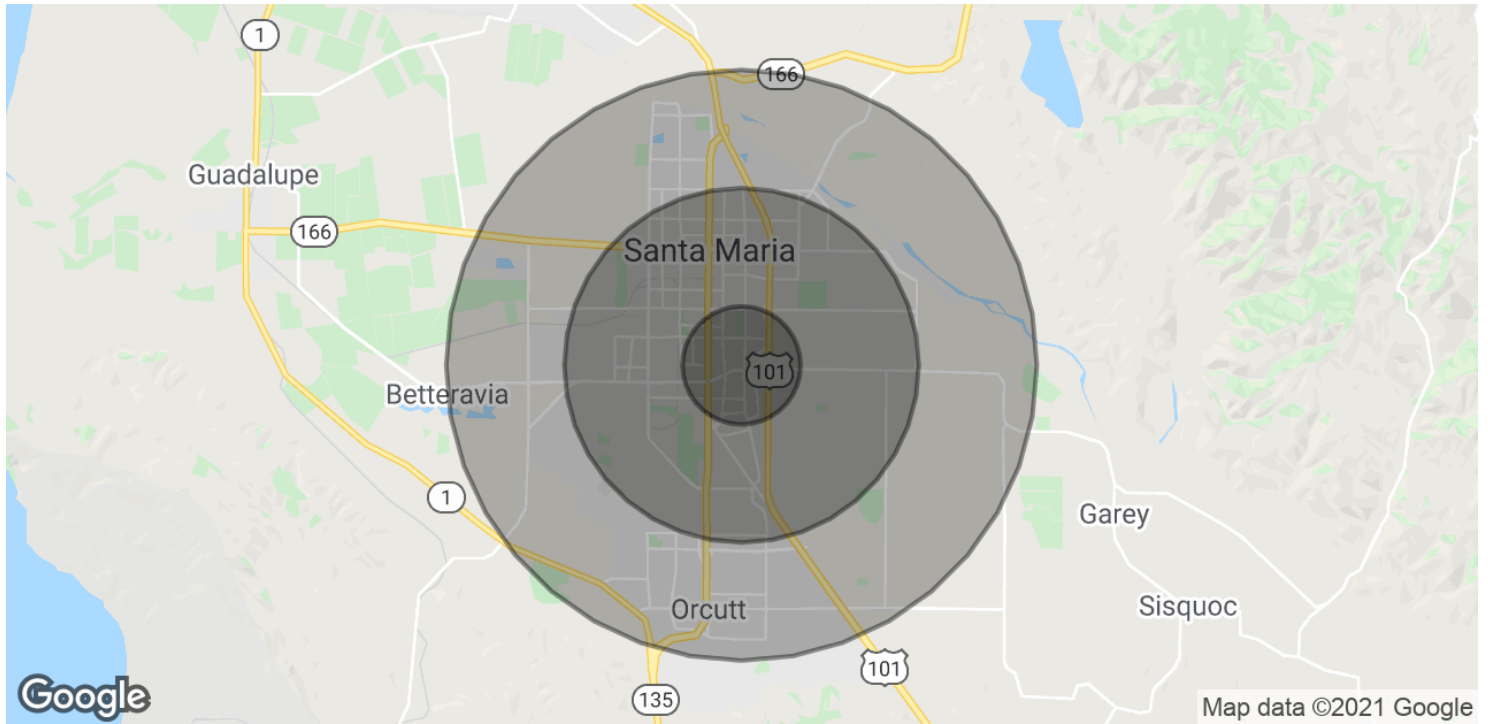
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,757	81,383	145,292
Average age	35.3	30.7	32.3
Average age (Male)	32.2	29.3	31.3
Average age (Female)	39.6	31.6	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,596	24,043	43,249
# of persons per HH	2.7	3.4	3.4
Average HH income	\$66,384	\$61,286	\$66,742
Average house value	\$368,179	\$365,551	\$390,695

\* Demographic data derived from 2010 US Census

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