

CENTRAL COAST TROPHY RETAIL
INVESTMENT OPPORTUNITY

COLLEGE SQUARE

530-560 EAST BETTERAVIA RD
SANTA MARIA, CALIFORNIA



530-560 East Betteravia Road
Santa Maria, California

OFFERING

College Square, built in 2007, is a 47,025 square foot neighborhood convenience center constructed to the highest of quality standards. College Square is anchored by Panera Bread, Verizon Wireless, Starbucks, Jamba Juice, Sports Clips, See's Candy, Wingstop and Subway. The center is the most prominent neighborhood center in Santa Maria and defines the term "best-in-class." Featuring a tenant line-up and improvements that are unrivaled in the trade area, College Square is located at the heart of the Betteravia retail corridor, two blocks from Highway 101, benefiting from significant traffic counts and a regional customer base. College Square is "shadow-anchored" by a number of national retailers including Wal-Mart, Target, Home Depot, and Costco as well as neighborhood draws TJ Maxx, Walgreens, Smart & Final, PetSmart and CVS. The Betteravia trade area reports current occupancy of over 96.3%.

Price: \$22,500,000

SPECS

- CENTRAL CALIFORNIA COASTAL RETAIL
- BEST IN CLASS
- HIGH QUALITY CONSTRUCTION
- TENANT SALES
- ACCESS
- REGIONAL DRAWS
- DAYTIME TRADE
- CURRENT FINANCING MARKET



For the full Offering Memorandum, please contact:

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