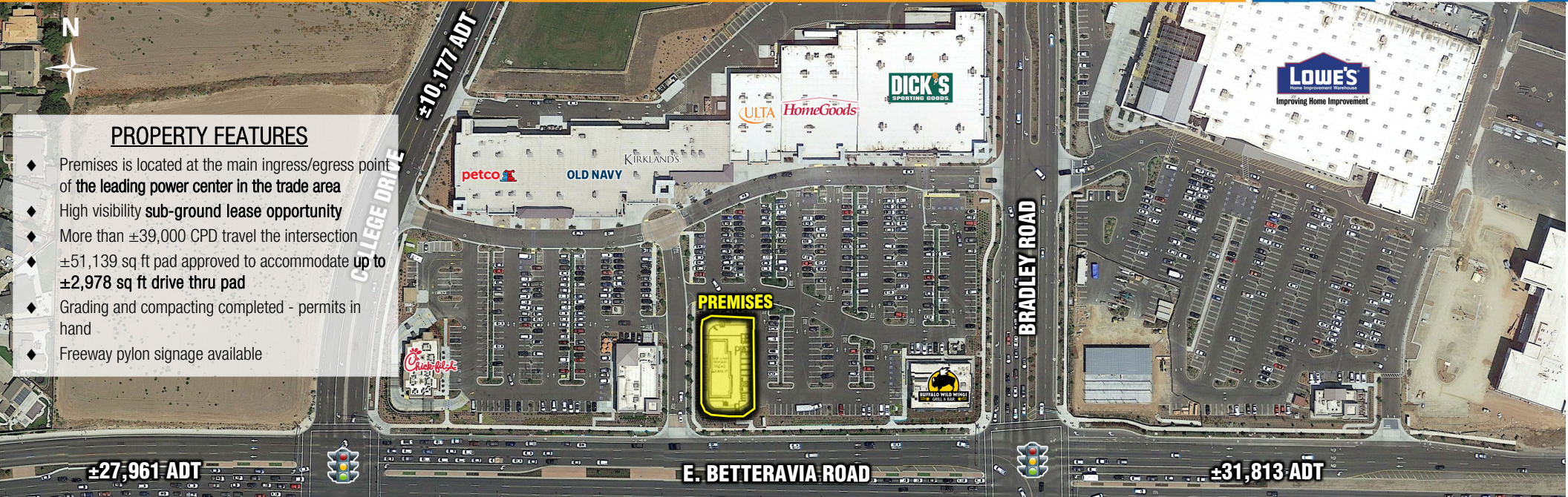


HIGH VISIBILITY PAD OPPORTUNITY

NWC E. Betteravia Road & Bradley Road - Santa Maria, CA
Enos Ranch Center

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



PROPERTY FEATURES

- ◆ Premises is located at the main ingress/egress point of the leading power center in the trade area
- ◆ High visibility sub-ground lease opportunity
- ◆ More than ±39,000 CPD travel the intersection
- ◆ ±51,139 sq ft pad approved to accommodate up to ±2,978 sq ft drive thru pad
- ◆ Grading and compacting completed - permits in hand
- ◆ Freeway pylon signage available



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ENOS RANCH PAD OPPORTUNITY

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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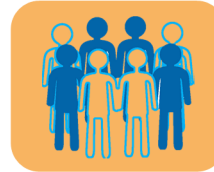
location: NWC E. Betteravia Road & Bradley Road
Santa Maria, CA

notable tenants in center: Dick's Sporting Goods, HomeGoods, Old Navy, Petco, Kirkland's, ULTA

shopping center GLA: ±121,000 Square Feet (GLA)

availability: ±51,139 sq ft pad can accommodate up to ±2,978 sq ft pad with drive thru

terms and CAMs: 20 year ground lease with 4 x 5 yr options
(Existing ground lease commenced Dec 2016)
\$150,000/yr with 10% five year increases
\$5,734.44/yr CAMs



2019 total population

1-mile	12,929
3-mile	86,988
5-mile	140,113



2019 daytime population

1-mile	17,327
3-mile	88,880
5-mile	127,372



2019 total employees

1-mile	10,141
3-mile	39,147
5-mile	47,522



2019 total households

1-mile	3,928
3-mile	24,719
5-mile	40,174



2019 average HH income

1-mile	\$72,963
3-mile	\$74,880
5-mile	\$83,278



traffic counts

Betteravia Road	±31,813 ADT
College Drive	±10,177 ADT



Notable tenants in close proximity include:



Improving Home Improvement

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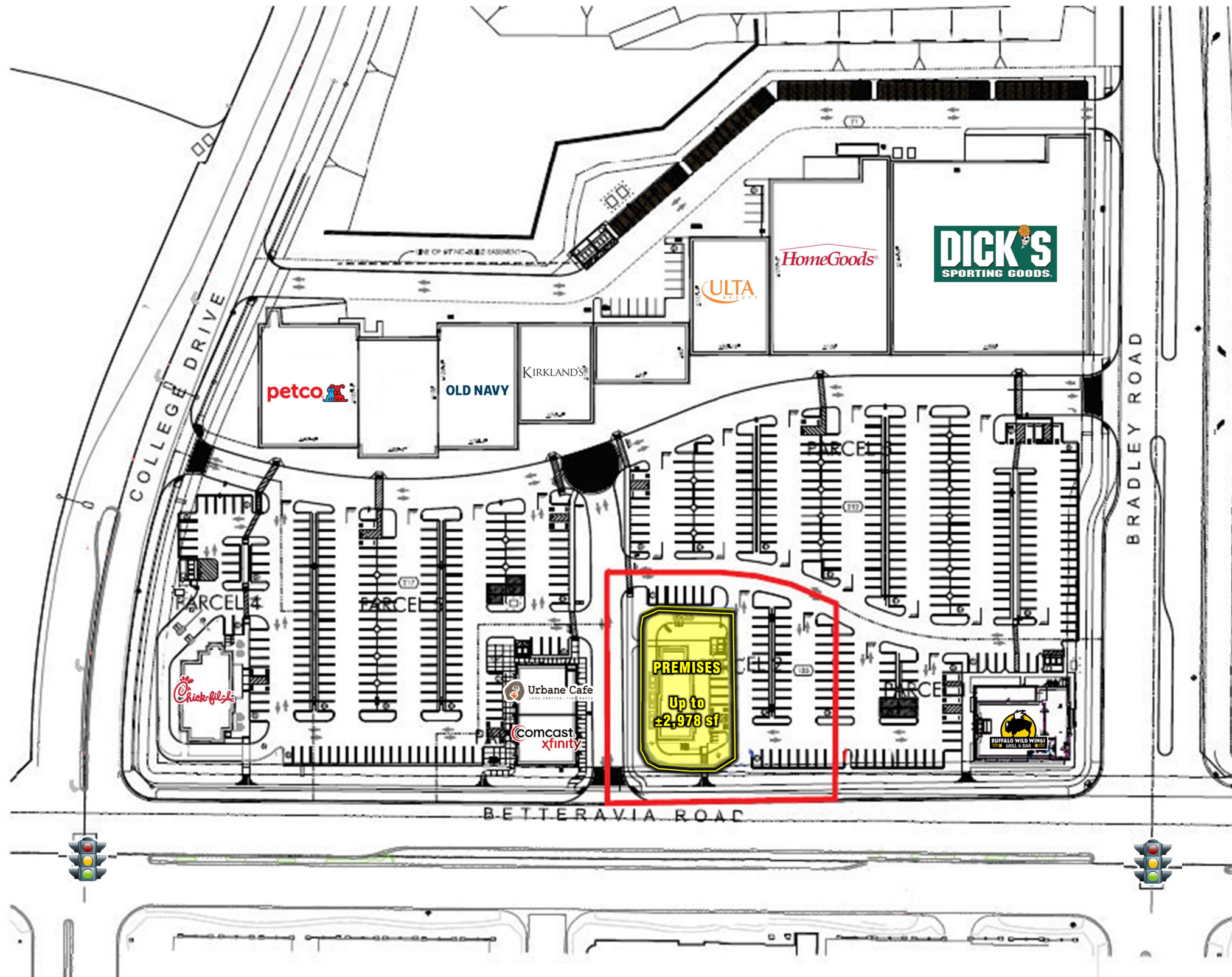


HIGH VISIBILITY PAD OPPORTUNITY

NWC E. Betteravia Road & Bradley Road - Santa Maria, CA
Enos Ranch Center

A proud member of
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SITE PLAN



For leasing information,
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ENOS RANCH PAD OPPORTUNITY

PROPERTY OVERVIEW

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Enos Ranch Center is a ±121,000 square foot power center located at the northwest corner of E. Betteravia Road and Bradley Road in central Santa Maria, California.

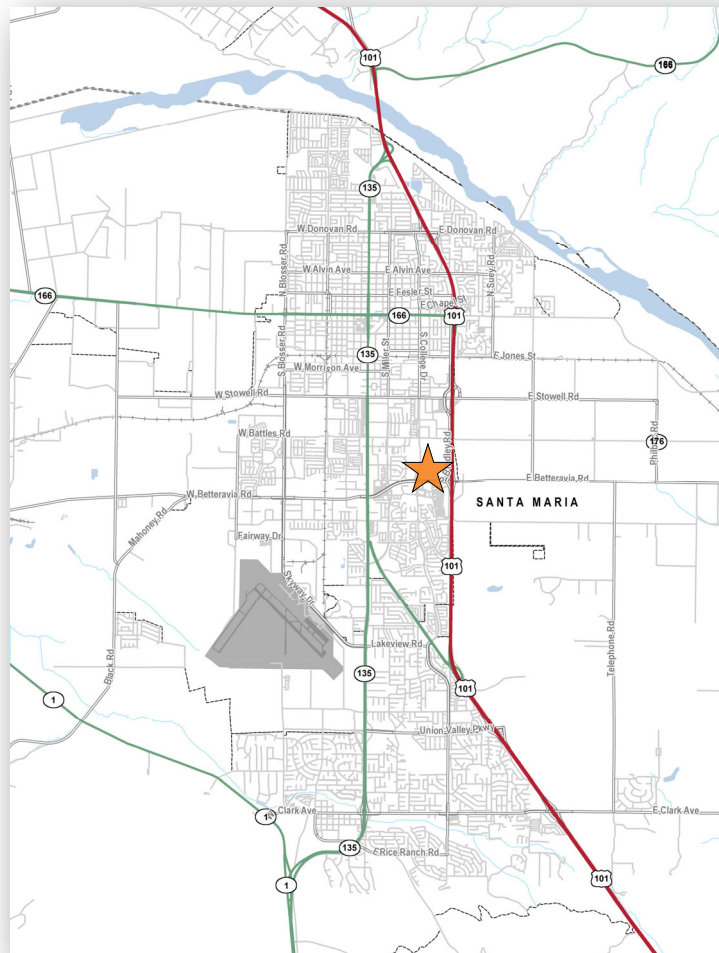
Part of approximately 1 million square feet of commercial retail in the Santa Maria trade area, **Enos Ranch Center** is anchored by Dick's Sporting Goods, Homegoods, Petco and Old Navy.

The North Broadway and South Broadway corridor (also known as Business Highway 101) is the main north-south traffic corridor in the Santa Maria trade area. Major retailers in Santa Maria include Macy's, JC Penney, Sears, Walmart Supercenter, Target, Kohl's, TJ Maxx, Costco and Lowe's Home Improvement and Home Depot.

With a city population of approximately 107,400 people, the City of Santa Maria is the largest 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 winemaking area and boasts being the home to dozens of world-class wineries and vineyards.

This rare, high visibility pad opportunity is available for sub-ground lease and can accommodate up to a±2,978 sq ft drive thru pad. Designed and permitted for a fast food restaurant pad, the premises is ideally positioned at the main ingress/egress point of the trade area's leading retail center.



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ENOS RANCH PAD OPPORTUNITY

RETAIL TRADE AREA AERIAL

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