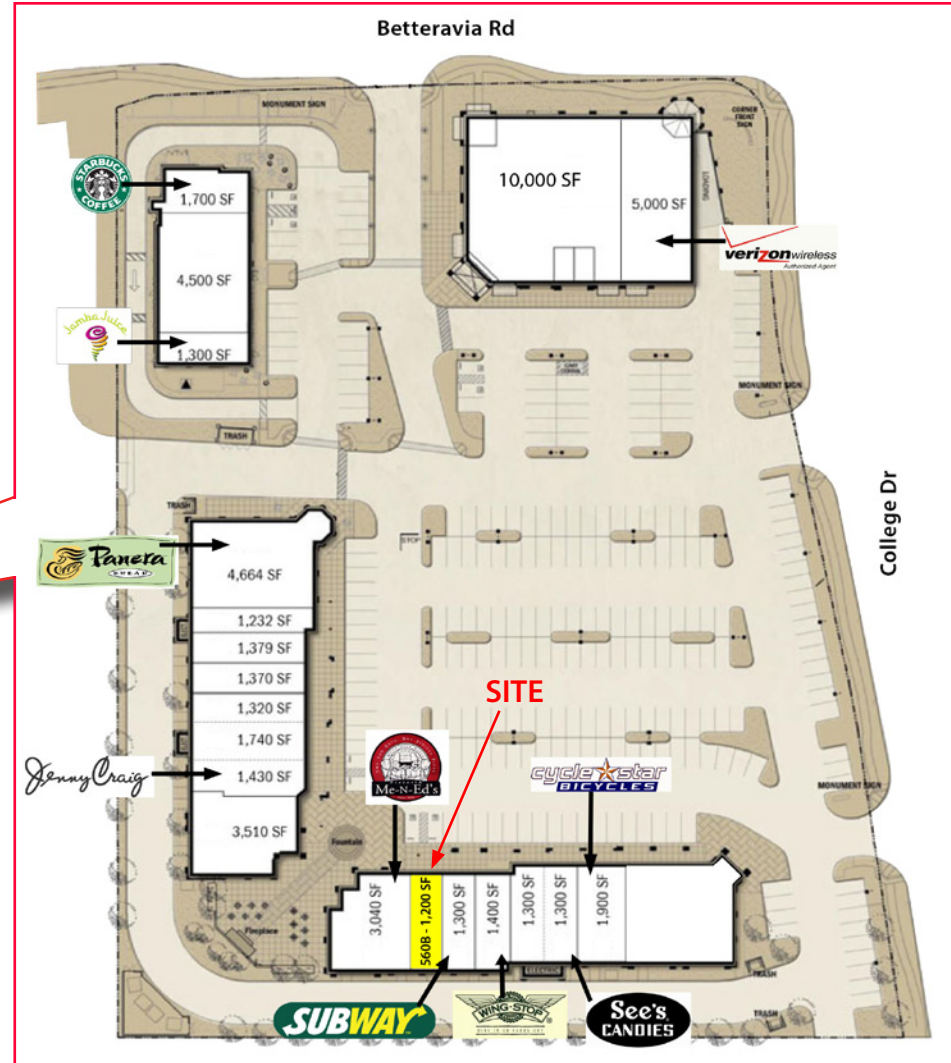


# FOR SUBLEASE

College Square Shopping Center  
 560 E. Betteravia Rd, Santa Maria  
 Ice Cream Shop or Food Use Space Available

**MAJOR  
 REDUCTION**



# FOR SUBLEASE

College Square Shopping Center  
560 E. Betteravia Rd, Santa Maria  
Ice Cream Shop or Food Use Space Available

## Property Highlights

- 55,000 SF retail center
- Next to 20-acre auto mall, Crossroads power center and the Santa Barbara County Government Center
- Excellent visibility, signage and access
- Trade area with population of 135,160
- 1,000 new homes within a one mile radius

## Available Space Highlights

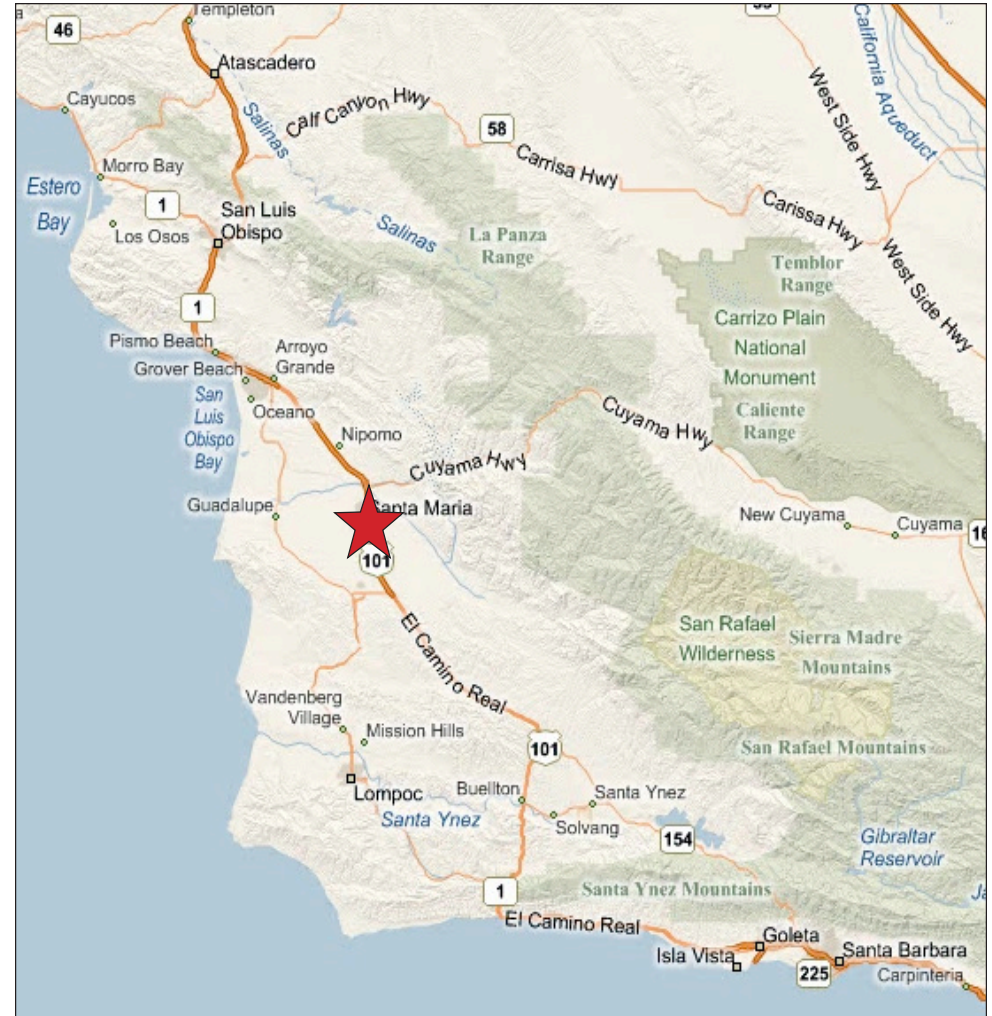
- **\$1.50 NNN (.62)** teaser rate is below other rents in the center
- Very busy center with Starbucks and Panera Bread, among many food users
- Completely improved as a yogurt/ice cream shop but improvements may possibly be used for other food concepts.
- All equipment could be included

### Traffic Counts

E. Betteravia (at College)	29,100 ADT
101 Freeway	56,000 ADT

### Radius Demographics (2009)

Demographics	1 Mile	3 Mile	5 Mile
Residential Population	10,987	73,247	121,252
Average Household Income	\$54,780	\$58,224	\$64,425



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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