

FOR LEASE

312 E. Betteravia Rd.

SANTA MARIA

Retail Building | ±29,796 SF



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## Lease & Property Information

- **Lease Price:** \$2.00/SF/Month, NNN
- **Est. NNN:** \$0.50/SF
- **Lease Term:** 3-5 years
- **Zoning:** PD-C2
- **Dock High Loading:** Yes
- **Refrigeration:** Yes
- **Available:** Now

## Property Description

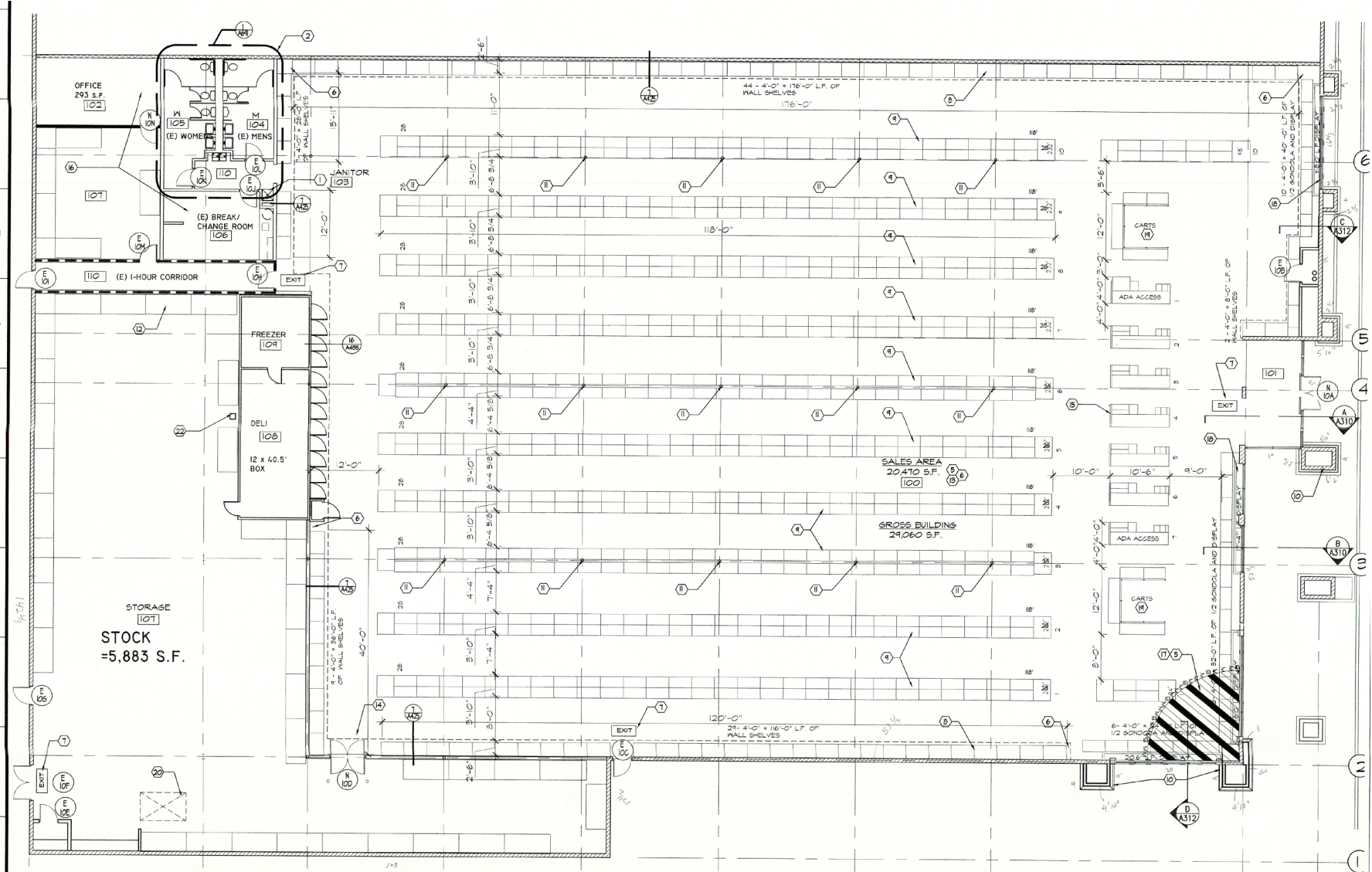
Rarely available Jr. Anchor space located within the highly successful Santa Maria Commerce Center. Positioned in the heart of Santa Maria's premier retail corridor, this approximately 29,000 square foot space offers an exceptional opportunity for grocery, general retail, discount retail or convenience-oriented users.

The space features outstanding visibility along E. Betteravia Road, ample on-site parking, and convenient ingress and egress for both customers and deliveries. Delivered in shell condition, the premises includes dock-high loading capabilities and several existing refrigerated display cases, making it particularly attractive for grocery and food-related operators.

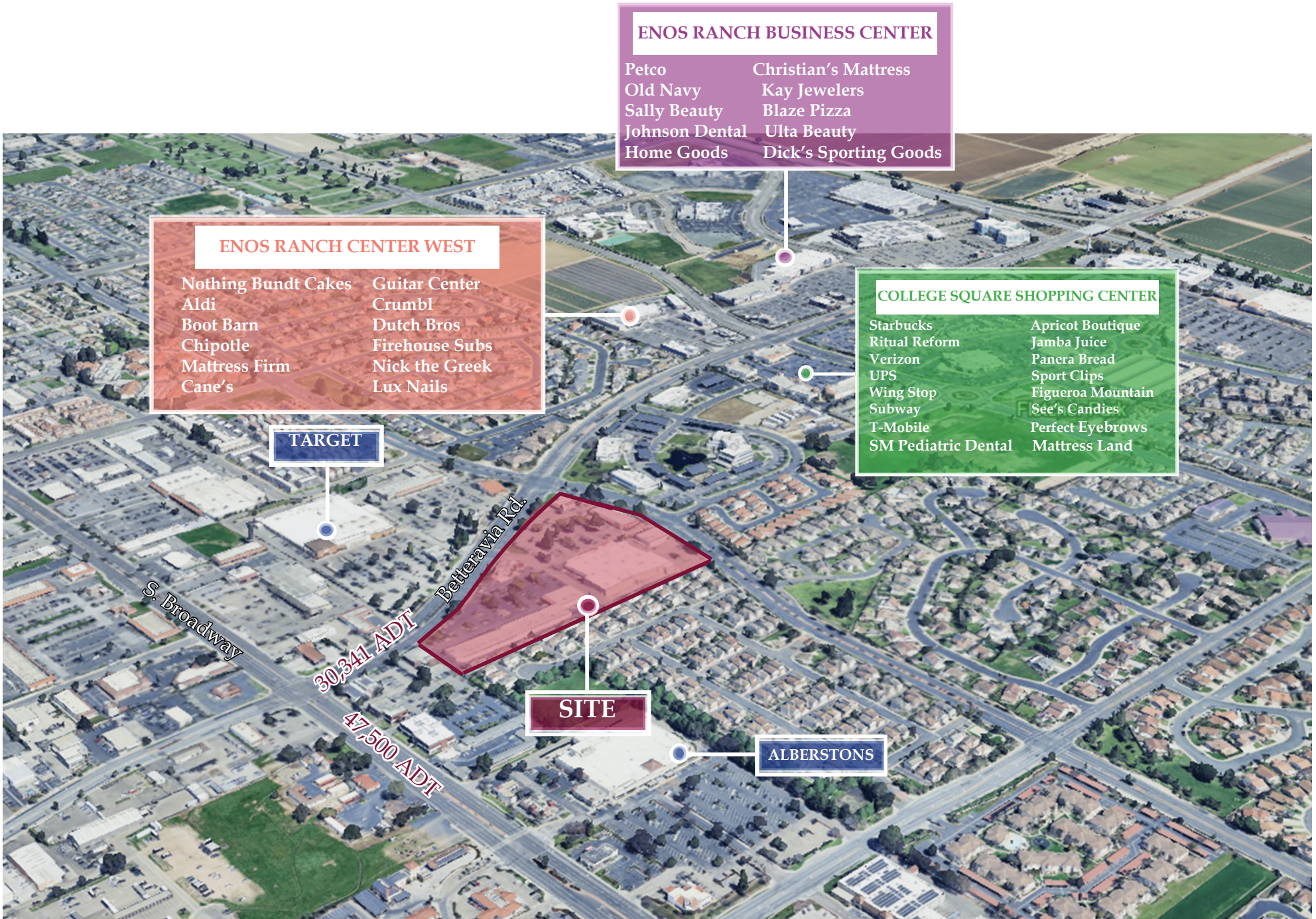
Santa Maria Commerce Center is a well-established neighborhood shopping center serving a dense residential population and benefiting from strong daily traffic counts. For additional information or to schedule a tour, please contact the listing agent.



# Floor Plan



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.



**ENOS RANCH BUSINESS CENTER**

Petco	Christian's Mattress
Old Navy	Kay Jewelers
Sally Beauty	Blaze Pizza
Johnson Dental	Ultra Beauty
Home Goods	Dick's Sporting Goods

**ENOS RANCH CENTER WEST**

Nothing Bundt Cakes	Guitar Center
Aldi	Crumbl
Boot Barn	Dutch Bros
Chipotle	Firehouse Subs
Mattress Firm	Nick the Greek
Cane's	Lux Nails

**COLLEGE SQUARE SHOPPING CENTER**

Starbucks	Apricot Boutique
Ritual Reform	Jamba Juice
Verizon	Panera Bread
UPS	Sport Clips
Wing Stop	Figuroa Mountain
Subway	See's Candies
T-Mobile	Perfect Eyebrows
SM Pediatric Dental	Mattress Land

**TARGET**

**SITE**

**ALBERSTONS**