FOR LEASE > RETAIL PADS

Skyway Center

3596 SKYWAY DRIVE, SANTA MARIA, CA 93455





Overview

New development under construction in Santa Maria located at the northwest corner of Highway 135 and Skyway Drive across from the SMX Airport. Skyway Center will feature dining, retail shops, offices and open patio areas. Ready for occupancy Summer 2018.

Available Spaces & Rates

- Pad 1: 2,202 sf
- Pad 2 : 1,837 sf + Drive Thru
- Lease Rate: $2.50 NNN
- Term: 5 years+

Highlights

- Co Tenants include Santa Maria Brewing Company, Burgerim, Crossfit Evinco, Connect Fitness, That's Fetch, Guaranteed Rate
- Nearby retailers include Spencer's Market and Dollar Tree
- High identity location at high traffic intersection
- Large daytime population in an underserved market
- Skyway Center GLA of 46,000sf

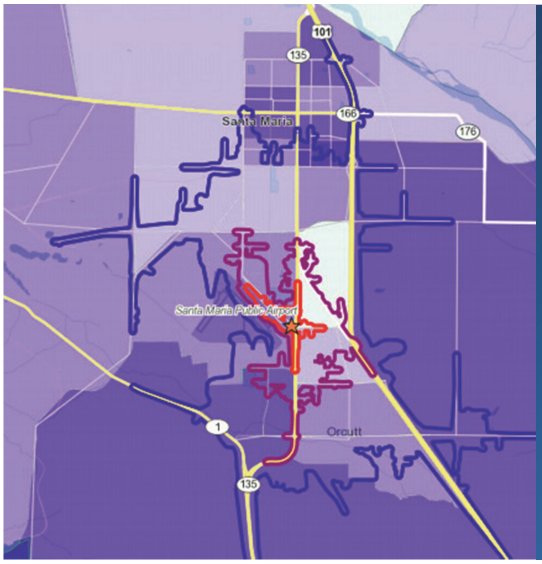


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Drive Times (3, 5, 10 minutes)
Retail Schematic



5 Minute Drive Time

- 11,213 Total Daytime Population
- 8,275 Total Population
- $86,379 Average Household Income
- $3,675/year Food Away from Home

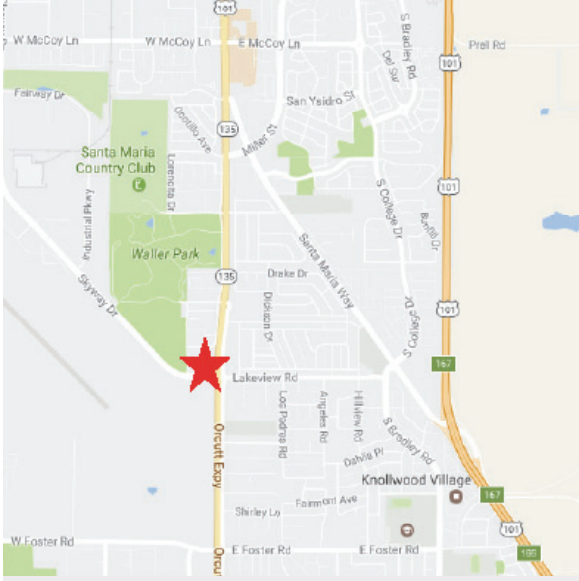
RETAIL DEMAND

- Census Tracts - High (Above 65,000,000)
- Census Tracts - Above Average (41,000,000 to 65,000,000)
- Census Tracts - Average (26,000,000 to 41,000,000)
- Census Tracts - Below Average (16,750,000 to 26,000,000)
- Census Tracts - Low (Below 16,750,000)

DRIVE TIMES

- Trade Area (in drivetime minutes) - 3
- Trade Area (in drivetime minutes) - 5
- Trade Area (in drivetime minutes) - 10





Contact Us

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Skyway Center > Aerial Survey



Nearby daytime population, existing residential area and underserved market points to the need for additional restaurants. The intersection of HWY 135 and Skyway Drive is one of the area's highest traveled intersections. Highly visible pad location is ideal for food users.

Demographics

(2016 Estimate)	1 Mile	2 Mile	3 Mile	5 Mile
Population	8,171	28,436	57,467	112,810
Average H.H. Income	$86,309	89,103	$80,720	$73,116

Traffic Counts

Highway 135	21,800 AADT in 2014
Skyway Drive	16,822 ADT in 2015

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