

FOR LEASE | RETAIL & OFFICE

NWC HWY 135 & Skyway Drive, Santa Maria, California



SKYWAY CENTER

EST. DELIVERY SUMMER 2017

46,000+ SF



Contact Us:

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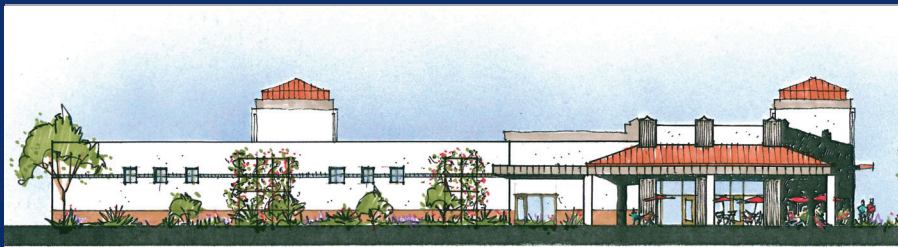
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BENEFITS

PROPERTY OVERVIEW

Santa Maria's exciting new development at the northwest corner of HWY 135 and Skyway Drive across from the SMX Airport. This 46,000+ square foot center has excellent visibility at the corner of one of the area's highest traveled intersections. The Skyway Center will feature a number of dining options, retail shops and offices with lots of open patio seating and mosaic paseos.

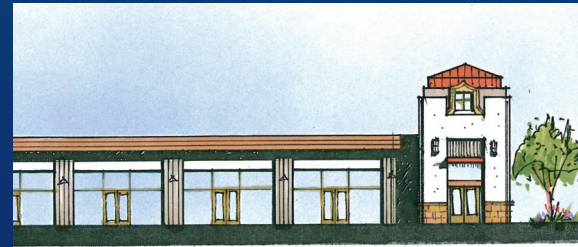
- > 15,000+ SF Available
- > Pad & in-line retail office opportunities
- > Ideal for sit-down restaurants, fast food, coffee shops
- > Drive thru approved
- > Across from SMX Airport
- > Busy intersection with traffic counts of 24,000 ADT
- > Adjacent to high concentration of city's employment
- > Underserved market
- > Lease Rate Negotiable



West Elevation Building 1



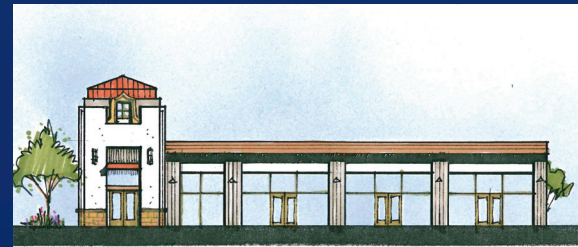
South Elevation Building 1



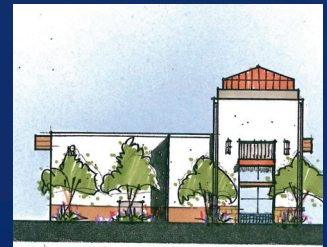
South Elevation Building 2



East Elevation Building 2



South Elevation Building 3



West Elevation Building 3

SITE PLAN



Project Data

BUILDING 1

Restaurant: (leased)	7,643SF
Restaurant:	3,450 SF
Office:	670 SF
Retail/Office (leased):	1,960 SF

BUILDING 2:

Retail/Office:	1,296 SF
Retail/Office: (leased)	2,858 SF
Restaurant: (leased)	2,640 SF

BUILDING 3:

(Fully Leased)	5,167 SF
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PAD 1:	2,202 SF
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PAD 2: (drive thru)	1,837 SF
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PHASE 2 > BUILDING 4:

Retail/Office	2,696 SF
Retail/Office	3,342 SF
Restaurant/Retail/Office	1,776 SF

Building Development Specifications

> **SITE:** 5.35 ACRES

> **PHASE 1:** Buildings 1, 2, 3, Pad 1, and Pad 2

> **PHASE 2:** Building 4

> **PROVIDED PARKING:** 318 stalls (required parking 191 stalls)

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NWC HWY 135 & Skyway Drive | Santa Maria, California



LOCATION



2 Mile Radius (2016 est.)

- 33,417 Total Daytime Population
- 10,362 Households
- \$89,103 Average Household Income
- \$3,266 Annual Average food away from home

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DEMOGRAPHICS

DEMOGRAPHICS			
Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	8,780	62,365	116,681
2015 Estimate	8,374	59,471	112,132
2010 Census	7,706	54,687	106,824
Growth 2015-2020	4.85%	4.87%	4.06%
Growth 2010-2015	8.67%	8.75%	4.97%

HOUSEHOLDS			
2020 Projection	3,159	21,035	35,244
2015 Estimate	3,009	20,050	33,803
2010 Census	2,767	18,479	32,048
Growth 2015-2020	4.99%	4.91%	4.26%
Growth 2010-2015	8.75%	8.50%	5.48%
2015 AVG Household Income	\$83,689	\$80,372	72,750
2015 Med Household Income	\$71,646	\$64,173	\$55,759

DAYTIME EMPLOYMENT (2 MILE RADIUS)		
Business Employment by Type	# Businesses	# Employees
Total Businesses	2,380	23,216
Retail & Wholesale Trade	441	4,931
Hospitality & Food Service	140	1,992
Real Estate, Renting, Leasing	152	979
Finance & Insurance	182	835
Information	36	723
Scientific & Technology Services	227	1,189
Healthcare & Social Services	369	2,680
Educational Services	62	1,770
Public Administration & Sales	74	1,418
Arts, Entertainment, Recreation	23	108
Utilities & Waste Management	95	945
Construction	175	1,454
Manufacturing	102	1,735
Agriculture, Mining, Fishing	25	1,284
Other Services	277	1,173

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