

FOR SALE OR LEASE

1185 E MAIN ST

SANTA PAULA, CA 93060

*21,406 SF Commercial Warehouse
& Office for Sale or Lease*



\$2.7M

SALE PRICE

*\$0.65*LEASE RATE
(SF/MO NNN)*21,406*TOTAL BUILDING SIZE
(SF)

PROPERTY OVERVIEW

SALE PRICE	\$2,700,000 (\$126/SF)
ASKING LEASE RATE	\$0.65/SF/Month NNN
BUILDING SIZE	21,406 SF Total
WAREHOUSE	16,317 SF
OFFICE	3,212 SF
MEZZANINE OFFICE	1,277 SF
EXTERNAL STORAGE	600 SF
LOT SIZE	.65 AC
YEAR BUILT	1947
ZONING	C-G (Commercial-General)
PARKING	27 (1.28/1,000 SF)
RESTROOMS	4
ROLL UP DOORS	(2) 12' x 12' (one functional) (2) 10' x 7'
CLEAR HEIGHT	10' - 14'
POWER	800A 240v 3P
ROOF	Resurfaced 2016
HVAC	2018
SPRINKLERS	Wet

PROPERTY HIGHLIGHTS

Versatile Commercial Layout: Ideal blend of warehouse, light manufacturing, and office space.

Expansive Warehouse: 16,000+ SF of open floor area with minimal office buildout.

Prime Freeway Access: Just off Highway 126 for easy regional connectivity.

Recent Capital Improvements: Roof resurfaced in 2016; upgraded HVAC in 2018.

Efficient Site Design: Full drive-around circulation and multiple roll-up doors (with potential for an additional on 12th St).

Convenient Parking: 27 on-site spaces.

Bonus Features: Additional external storage included.

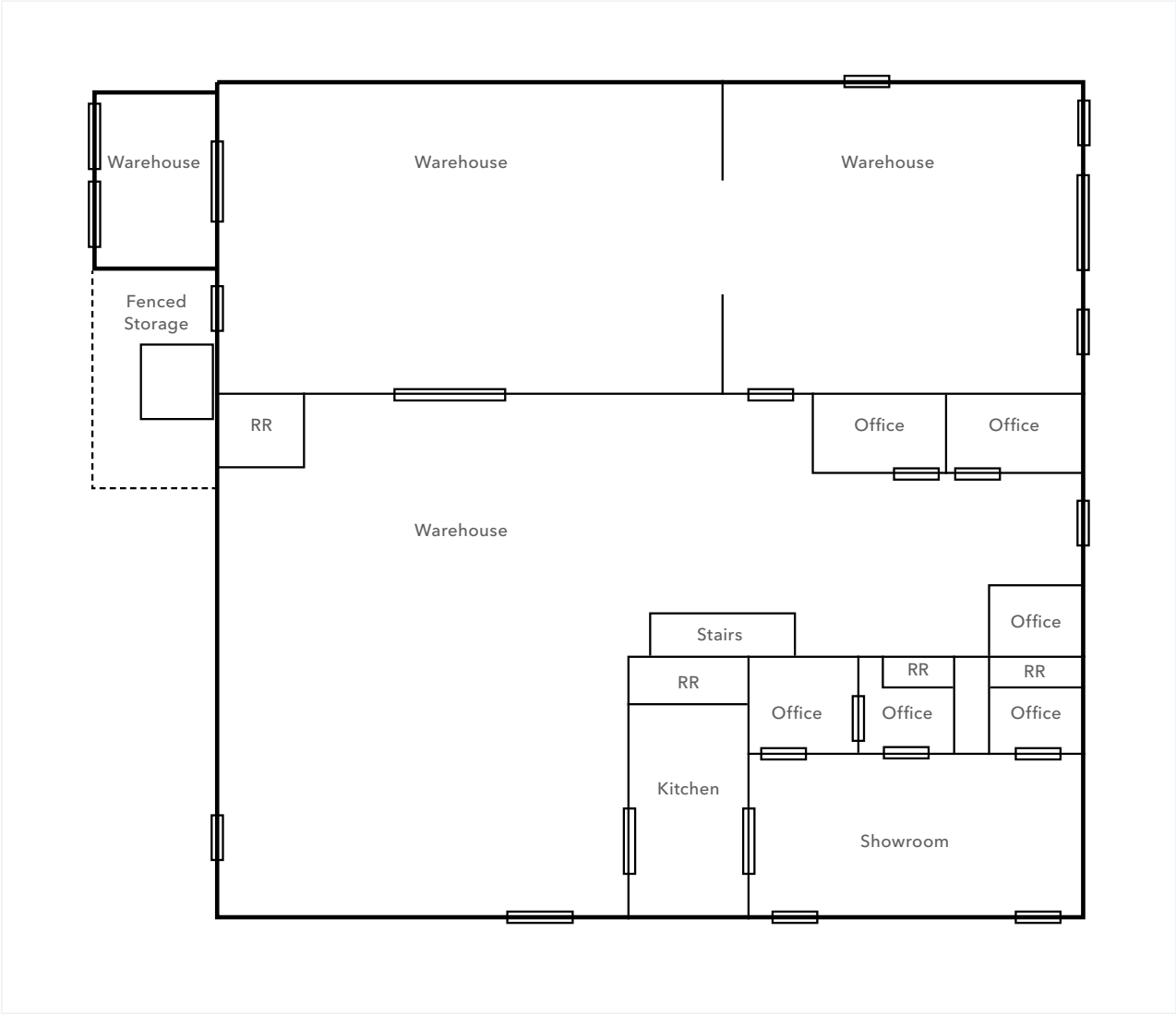


C-G ZONING - POTENTIAL USES

Agricultural Production	Batting Cage	Dry Cleaner - CUP
Agricultural Equipment & Supplies Sales & Repair	Bowling & Pool Hall - CUP	Laundromat
Autoparts & Automotive Sales	Bank	Medical, Dental & Vet Office
Automotive (Major) Repair & Bodywork - CUP	Blood Bank - CUP	Professional Office
Auto Sales & Leasing - CUP	Day Care	Retail
Auto Repair (Minor)	Clinic & Urgent Care- CUP	Pharmacy
Auto Storage - CUP	Barber/Beauty/Nail	Pawnshop
Restaurants	Dance/Music/Martial Arts	Tech School



FLOOR PLAN



21,406 SF

TOTAL SF

16,317 SF

WAREHOUSE

3,212 SF

OFFICE

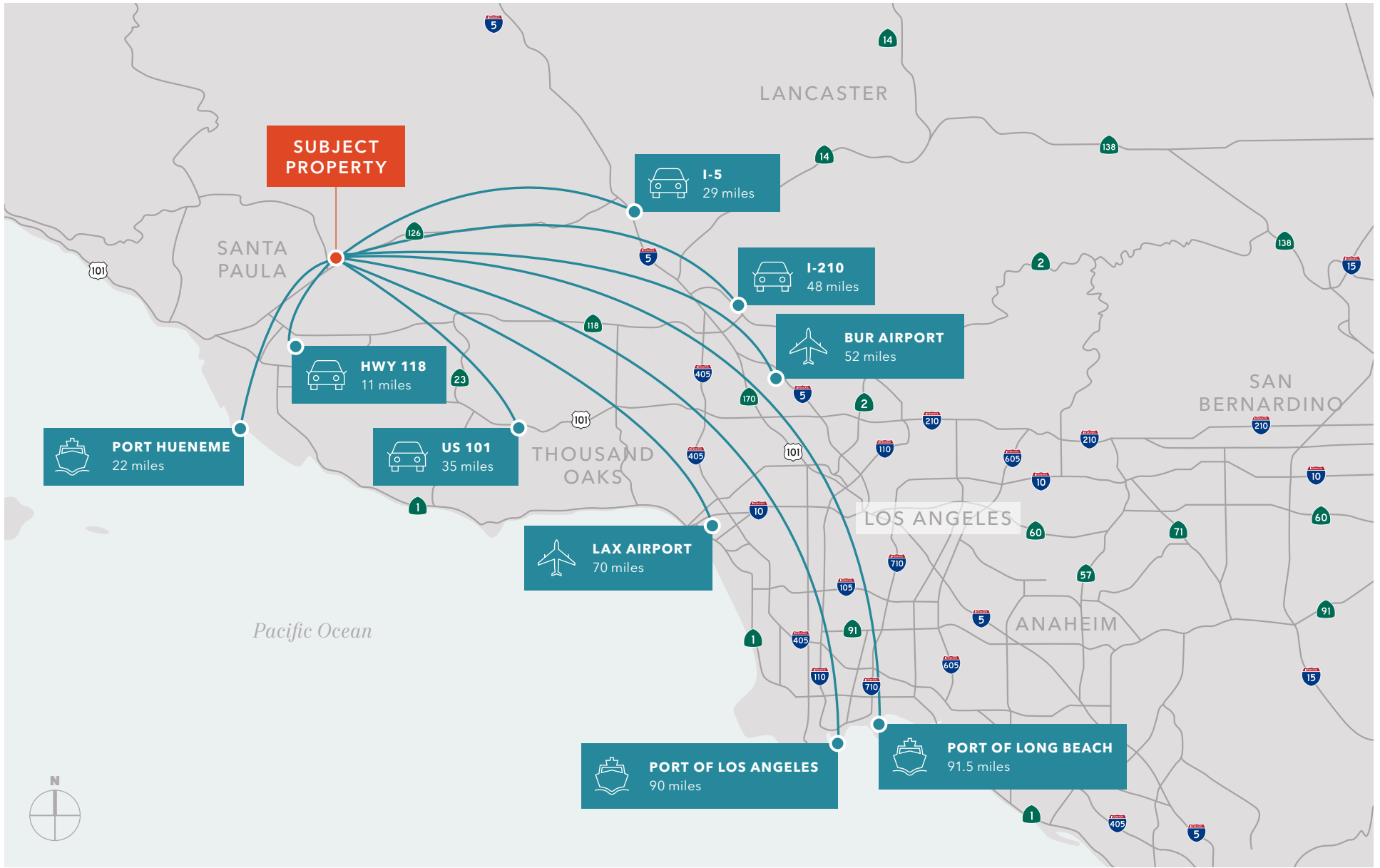
1,277 SF

MEZZANINE OFFICE

600 SF

EXTERNAL STORAGE









SANTA PAULA'S INDUSTRIAL MARKET

Santa Paula, California, located in the heart of Southern California's Santa Clara River Valley, provides a picturesque backdrop to its ideal position and economic potential, only 65 miles from the Greater Los Angeles area.

The Santa Paula industrial market, situated centrally in Ventura County, California, was initially rooted in agriculture, particularly citrus and avocado farming, and is known as the "Citrus Capital of the World." Today Santa Paula is home to a spectrum of activities, including agricultural processing, aerospace, manufacturing, logistics, and food production. Benefiting from strategic geographic position, new housing, and mild weather the Santa Paula industrial market is poised for continual growth. The portfolio is located in the Lemonwood Industrial Park which is the highest quality business park in in Santa Paula with companies like Abrisa Technologies, Weatherford, Keller, Baker Hughes, Automotive Racing Products, Aurora Casting and Engineering, Chrisp Company, Action Scales and Automation. The Lemonwood Industrial Park is directly off HWY 126, and minutes from the new 500-acre "Harvest at Limoneria" development of 1,500 residential units currently under construction.

SANTA PAULA COMMUNITY & ECONOMIC DEVELOPMENT



	Property Name	Description
01	18300 TELEGRAPH RD	Proposed 2-story, 71,000 SF medical office building, and two future pads that will include an outpatient surgery center. This will be Phase 1 of proposed development within the East Gateway Specific Plan.
02	HARVEST AT LIMONEIRA 1898 Harvest Loop	586 single-family units, 36-acre sports park
03	ARBOR EXECUTIVE HOMES 750 E Main St	19 single-family executive homes
04	SANTA PAULA APTS 18004 E Telegraph Rd	New 298-unit apartment complex on existing vacant parcel
05	133 N MILL ST	10th Street Plaza, 20-unit apartments, adaptive reuse of existing multi-story church offices/classrooms
06	EASTSIDE TOWNHOMES 11th St & Main St	10-unit townhome project
07	SANTA PAULA SELF STORAGE TOO 324 E Santa Maria St	40,000 SF self-storage facility
08	HARVARD PROFESSIONAL CENTER 500-550 Harvard Blvd	2 commercial/medical office buildings, 10,000 SF single-story, 20,000 SF two-story
09	PEOPLE'S SELF-HELP HOUSING (PSHH) 714 W Harvard Blvd	68 affordable apartments
10	BENDER INDUSTRIAL 630 Todd Ln	60,000 SF industrial shell building

DRIVE TIMES & POPULATION

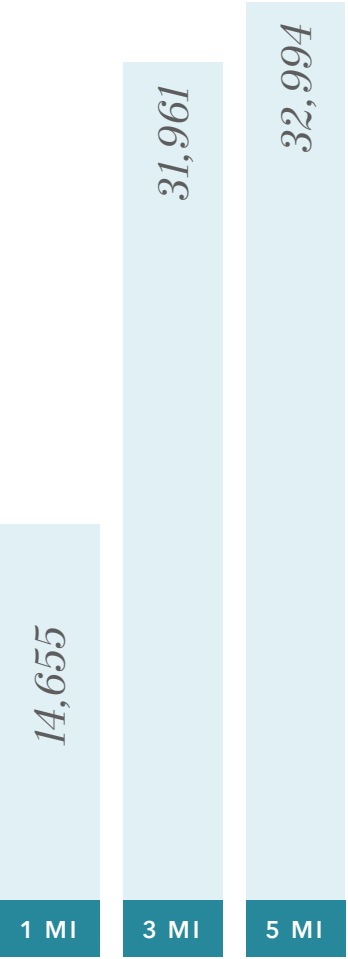
Drive Time	2023 Est. Population
60 min	2,923,106
90 min	7,088,176
120 min	14,044,343

Source: ©2023, ESRI

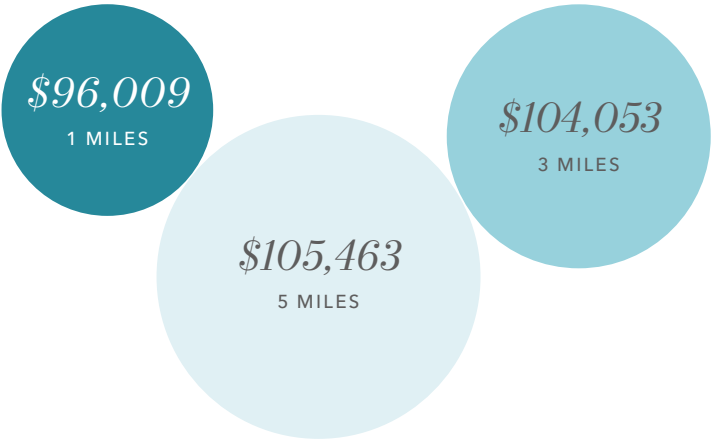


DEMOGRAPHICS

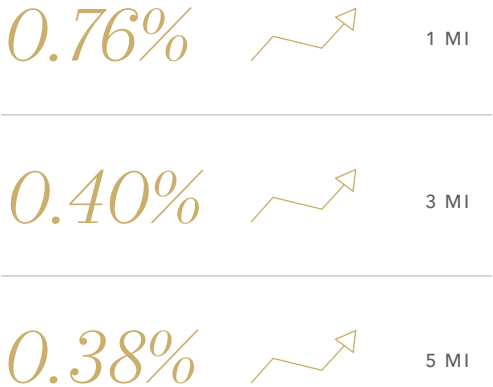
ESTIMATED POPULATION



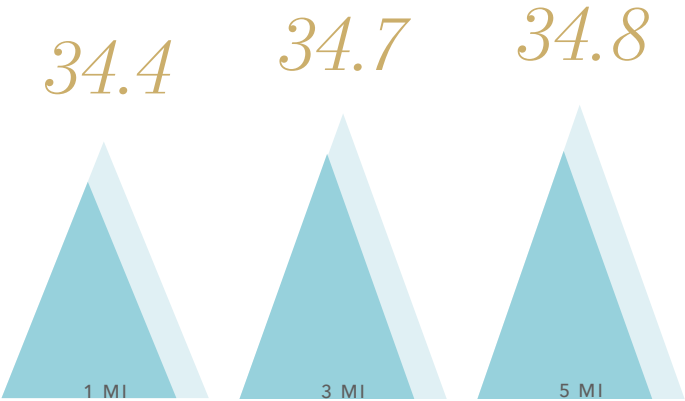
AVERAGE HOUSEHOLD INCOME



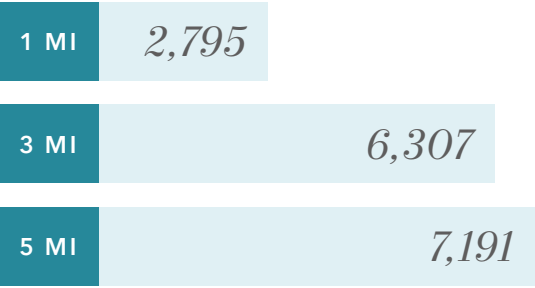
2025-2030 EST. POPULATION GROWTH



MEDIAN AGE



ESTIMATED EMPLOYEES



Data Source: ©2025, Sites USA



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*For more information on
this property, please contact*

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