



412 E. Harvard Blvd.

Santa Paula, CA

MIXED USE PURCHASE OPPORTUNITY



CBRE



APARTMENT
INVESTMENT SPECIALISTS
Multifamily Property Brokerage & Management

PROPERTY OVERVIEW

- Single tenant commercial / retail building with 2 residential units at the rear.
- Located parallel to Hwy 126 between S. Palm Ave. and 5th Street.
- Existing improvements have significant remaining physical life (per recent appraisal)
- Rare opportunity to own a mixed use property in an area with relatively low vacancy rates.
- Property can be kept as currently developed (currently “highest and best use”) and held as a potential redevelopment opportunity.

BUILDING HIGHLIGHTS

- 2,546 SF single-story commercial building with 2 residences on 25,158 SF lot.
- Surface parking for the commercial building: 4/1000 SF.
- Commercial building is separated from the residential dwellings by a short block wall to provide distinct retail identity.
- Commercial building currently 100% occupied by a bicycle shop.
- Commercial property is accessible by eastbound and westbound traffic on Harvard Blvd.
- Residential units accessible via a private driveway at the end of the cul-de-sac on South 5th Street.
- Ample parking in the rear with one 2-car tandem carport for each dwelling.
- Potential for future redevelopment.
- Building and pylon signage on Harvard Blvd. available.

INVESTMENT HIGHLIGHTS

- \$875,000, fee simple
- Bicycle shop currently provides \$2,000 per month in income
- Residential tenants currently provide \$2,700 per month in income
- All leases are on a month-to-month basis



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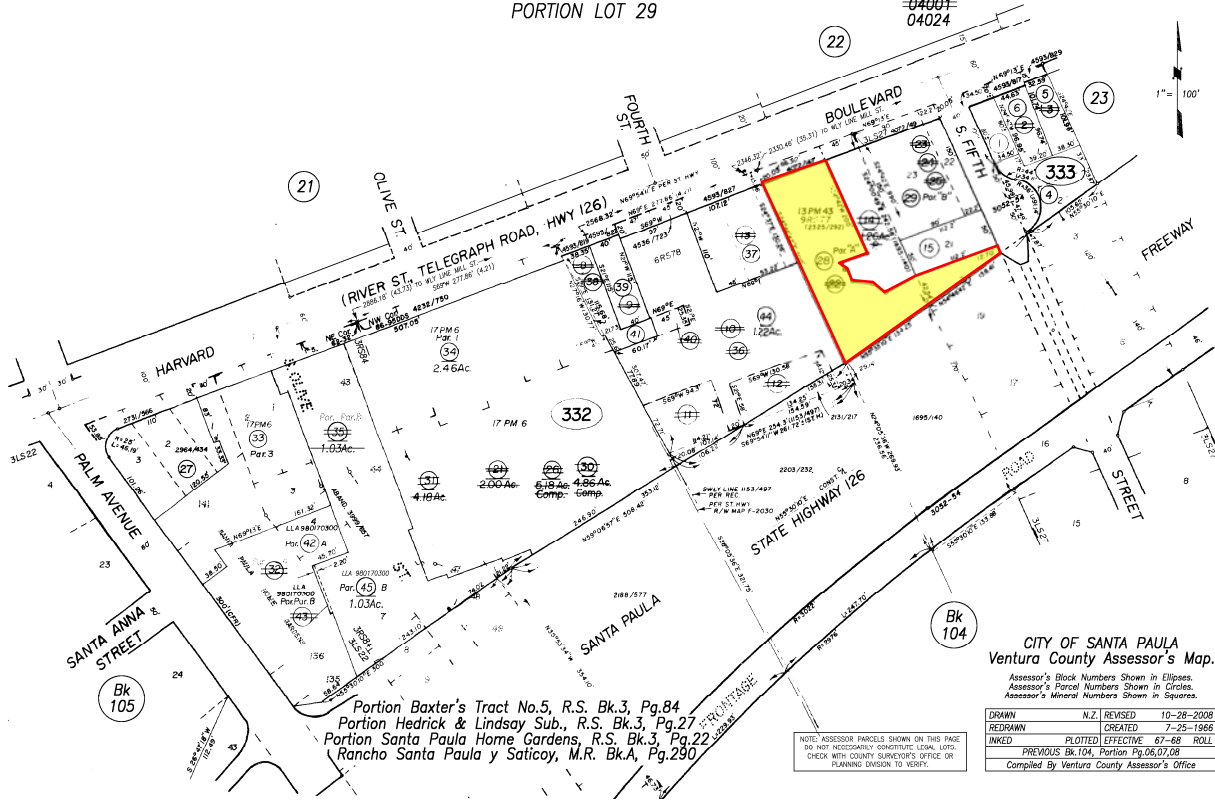
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RANCHO SANTA PAULA Y SATICOY
PORTION LOT 29

Tax Rate Area
04001
04024

103-33



BUILDING SPECIFICATIONS

Year Completed	Commercial Building – 1986 Residences – Unknown (construction style suggests 1950's built)
Buildings	One (1) Commercial Building Two (2) Residential Dwellings
Utilities	Electricity: Southern California Edison Telephone: Frontier Communications Gas: Southern California Gas Cable: Spectrum (Time Warner)
Structure	Wood Frame
Commercial Building Specs	<ul style="list-style-type: none"> 2,546 SF Commercial building 89' frontage on E. Harvard Blvd with one (1) curb cut 1 restroom

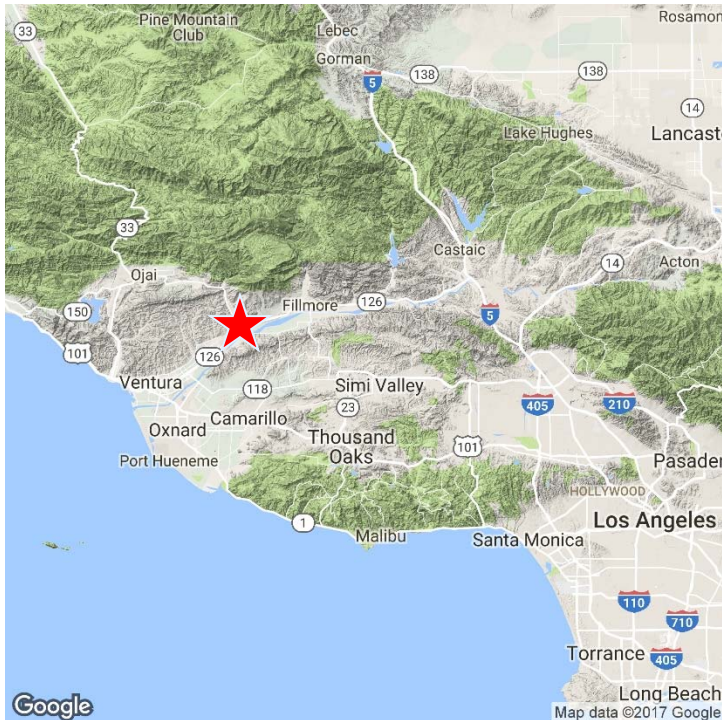
Signage	Pylon and building signage
Access	Commercial building is accessible via E. Harvard Blvd in both directions (no concrete median) Residential units are accessible via a private driveway at the end of the cul-de-sac on South 5 th Street.
Lot Size	25,158 SF 0.55 acres
Zoning	C-G (General Commercial)
APN	103-0-332-285
Residential Dwellings	412A – 2 Bed/1 Bath 412B – 3 Bed/1 Bath



SANTA PAULA

The City of Santa Paula is located 65 miles northwest of Los Angeles and 14 miles east of Ventura and the coastline of the Pacific Ocean. Santa Paula is the geographical center of Ventura County, situated in the rich agricultural Santa Clara River Valley. The city is surrounded by rolling hills and rugged mountain peaks in addition to orange, lemon and avocado groves. Santa Paula is referred to as the “Citrus Capital of the World.”

Santa Paula covers an area of 4.6 square miles and has a population of 31,949 (2010 Census).



LOCATION FEATURES

Location Amenities

- Close proximity to local retail amenities and a short drive from regional shopping malls and other entertainment related activities Los Angeles.

Limited Supply

- Strong barriers to entry result in severe supply constraints. The renewal of SOAR (Save Our Agricultural Resources) greatly limits areas where development can take place.

Competitive Advantage

- Santa Paula has no gross receipts tax providing significant advantage for other competing submarkets.

Building Access

- Vehicle access from both directions on E. Harvard Blvd. provides convenient access to the retail property and separate access for the dwellings provides distinct separation for tenants.

Demographics

- 33,326 people live within a 5-mile radius of the site with an estimated average household income \$73,402.

For more information, contact

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