

INVENTORY OF AVAILABLE COMMERCIAL PROPERTY
SANTA PAULA
Updated July 2008

Commercial Properties for Sale

Address	126 Hallock Drive	
City	Santa Paula	
Status	Active	
Total Units	1	
Zoning	C/LI	
Price	\$895,000	
Square Feet	3,311 SF/19,482 SF	
Agent:	George Eales (805) 384-8820 and Ken Evans (805) 384-8880	
APN	101-0-210-535	
Other:	Former Santa Paula Ford dealership. 13,036 square feet of showroom and service buildings on 2.8 acres of land. Fenced yard area, for sale or lease, well kept first class facility.	

Address	1202 E. Main Street	
City	Santa Paula	
Status	Active	
Total Units	1	
Zoning	C-G	
Price	\$895,000	
Square Feet	13,036 SF/2.80 Acres	
Agent:	Scott Rushing (805) 901-0900	
APN	101-0-242-245	
Other:	Busy corner at 12th Street and Main Street in historic downtown Santa Paula. Current tenant is in the auto repair business. Redevelopment is in the future for the east side of the city. A large new master planned community is on the agenda for this part of town and this corner will be enhanced as building proceeds.	

Address	1175 E. Harvard Blvd.	
City	Santa Paula	
Status	Active	
Total Units	1	
Zoning	C-G	
Price	\$850,000	
Square Feet	2,640 SF/24,139 SF	
Agent:	Scott Rushing (805) 901-0900	

APN 101-0-222-035
Other: Corner property. East side of Santa Paula on busy Harvard Boulevard. This was once a thriving restaurant and could be again. The City will eventually revitalize the east side of town and the buyer can get in on the ground floor!

Address 1414-1422 E Main Street
City Santa Paula
Status Active
Total Units 1
Zoning LI
Price \$465,000
Square Feet 1100 sq ft/ 18,296 sq ft lot
Agent: Brent Reisender (805) 273-9555 x 201
APN 101-0-260-115
MLS # 80001475



Other: Gold Coast Commercial is proud to announce this rare piece of land for sale or lease on Main Street in Santa Paula. The property used to operate as a coin operated car wash. The structure is still in place and in good condition with new machine operated gates. There are 3 X 335' bays and a utility room. Owner will look at all offers including owner/user for the car wash or an investor that wants to develop.

Address 1469 E Main Street
City Santa Paula
Status Active
Total Units 1
Zoning LI
Price \$215,000
Square Feet 922 sq ft/
Agent: Anita Pulido 805-933-6602
APN 101-0-340-105
MLS # 70014571



Other: Hard to find industrial condo. Perfect office and storage and work area. No auto business or business that impact parking allowed. All units have 2 parking spaces. HOA (\$100/mo) pays exterior water, exterior elect and common bathroom maint. Landscaping, roof and major repairs may require owner assessments. Per Seller, 220v. Cozy front office. Roll up door, concrete floors. Check with city for allowable uses. Zoned M1PD. 1/08, owner may consider lease.

Address Palm & Santa Maria Way (19 Waco Taxi)
Santa Paula Airport
City Santa Paula
Status Active
Total Units 1



Zoning LI
Price \$340,000
Square Feet 2,250 sf
Agent Bob Freeny (805) 701-0204
MLS # 80001475

An incredible opportunity and especially at this price to own your own airport hanger. It's few and far between when these come up for sale. Hanger is approximately 50 ft wide by 45 ft deep. Door opening is about 45 ft wide. Hanger is all wood structure with tin roof and corrugated siding. Built in the mid 1960's. The hanger comes with an adjacent space that is 12 ft. wide and 45 ft. deep on a concrete pad and is plumbed. Two shares of the stock in airport. Buyer of hanger to buy at book value set by airport association. Gives the buyer privileges of part ownership of Santa Paula airport. According to current bylaws a buyer must have a certified pilots license to qualify as buyer of hanger. Lease rate of \$150.00 per year (25 year lease with option of renewal) . Part of the amenities include self-serve fuel; an aviation and airport museum and restaurant.

Address 24 Beech Lane
Santa Paula Airport
City Santa Paula
Status Active
Total Units 1
Zoning LI
Price \$325,000
Square Feet 5,600 sf
Agent Katherine Bergh (818) 907-0600
Other 5600 square foot commercial hangar. Two story with mezzanine. First floor is 4800 square feet (120w x 40d x 20H) , 2nd floor mezzanine is 20x40. Second floor is suitable for additional office or avionics workshop with drop ceiling and air conditioning. Excellent painted concrete floors. Includes a large ADA half bath, downstairs enclosed office, storage room, air compressor closet, air conditioning, full electrical and water. Divisible in to three separate hangars of 1600, 4000 or 5600 Square feet. Priced from \$325,000 to \$950,000. Lots of ramp frontage with high visibility at approach end of the runway. Commercial land lease with Santa Paula Airport Association for 25 or 30 years an includes 2 shares of airport stock. Call for further details.

Address 1209 E. Main St.
City Santa Paula
Status Active



Total Units 1
 Zoning C/LI
 Price \$219,000
 Square Feet 10,170.00 Acres
 APN 101-0-241-105
 Agent Ted Barnes Primary: 805-273-9555 Secondary: 805-410-2200
 MLS# 80001212
 Other Great opportunity for investors in the growing city of Santa Paula. 10,170 sq Ft lot Zoned C/LI across the street of 1208 E. Main Street with great potential. Street address is just for reference and the property address may be different. Property is located just East of 4 Guys market.. Height limitation is 35 feet (3 stories) Owner would consider a land lease also for .10/SF

Address 230 S. 10th St - Restaurant
 City Santa Paula
 Status Active
 Zoning C-G
 Price \$385,000
 Square Feet 888 sf
 APN 103-0-242-055
 Agent Rudy Campos (805) 479-2992
 Other Restaurant w/3 Rental Units, Super Visibility from Freeway & Major Traffic Arteries!



Address 932 E. Main St.
 City Santa Paula
 Status Active
 Total Units 2
 Zoning CBD
 Price \$495,000
 Square Feet 4375 sf
 APN 103-0-102-265
 Agent Scott Dunbar: 805-358-6644 Secondary: 805-921-0030
 MLS # 602059
 Other Historic Main Street Billiards Hall. Great potential for this building in rejuvenating downtown Santa Paula. Architectural features including a stamped copper ceiling make this location perfect for restoration. A portion of this building is rented to a beauty salon. Great downtown location next to the Mupu Grill!



Address 861 E. Main St.
 City Santa Paula
 Status Active



Total Units 1
 Zoning CBD
 Price \$690,000
 Square Feet 4,563 sf
 APN 100-0-1011-075
 Agent Jim Garfield Primary: 805-320-6254 Secondary: 805-525-8758
 MLS # 70018320
 Other Price reduction on this Great downtown location for this large commercial building. Has been earthquake retrofitted. Building is currently unrented. Small kitchen. Santa Paula voters have approved a new development that will bring 1500 new homes and lots of opportunity for downtown growth of businesses

Address S Peck Road & Faulkner
 City Santa Paula
 Status Active
 Total Units 1
 Zoning C-G
 Price \$350,000
 Square Feet 20473 sf
 APN 098-0-030-465
 Agent Jonathan W Palacios Primary: 805-207-0886
 MLS # 70010503



Other Great investment opportunity in the city of Santa Paula. Approximately a half acre lot with many possibilities. Located on Corner lot of a high traffic area. Located next to K-Mart shopping center. Excellent for all developers or investors!

Address 935 E. Main St.
 City Santa Paula
 Status Active
 Total Units 1
 Zoning CBD
 Price \$1,323,000
 Square Feet 5100 sf
 APN 103-0-112-145
 Agent George Goldstein Primary: 310-589-1792 Secondary: 310-625-3778



MLS # N/A
 Other Recently renovated turn of the century retail! Absolutely gorgeous with great Main Street exposure and rear entry next to Public Parking. Wheel chair assessable bathrooms, all ADA requirements met. Tin, sculptured ceiling, new wiring, new plumbing, new ceiling fans and much more. Main floor area is approx. 4800 sq. ft. with an additional loft area of 1100 sq. ft.

Address 939 E. Main St.
City Santa Paula
Status Active
Total Units 1
Zoning CBD
Price \$550,000
Square Feet 4200 sf
APN 103-0-112-135
Agent George Goldstein Primary: 310-589-1792 Secondary: 310-625-3778
MLS # 70016487
Other Recently renovated turn of the century retail! Absolutely gorgeous with great Main Street exposure and rear entry next to Public Parking. Wheel chair assessable bathrooms, all ADA requirements met.



Address 834-836 E. Main St.
City Santa Paula
Status Active
Total Units 2
Zoning CBD
Price \$520,000
Square Feet 4133 sf
APN 103-0-102-125
Agent George Goldstein Primary: 310-589-1792 Secondary: 310-625-3778
MLS # 70016490
Other Recently renovated turn of the century retail! Absolutely gorgeous with great Main Street exposure and rear entry next to Public Parking.



Address 949 E. Main St.
City Santa Paula
Status Active
Total Units 6
Zoning CBD
Price \$1,575,000
Square Feet 6600 sf
APN 103-0-112-095
Agent George Goldstein Primary: 310-589-1792 Secondary: 310-625-3778
MLS # 70016504
Other An amazing assemblage of 8 prominent stores in historical Santa Paula's Main Street- located mid-point between Ventura's hot Main street market at \$5-8 per sq ft and Ojai luxurious resorts- this quaint California post card perfect town offers and incredible



timing opportunity for the savvy investor-current rents are at \$1 per sq ft so there is a lot of room to grow- seller prefers selling entire assemblage and offer to be in joint venture with buyers. Buyers must provide proof of funds prior to release of underlying- this is one of the last and best opportunities timing is everything

Address 1068-1072 E. Main St.
City Santa Paula
Status Active
Total Units 4
Zoning CBD
Price \$1,800,000
Square Feet 9500 sf



Agent George Goldstein Primary: 310-589-1792 Secondary: 310-625-3778

MLS # 70016507

Other An amazing assemblage of 8 prominent stores in historical Santa Paula' s Main Street- located mid-point between Ventura' s hot Main street market at \$5-8 per sq ft and Ojai luxurious resorts- this quaint California post card perfect town offers and incredible timing opportunity for the savvy investor-current rents are at \$1 per sq ft so there is a lot of room to grow- seller prefers selling entire assemblage and offer to be in joint venture with buyers. Buyers must provide proof of funds prior to release of underlying- this is one of the last and best opportunities timing is everything. 4 leases

Address 910 E Main St
City Santa Paula
Status Active
Total Units 1
Zoning CBD
Price \$649,000
Square Feet 2614 sf
APN 103-0-102-205



Agent Doug Edgar Primary: 805-642-3235 Secondary: 805-901-3049
MLS # 70001432

Other Great Historic Downtown Santa Paula Property . Currently used as Antique store .Great location. Earth quake retrofit has been completed . Newer roof.

Address 1101 – 1107 E. Harvard
City Santa Paula
Status Active



Total Units 1
 Zoning C-G
 Price \$225,000
 Square Feet 6750 sf
 APN 103-0-102-205
 Agent Joe Vering (805) 644-5005
 MLS # 80010397

Other Unique property. Two buildings on 2 separate lots. First is a small 1 bedroom home built in 1920, 388 sq. ft.. Second is a commercial masonry building formerly used as a veterinary office built in 1957, 1,144 sq. ft. Both buildings are vacant and will require significant renovation.

Address 972 E. Main St.
 City Santa Paula
 Status Active
 Total Units 1
 Zoning CBD
 Price \$499,900
 Square Feet 3750 sf
 APN 103-0-113-075
 Agent 805-320-6254 Secondary: 805-525-8758
 MLS # 80005366



Other Great downtown location. This has been a bakery for a number of years. The oven and a lot of bakery equipment is included in the sale. With new growth coming to Santa Paula now is the time to invest while the prices are low. May even be able to add 2nd story due to height of ceiling.

Commercial Properties for Lease

Address 989 E. Main St.
 City Santa Paula
 Status Active
 Zoning C-G
 Price \$0.50/sf/mo.
 Square Feet 7000 sf – Divisible
 APN 103-0-111-075
 Agent Scott Rushing (805) 525-3417

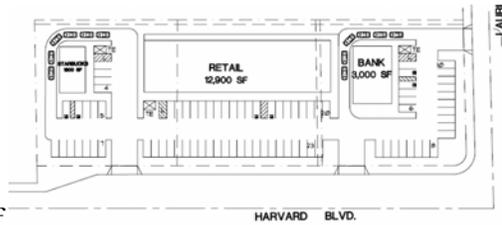


Excellent spot for a pizza or sandwich franchise. High visibility. Low competition. LEASE OR LEASE OPTION--RENT ALL OR PART! Owner will BUILD TO SUIT. This 7000 square feet building which has three suites of 3,500, 1400, and 1,000, is a SUPER corner location. Historic, turn of the century facade.

ReBuilt in 1990. One restroom. Ideal use for restaurant, retail, or office in the heart of the historic district. High traffic counts. Short walk to the Santa Paula Railroad Depot, the western stop for the "Fillmore & Western Railroad" which brings tourists to the city on a regular basis. Traffic artery for tourists traveling to upscale Ojai, California. Office exclusive listing, not in the MLS. Call Scott to discuss details. Traffic statistics indicate that 20,000 vehicles a day pass by this property!

Address NEC Harvard Blvd/ Laurie Lane

City Santa Paula
 Status Active
 Zoning C-G
 Price \$4.00/sf/mo. +NNN



Square Feet 1,7000 sf – Divisible 1,600 sf
 APN 102-0-221-025
 Agent Gary Adams (818) 907-7235

Approximately 2 acres to be developed with 17,000 square feet of new retail buildings. Property is located at the southeast corner of Harvard Boulevard and Laurie Lane in Santa Paula. Across from Vons grocery, Longs Drug and Blockbuster.

Address 254 W. Harvard St.
 City Santa Paula
 Status Active
 Zoning C-G
 APN 103-0-335-345
 Price 4,400 - \$1.35/sf/mo. +NNN
 2,314 - \$1.00/sf/mo. +NNN
 Agent Eric Treibatch (818) 708-0888



Prime Retail Center on Major Street. Plenty of parking. 1500 to 3200 Sqft medical office/clinic in an upscale shopping center located at the heart of historical town of Santa Paula. Located at the South side of W. Harvard Blvd. between Palm Ave. & Steckel Dr.

Address 125 –135 E. Harvard St.
 City Santa Paula
 Status Active
 Zoning C-G
 Price 1,575 - \$1.50/sf/mo. +NNN
 1,000 - \$1.65/sf/mo. +NNN
 1,000 - \$1.65/sf/mo. +NNN
 1,200 - \$1.50/sf/mo. +NNN



650 - Negotiable. +NNN
450 - Negotiable +NNN
725- Negotiable +NNN
Agent Pauline Iletto (888) 541-5111
Suitable for retail, medical or restaurant use. A 5,000 sf is also available for light industry use. Built 1983, had roof renovations 2005.

Address 951 E. Main
City Santa Paula
Status Active
Zoning CBD
Price \$0.65/sf/mo.
Square Feet 3,280 sf
APN 102-0-221-025
Agent Ray Castaneda (805) 890-0102
Great downtown location on the corner of Main St. and Mill St.

Office Sublease

Address 124 N. 10th St.
City Santa Paula
Status Active
Zoning C-G
Price \$1.09/sf/mo.
Square Feet 2,200 sf
APN 103-0-111-045
Agent John La Spada (805) 465-1642



Four private offices, conference rooms, open bull pen, restroom and work, copy area. Sublease term until 11/14/2008.
