

1260 E SANTA PAULA ST

Santa Paula, California

FLEXIBLE ZONING LIGHT USE INDUSTRIAL/ RESIDENTIAL FOR SALE*

*Includes Housing Overlay



1260 E SANTA PAULA ST
SANTA PAULA, CA
Zoning: C-LI
APN#: 101-0-183-395
(±1.6 Acres)

JOHN OCHOA, SIOR

PRINCIPAL
805.626.1208
JOCHOA@LEE-RE.COM
DRE# 00986604

GRANT HARRIS

PRINCIPAL
805.626.1212
GHARRIS@LEE-RE.COM
DRE# 01029619



COMMERCIAL REAL ESTATE SERVICES

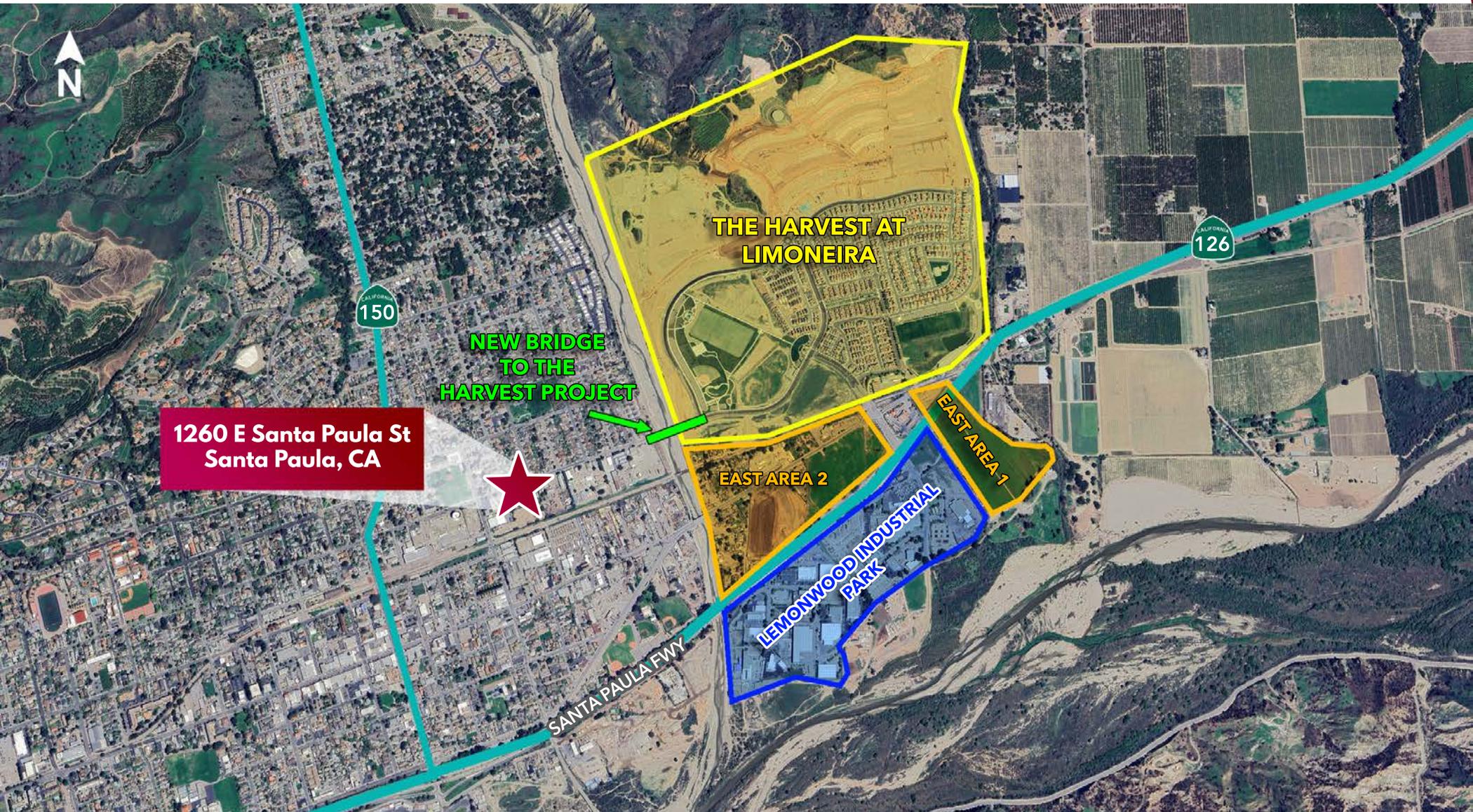
AVAILABLE SF	69,696 SF
LAND	1.60 Acres
ZONING	C-L1
GAS	TBD
WATER	TBD
SEWER	TBD
POWER	TBD
SALE PRICE	\$1,400,000
APN	101-0-183-395

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

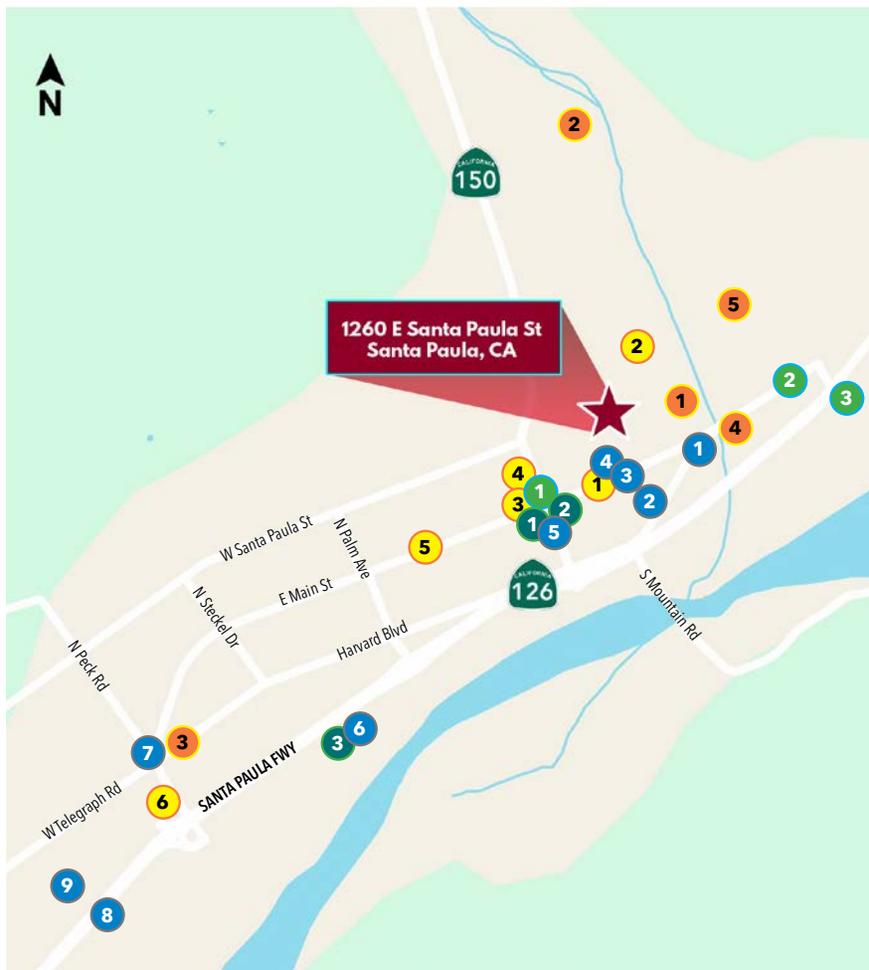
SANTA PAULA COMMUNITY



SANTA PAULA COMMUNITY



SANTA PAULA COMMUNITY



LEGEND

- RESIDENTIAL PROJECTS (IN REVIEW)
- RESIDENTIAL PROJECTS (APPROVED/UNDER CONSTRUCTION)
- COMMERCIAL PROJECTS (IN REVIEW)
- COMMERCIAL PROJECTS (APPROVED/UNDER CONSTRUCTION)
- INDUSTRIAL/OTHER PROJECTS (APPROVED/UNDER CONSTRUCTION)

SOURCE: CITY OF SANTA PAULA 2025

PROPERTY NAME	ACRES	DESCRIPTION
1 11TH ST & MAIN ST	±0.38	Eastside Townhomes. 10-unit townhome project.
2 14TH ST & PRIETO ST	±0.46	Habitat for Humanity. 6 single-family affordable homes.
3 927-929 E MAIN ST	±0.21	King Building Apartments. 6-unit apartments above main floor retail within existing building.
4 133 N MILL ST	±0.77	Faulkner Hall Apartments. 20-unit apartments. Adaptive reuse of existing multi-story church offices/classrooms.
5 603 E MAIN ST	±0.63	Main St. Senior Living Building. New 3-level, 14,577 sf, multifamily residential building at rear of property.
6 895 FAULKNER RD	±9.8	Harridge Development Group. 225 new townhomes proposed on former Kmart site.
1 GRANT LINE ST & SANTA PAULA ST	±2.07	Creekside Homes. 9 single-family homes with ADU's.
2 FOREST DR & CLIFF DR	±12	Arbor Executive Homes. 19 single-family executive homes.
3 714 W HARVARD BLVD	±1.95	People's Place by People's Self-Help Housing. 68 deed-restricted affordable apartments.
4 18004 E TELEGRAPH RD	±11.34	Citrus Flats by Red Tail Multifamily Land Development / Affordable Housing Access. New 298-unit apartment complex on existing vacant parcel. 166 affordable units with unique amenities. 132 market-rate units with unique amenities.
5 EAST AREA 1	±500	Harvest at Limoneira. 2,050 units total. 1,750 single-family units proposed. 300 apartments (150 duplexes) proposed 225 acres of parks and open space. 36-acre regional sports park. 10,000 sf commercial space.
1 133 N MILL ST	±0.77	Good Orchard Café. Restaurant and catering.
2 18114 E TELEGRAPH RD	±13.81	Santa Paula East, LLC. 120,000 sf (approx.) grocery-anchored shopping center with drive-thru pads and retail uses on currently vacant land.
3 18300 TELEGRAPH RD	±25.28	Proposed Medical Pavilion. Proposed 2-story, 71,000 sq.ft. 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.
1 926 E MAIN ST	±0.07	Santa Paula Cellars. Wine tasting room.
2 1080 E MAIN ST	±0.14	La Terraza Event Center. Renovation of warehouse/retail space for new banquet hall next to existing restaurant.
3 324 E SANTA MARIA ST	±2.84	Santa Paula Self Storage Too. 40,000 sq.ft. self-storage facility.
1 1498 HARVARD BLVD	±0.34	Spirit of Santa Paula / Harvard Shelter. Capital improvements to existing homeless services center (shelter, food services, pantry).
2 1301 E VENTURA ST	±0.37	Superior Erosion Control. Improvement to existing industrial building (erosion control materials processing).
3 1301 E VENTURA ST	±2.59	esVolta 'Santa Paula' Battery Energy Storage Facility (Phase 1). 15,000 sq.ft. BESS facility with underground connection to Phase II 'Black Walnut' BESS facility and franchise agreement
4 211 N 12TH ST	±2.59	esVolta 'Black Walnut' Battery Energy Storage Facility (Phase II). 15,000 sq.ft. BESS facility with underground connection to Phase I 'Santa Paula' BESS facility and franchise agreement.
5 114 S 10TH ST		Ventura County Fire Department Station 29 replacement. New 13,000 sf state-of-the-art facility with 7 dorm rooms and Battalion Chief quarters. Temporary Station 29 next to Union Oil Building on Main St will be removed once construction is complete.
6 324 W SANTA MARIA ST	±9.9	Santa Maria Industrial Park. 9-acre industrial park. Sites available for development.
7 811 W TELEGRAPH RD	±0.5	Jackson House Recovery Center. 16-bed inpatient behavioral health facility. Adaptive reuse of existing vacant building.
8 600 TODD LN	±6.38	Bender Development. New tilt-up industrial shell building.
9 SANTA PAULA WEST BUSINESS PARK	±54	Parkstone Development Group. Approved 54-acre Specific Plan allowing a variety of manufacturing, research and development, professional office, and limited commercial uses, with integrated vehicular circulation, pedestrian walkways, and supporting infrastructure.



AMENITIES AERIAL





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For more information,
please contact us.

JOHN OCHOA, SIOR
PRINCIPAL
805.626.1208
JOCHOA@LEE-RE.COM
DRE# 00986604

GRANT HARRIS
PRINCIPAL
805.626.1212
GHARRIS@LEE-RE.COM
DRE# 01029619