

FOR LEASE

# 1780 E LEMONWOOD DR

*14,524 SF Freestanding Industrial  
Building With Excess Land*

SANTA PAULA, CA 93060





*\$16,000*

LEASE RATE  
(SF/MO NNN)

*14,524*

TOTAL BUILDING  
SIZE (SF)



## PROPERTY OVERVIEW

BUILDING SIZE	14,524 SF Total
WAREHOUSE	6,960 SF
1ST FLOOR OFFICE	3,782 SF
2ND FLOOR OFFICE	3,782 SF
LOT SIZE	1.6 AC
YEAR BUILT	1992
ZONING	I - Industrial (City of Santa Paula)
PARKING	24 (1.28/1,000 SF)
LOADING DOORS	4 Grade (12' x 14')
CLEAR HEIGHT	18.5'
POWER	1200 AMPS 480/277V (Tenant to verify)
SPRINKLERS	Yes

### PROPERTY HIGHLIGHTS

Highly Flexible Office Space

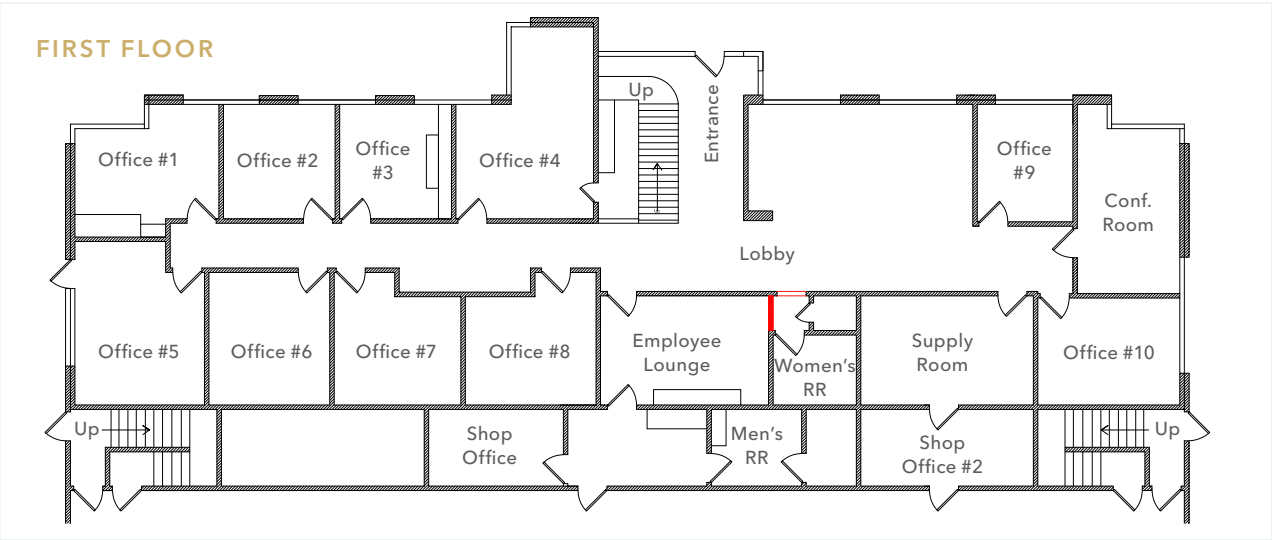
14 Miles to HWY 101 & 28 Miles to I-5

Newer Roof Replacement (8 Years Old)

Full Drive-Around Access

Excess Yard Space

# FIRST & SECOND FLOOR PLAN



14,524 SF

TOTAL SF

6,960 SF

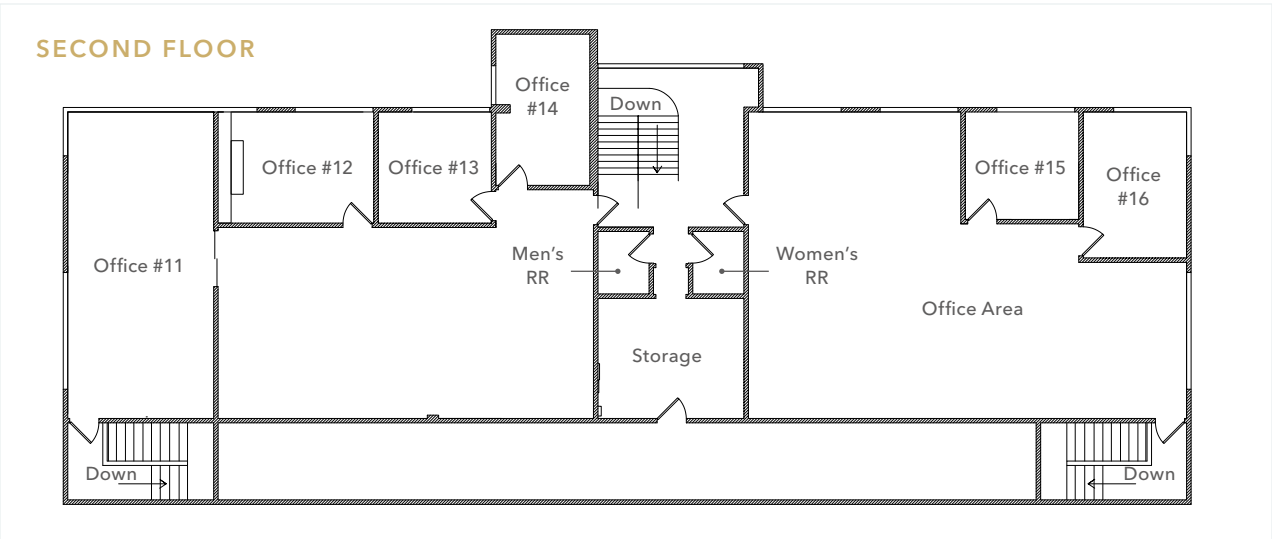
WAREHOUSE

7,564 SF

OFFICE

\$16,000

LEASE RATE (SF/MO NNN)



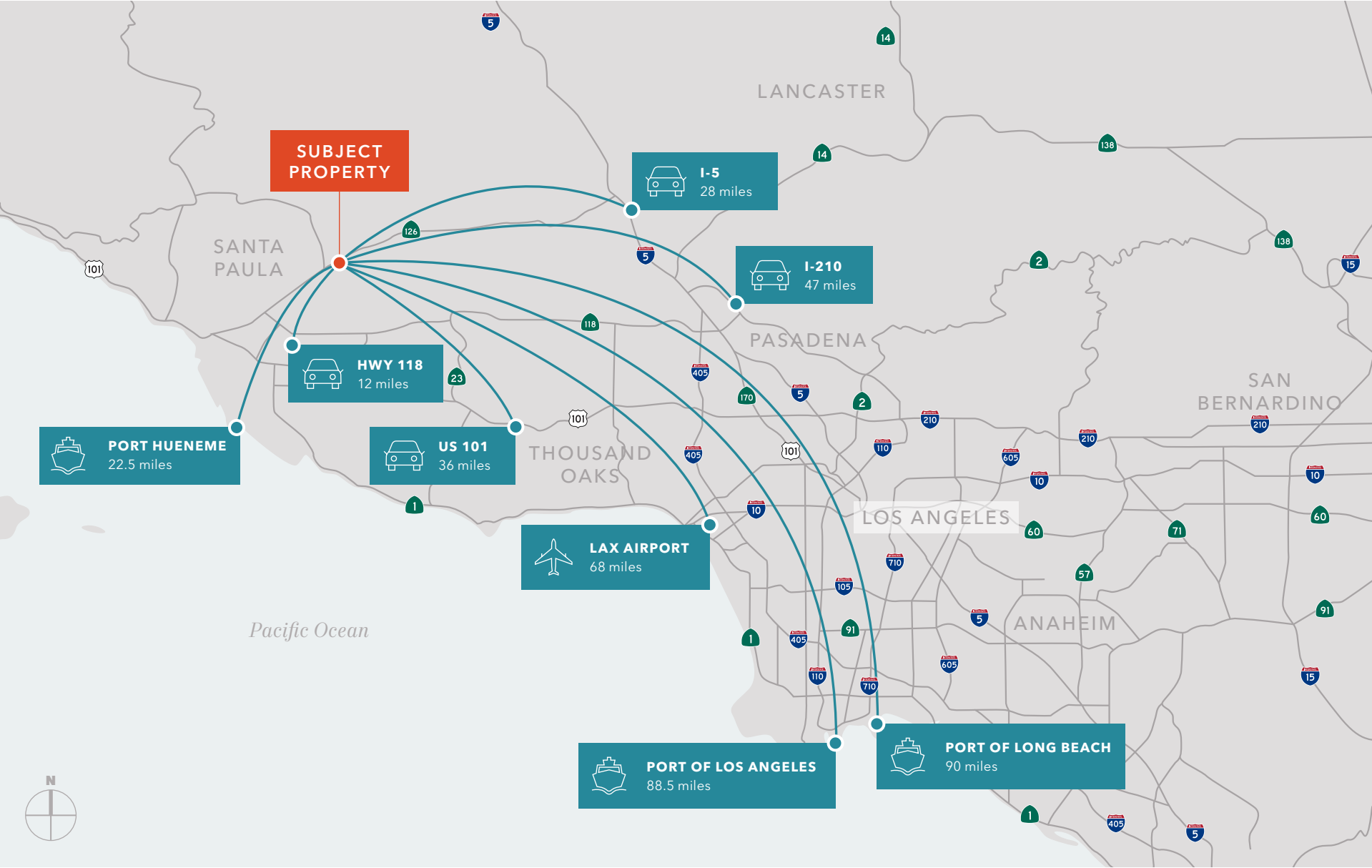
























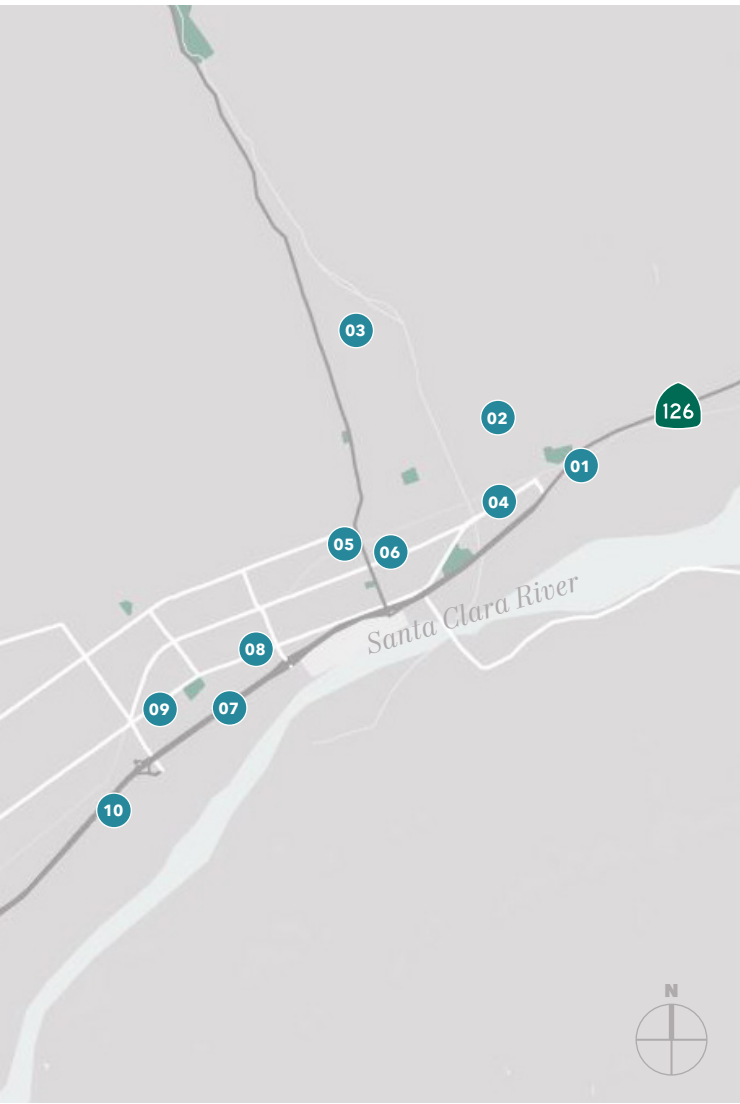
# *SANTA PAULA'S* INDUSTRIAL MARKET

*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	<b>18300 TELEGRAPH RD</b>	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	<b>HARVEST AT LIMONEIRA</b> 1898 Harvest Loop	586 single-family units, 36-acre sports park
03	<b>ARBOR EXECUTIVE HOMES</b> 750 E Main St	19 single-family executive homes
04	<b>SANTA PAULA APTS</b> 18004 E Telegraph Rd	New 298-unit apartment complex on existing vacant parcel
05	<b>133 N MILL ST</b>	10th Street Plaza, 20-unit apartments, adaptive reuse of existing multi-story church offices/classrooms
06	<b>EASTSIDE TOWNHOMES</b> 11th St & Main St	10-unit townhome project
07	<b>SANTA PAULA SELF STORAGE TOO</b> 324 E Santa Maria St	40,000 SF self-storage facility
08	<b>HARVARD PROFESSIONAL CENTER</b> 500-550 Harvard Blvd	2 commercial/medical office buildings, 10,000 SF single-story, 20,000 SF two-story
09	<b>PEOPLE'S SELF-HELP HOUSING (PSHH)</b> 714 W Harvard Blvd	68 affordable apartments
10	<b>BENDER INDUSTRIAL</b> 630 Todd Ln	60,000 SF industrial shell building

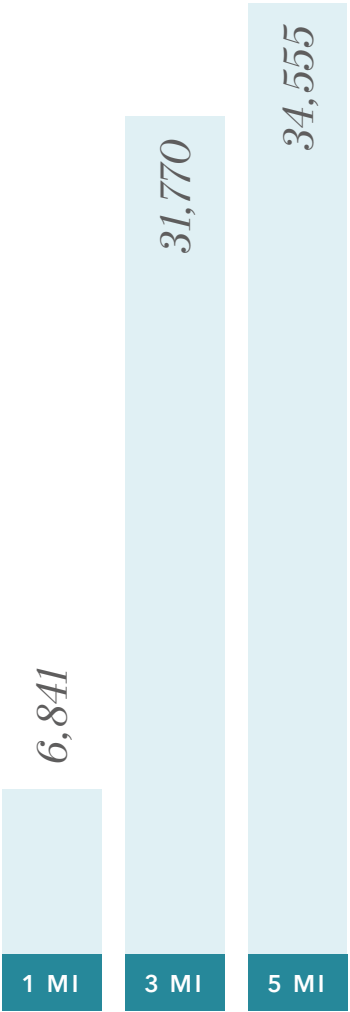




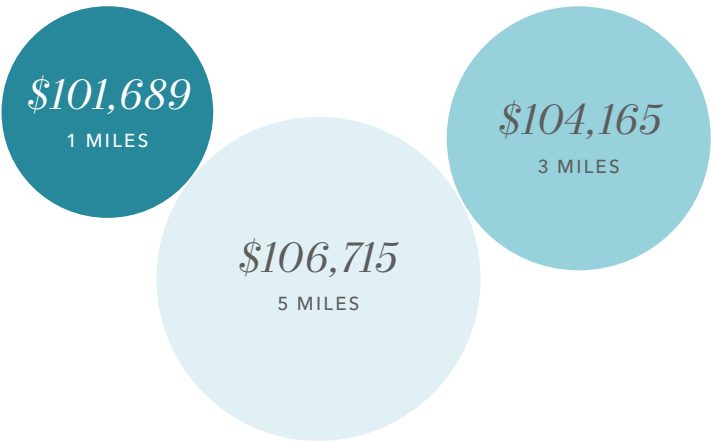


# DEMOGRAPHICS

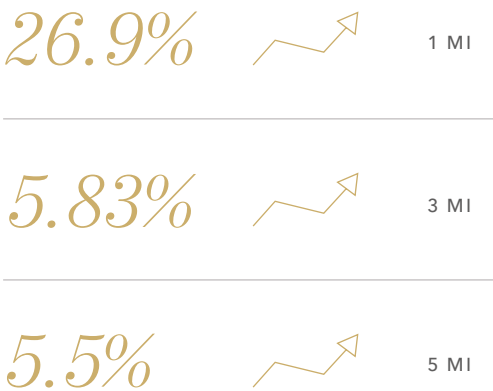
## ESTIMATED POPULATION



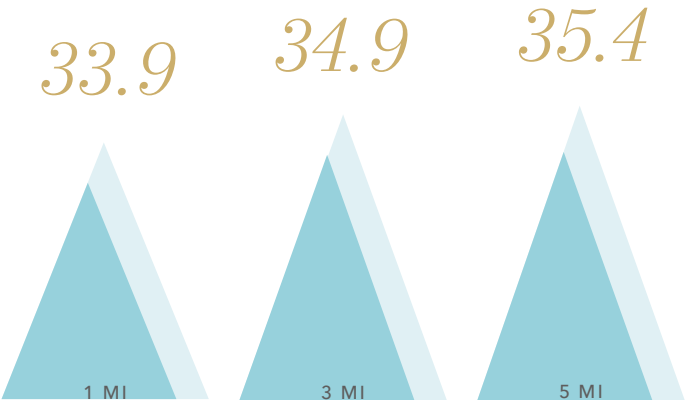
## AVERAGE HOUSEHOLD INCOME



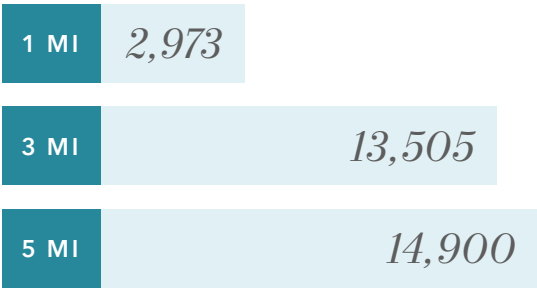
## 2022-2023 POPULATION GROWTH



## MEDIAN AGE



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA





## 1780 E LEMONWOOD DR

*For more information on  
this property, please contact*

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