

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

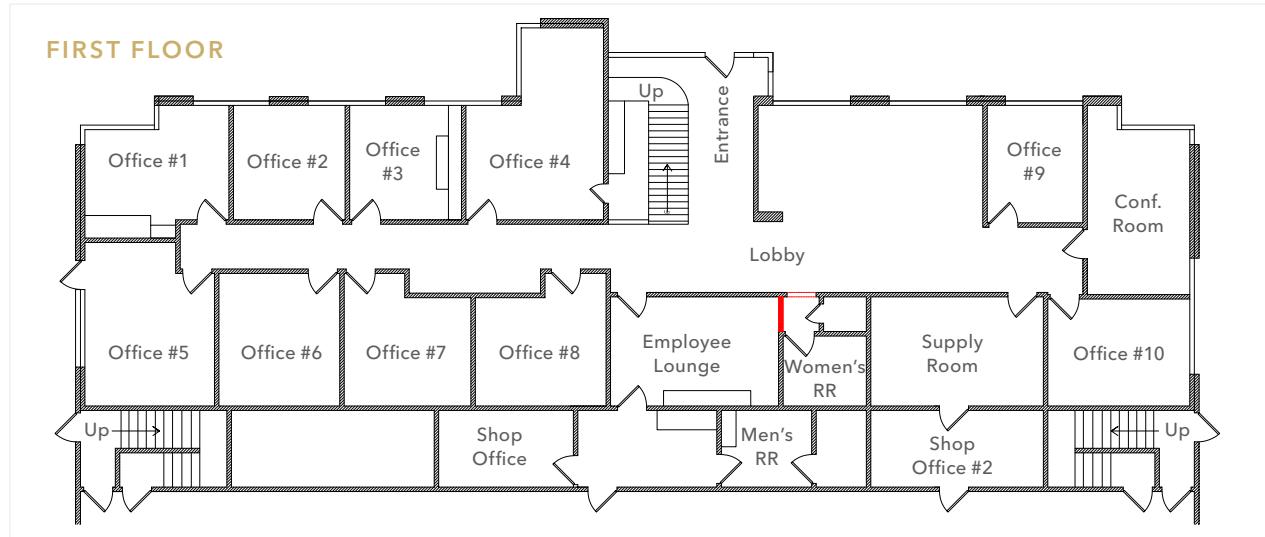
14 Miles to HWY 101 & 28 Miles to I-5

Newer Roof Replacement (8 Years Old)

Full Drive-Around Access

Excess Yard Space

FIRST & SECOND FLOOR PLAN

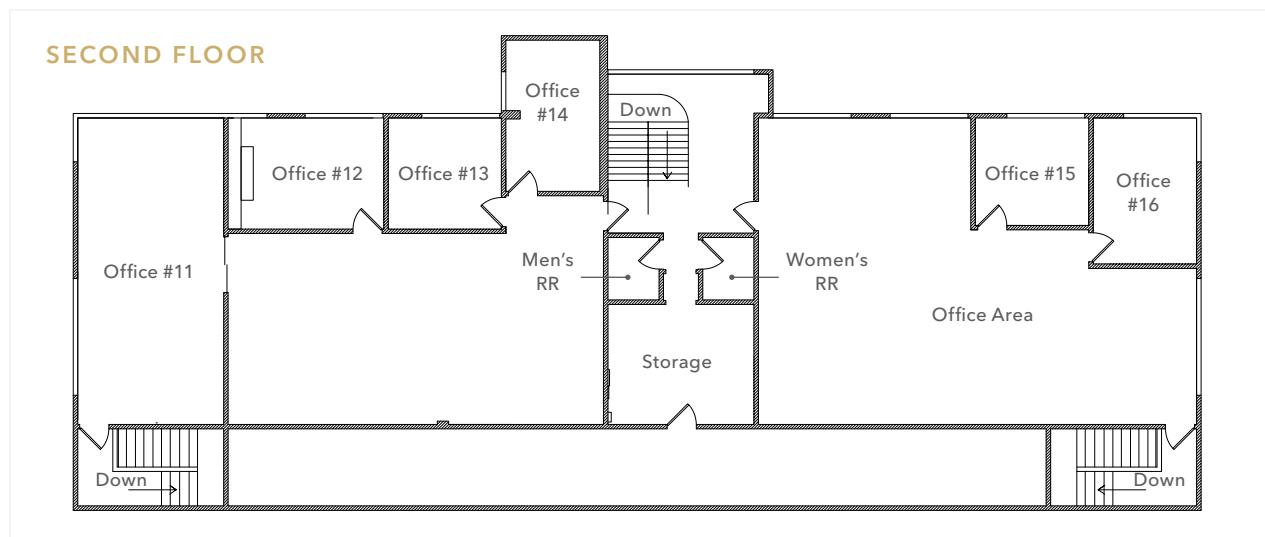


14,524 SF
TOTAL SF

6,960 SF
WAREHOUSE

7,564 SF
OFFICE

\$16,000
LEASE RATE (SF/MO NNN)



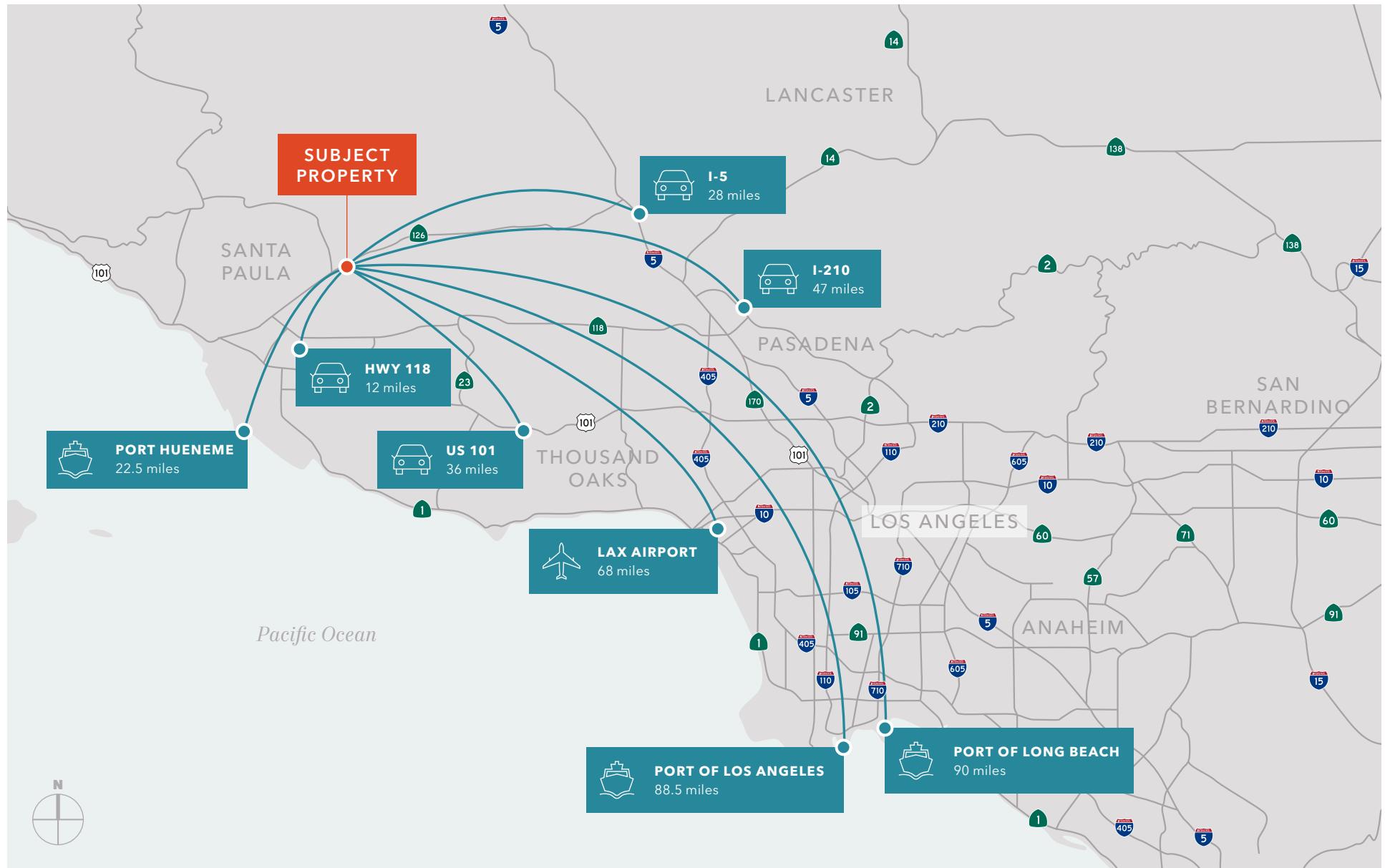
1780 E LEMONWOOD DR



AVAILABLE FOR LEASE

KIDDER MATHEWS





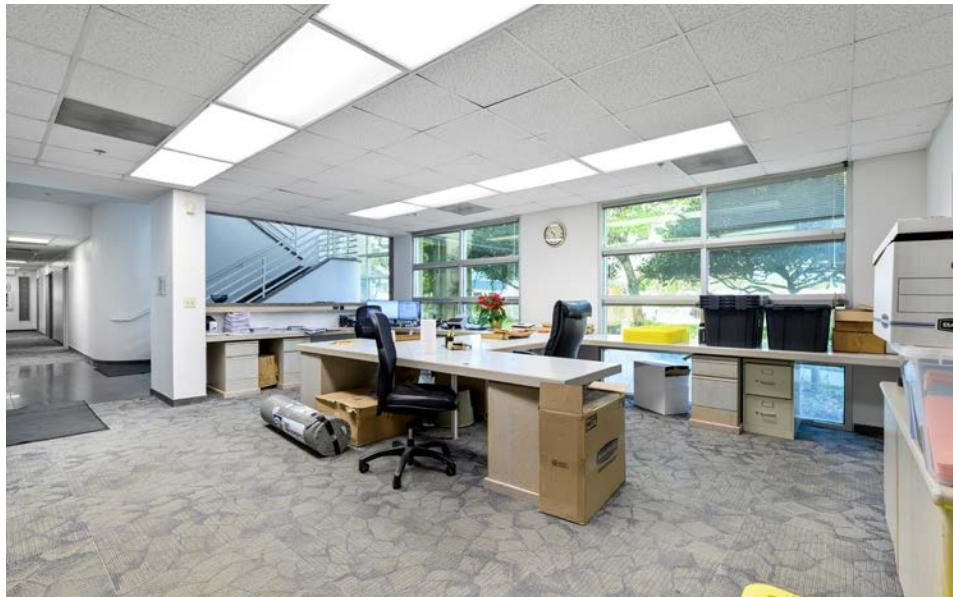
1780 E LEMONWOOD DR



AVAILABLE FOR LEASE

KIDDER MATHEWS

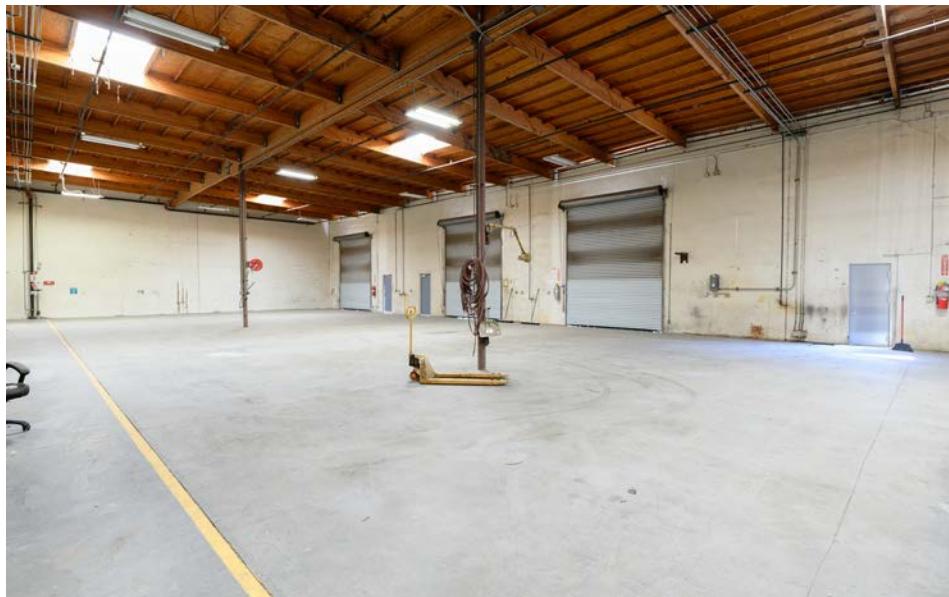
1780 E LEMONWOOD DR



AVAILABLE FOR LEASE

KIDDER MATHEWS

1780 E LEMONWOOD DR



AVAILABLE FOR LEASE

KIDDER MATHEWS

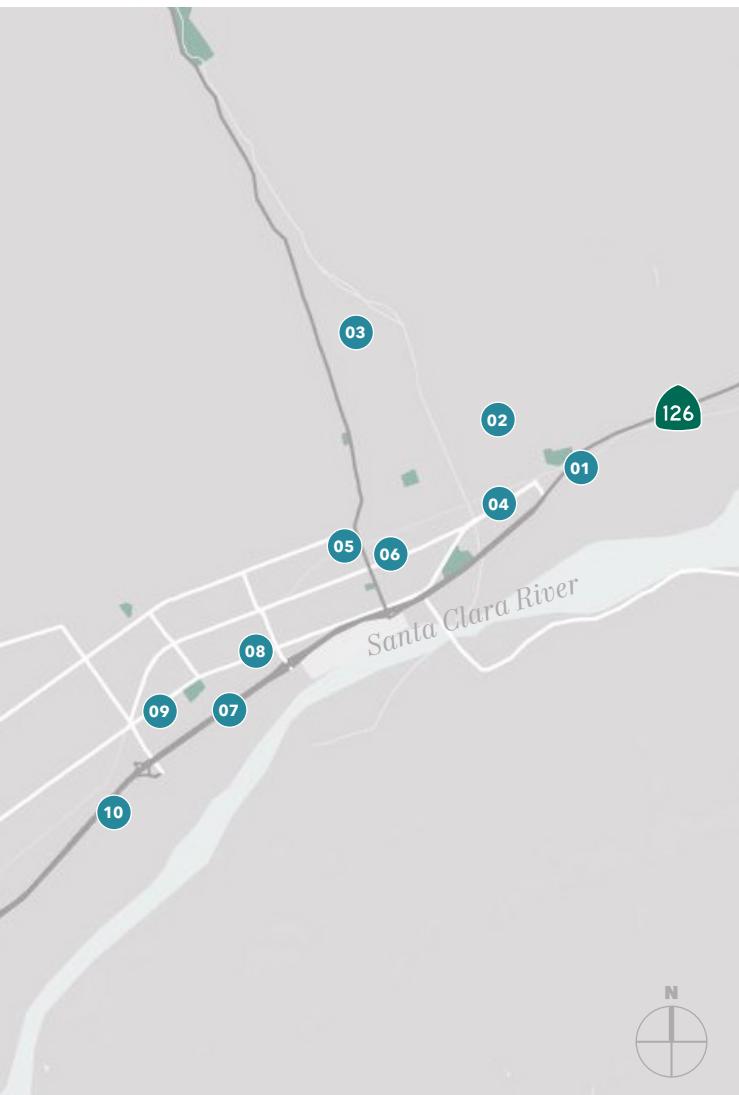


SANTA PAULA'S INDUSTRIAL MARKET

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 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

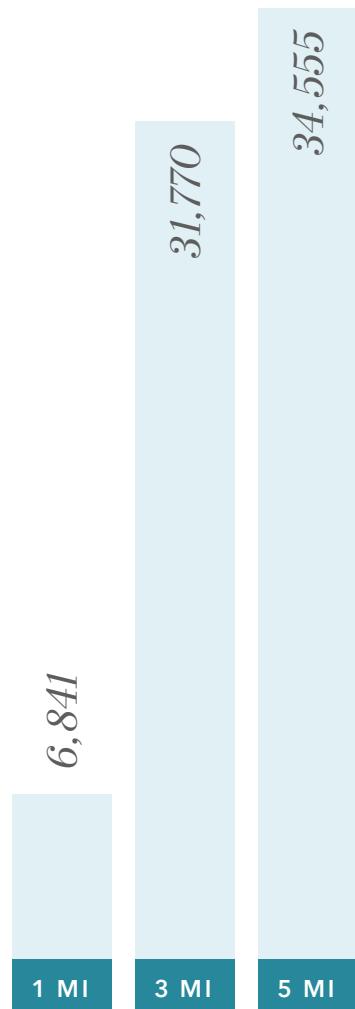


	Property Name	Description
01	18300 TELEGRAPH RD	Proposed 2-story, 71,000 SF medical office building, and two future pads that will include an outpatient surgery center. This will be Phase 1 of proposed development within the East Gateway Specific Plan.
02	HARVEST AT LIMONEIRA 1898 Harvest Loop	586 single-family 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

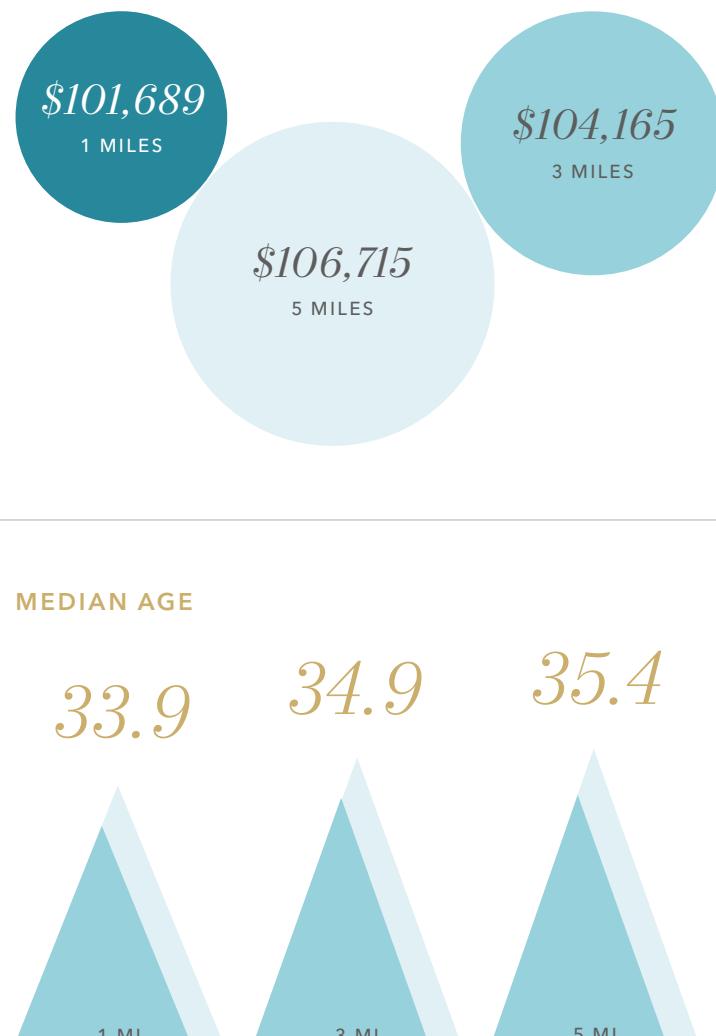


DEMOGRAPHICS

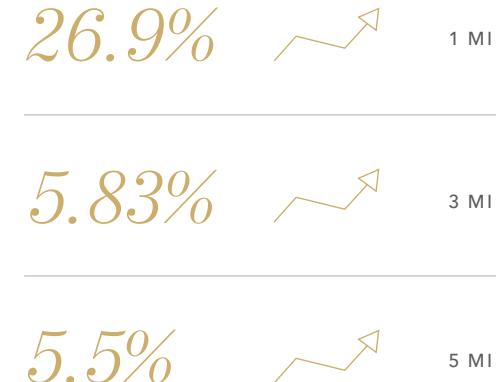
ESTIMATED POPULATION



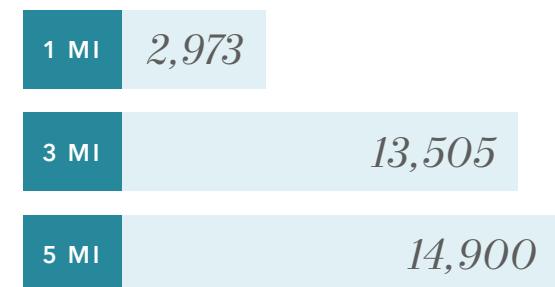
AVERAGE HOUSEHOLD INCOME



2022-2023 POPULATION GROWTH



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



1780 E LEMONWOOD DR

*For more information on
this property, please contact*

JEFFREY CROCKER
805.626.6550 | 818.867.9027
jeffrey.crocker@kidder.com
LIC N° 01457097

BENTLEY MCKEAN, CCIM
805.626.7120 | 818.206.7480
bentley.mckean@kidder.com
LIC N° 02080641

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km **Kidder
Mathews**