

OFFERING MEMORANDUM

# 7.02 AC OF INDUSTRIAL ZONED LAND

*Live-Work Industrial Development Opportunity Adjacent to the Santa Paula Airport*

 SANTA PAULA AIRPORT

1170 MONTEBELLO ST, SANTA PAULA, CA 93060

 **Kidder  
Mathews**



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# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

*1170 Montebello St presents a unique opportunity to develop a multi-tenant industrial property in a strategic location with favorable market conditions.*

The rare combination of light Industrial, business, and residential zoning makes this project an attractive investment for developers and investors alike.

ADDRESS	1170 Montebello St, Santa Paula CA 93060
APN	104-0-107-095, 104-0-107-195 & 104-0-107-205
LOT AC	7.02 AC
LOT SF	305,790 SF

ZONING & SPECIFIC PLAN	SP-7 Airpark
	• Airplane Hangars with Residences on 2nd Story
	• Business
	• Residential with Light Industrial





# INVESTMENT HIGHLIGHTS

## ZONING AND DEVELOPMENT POTENTIAL

### Zoning & Entitlements

The Specific Plan supports light industrial uses, making it suitable for warehouses, manufacturing facilities, and other industrial operations.

### Flexible Development Options

Live-Work Industrial & Professional development opportunity. Live-work condos with roll up doors are highly desirable and great for warehousing. The zoning allows for a range of industrial, business and commercial uses, providing flexibility to meet various occupier needs.

## UNIQUE MARKETING DIFFERENTIATOR

### City of Santa Paula Planning & Development Leadership

Business and development friendly, the City of Santa Paula is nimble, understanding, and flexible when it comes to new projects. desiring to create a win-win scenario for all parties involved.

### Underserved Industrial Market

With limited industrial properties available in Santa Paula, this parcel offers a rare opportunity to meet the growing demand.

### Scalability

The sizable lot allows for phased development, accommodating multiple tenants and providing scalability for future expansion.

## AIRPORT ADJACENT LOCATION

### Adjacent to Santa Paula Airport

The property's proximity to the Santa Paula Airport enhances its appeal and ambiance

### Direct Access for Aviation-Linked Businesses

Great for niche tenants like flight schools, aircraft maintenance, aerial survey companies, drone tech, or parts distribution—all of which benefit from proximity to a general aviation airport.

# PROPERTY OVERVIEW



## PROPERTY INFORMATION

### PROPERTY OVERVIEW

APN	104-0-107-095, 104-0-107-195 & 104-0-107-205
PRICE	\$4,950,000
PRICE / SF	\$16.20
ZONING	I, SP-7 Airpark

→ [VIEW SPECIFIC PLAN](#)



## ZONING INFORMATION

The SP-7 Airpark Specific Plan zoning in Santa Paula is designated for the development of an airpark, integrating aviation-related uses with residential and commercial components. This zoning allows for unique opportunities such as live-work hangar homes, aviation businesses, and supporting services, all in close proximity to the Santa Paula Airport. **City is open to plan modifications.**

## OBJECTIVES OF AIRPARK-SPECIFIC PLAN

Multi-tenant industrial with live / work above is encouraged. Metal buildings are acceptable.

### OBJECTIVE 1

Provide a balanced mix of residential and non-residential industrial uses in a compatible manner and arrangement.

### OBJECTIVE 2

Ensure compatibility with adjacent, existing development.

### OBJECTIVE 3

Provide housing, utility, and employment spaces to serve market demands for such uses.

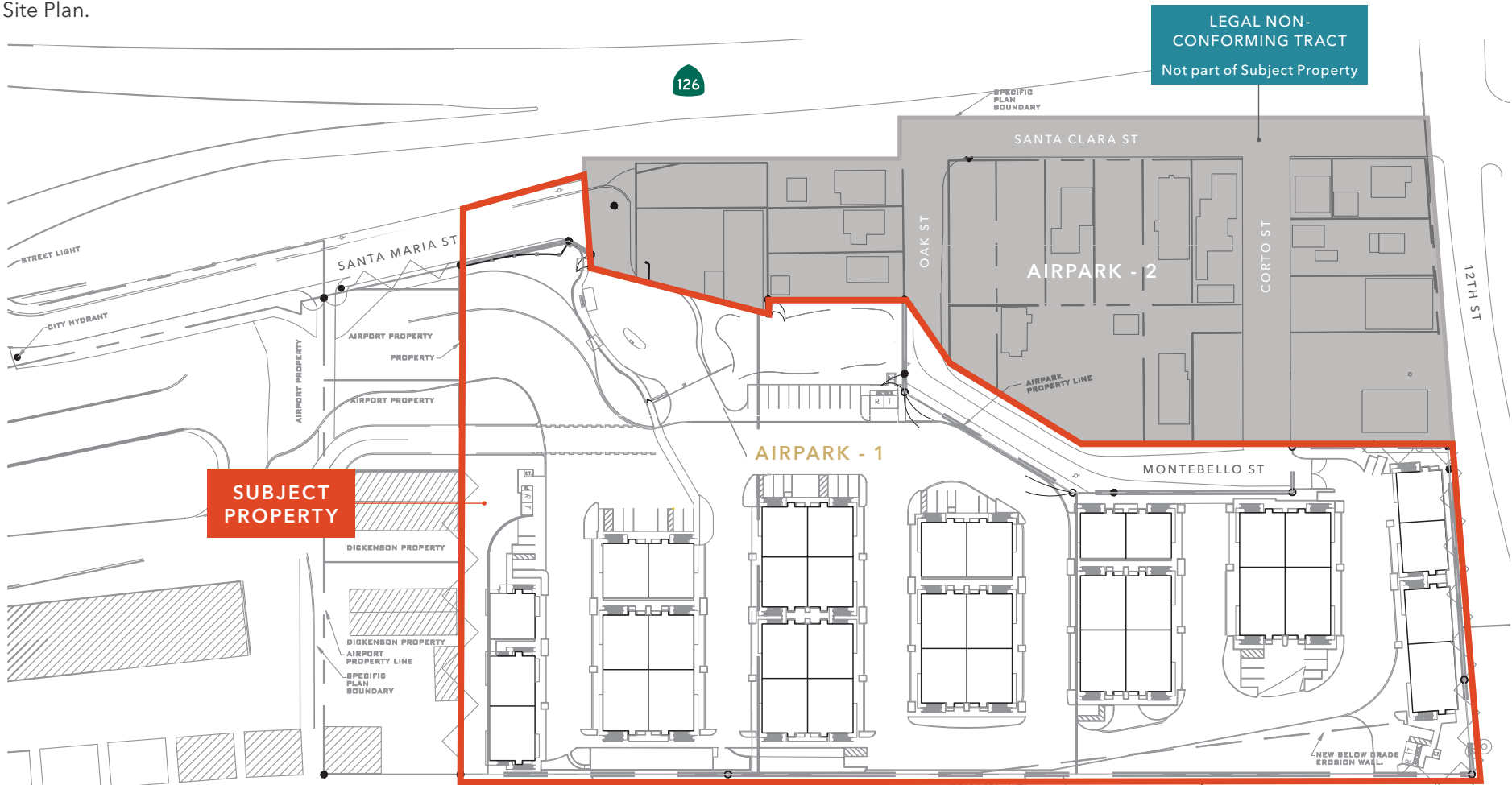
### OBJECTIVE 4

Provide a positive fiscal and visual impact for the City of Santa Paula.

# ENTITLED SITE PLAN

→ CURRENT ENTITLEMENT PROJECT

Current entitlements show a 72,000 SF building foot print across 37 units, sized for aircraft & taxiways. Non-aviation use allows for far more building footprint within the build-able area, through a minor modification to the approved Site Plan.

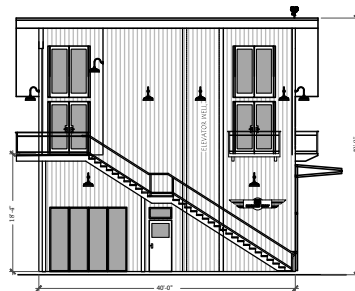




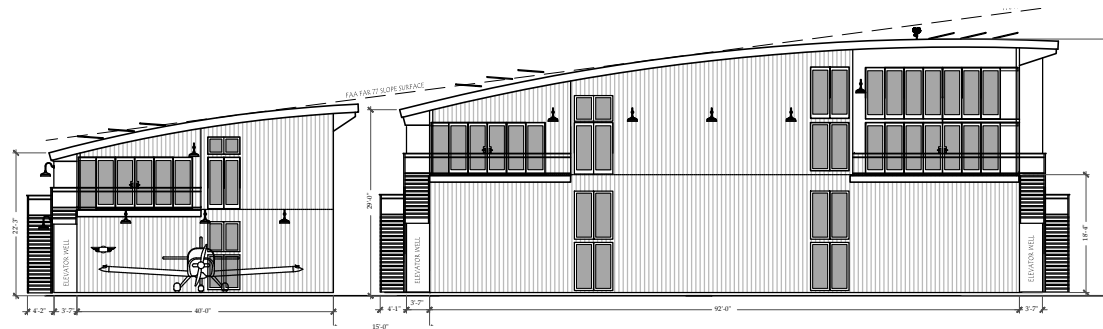
# ELEVATIONS

*Build Up to 40' High*

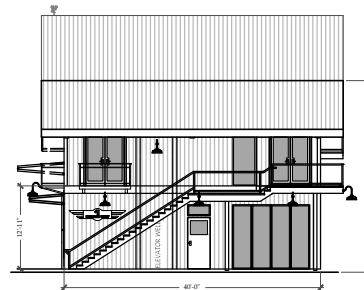
→ CURRENT ENTITLEMENT PROJECT



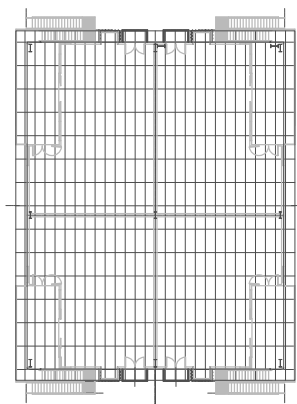
NORTH



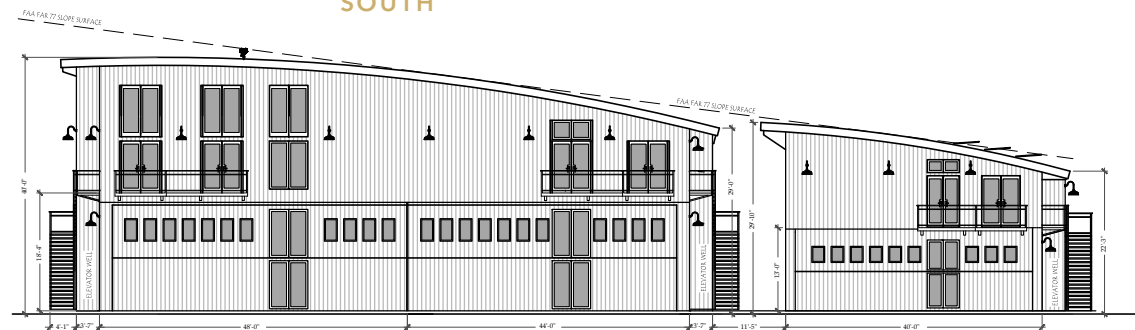
EAST



SOUTH



ROOF PLAN



WEST



## PROPERTY OVERVIEW





# LOCATION OVERVIEW

# *SANTA PAULA'S* INDUSTRIAL MARKET

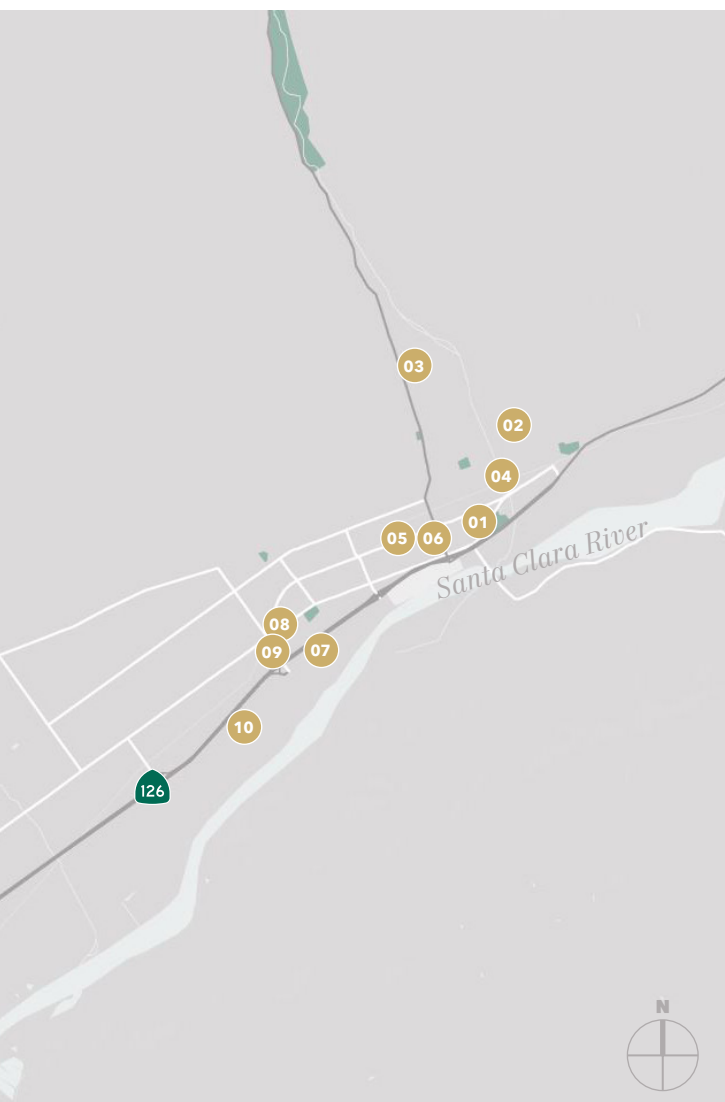
*In the heart of Southern California's Santa Clara River Heritage Valley, Santa Paula provides a picturesque backdrop to its ideal position and economic potential, only 65 miles from the Greater Los Angeles Metropolitan area.*

Santa Paula, known as the “Citrus Capital of the World,” is experiencing exciting small and large business growth alongside recent investments in infrastructure, housing and sustainability. The city’s diverse economy includes agriculture, manufacturing, retail, and services, creating a resilient business environment.

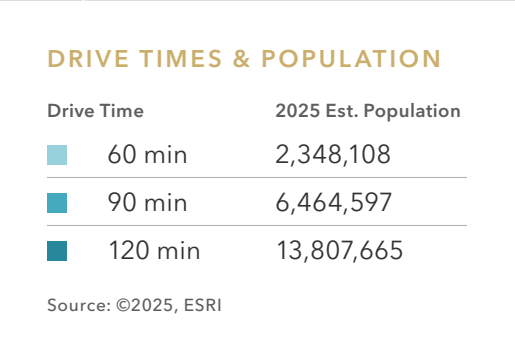
Located near the active Santa Paula Airport – which sees approximately 97,000 general aviation operations annually and has 309 based aircraft – this 7-acre site offers strategic access to major transportation routes and aviation-related opportunities. Local support through the Chamber of Commerce and city initiatives makes Santa Paula a welcoming environment for entrepreneurs, residents, builders and investors. With its unique character, forward-thinking community, and strong business momentum, Santa Paula is well positioned for continued economic expansion.



# SANTA PAULA COMMUNITY & ECONOMIC DEVELOPMENT



Property Name	Description
<b>01 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.
<b>02 HARVEST AT LIMONEIRA</b> 1898 Harvest Loop	586 single-family units, 36 AC sports park
<b>03 ARBOR EXECUTIVE HOMES</b> 750 E Main St	19 single-family executive homes
<b>04 SANTA PAULA APTS</b> 18004 E Telegraph Rd	New 298-unit apartment complex on existing vacant parcel
<b>05 133 N MILL ST</b>	10th Street Plaza, 20-unit apartments, adaptive reuse of existing multi-story church offices/classrooms
<b>06 EASTSIDE TOWNHOMES</b> 11th St & Main St	10-unit townhome project
<b>07 SANTA PAULA SELF STORAGE TOO</b> 324 E Santa Maria St	40,000 SF self-storage facility
<b>08 HARVARD PROFESSIONAL CENTER</b> 500-550 Harvard Blvd	2 commercial/medical office buildings, 10,000 SF single-story, 20,000 SF two-story
<b>09 PEOPLE'S SELF-HELP HOUSING (PSHH)</b> 714 W Harvard Blvd	68 affordable apartments
<b>10 BENDER INDUSTRIAL</b> 630 Todd Ln	60,000 SF industrial shell building



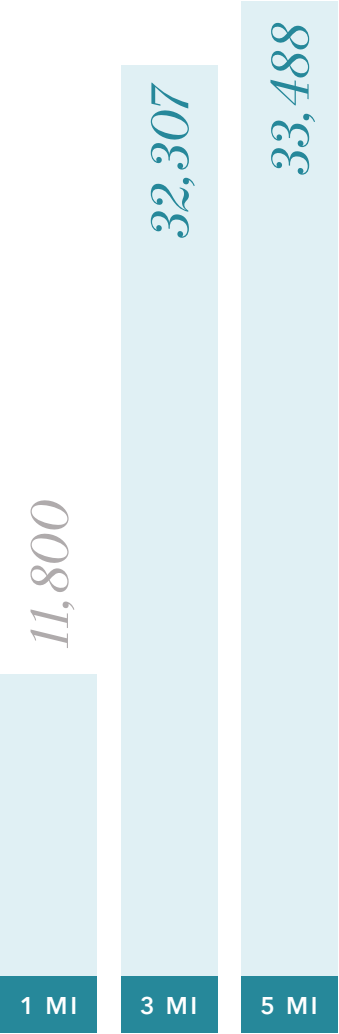


## LOCATION OVERVIEW

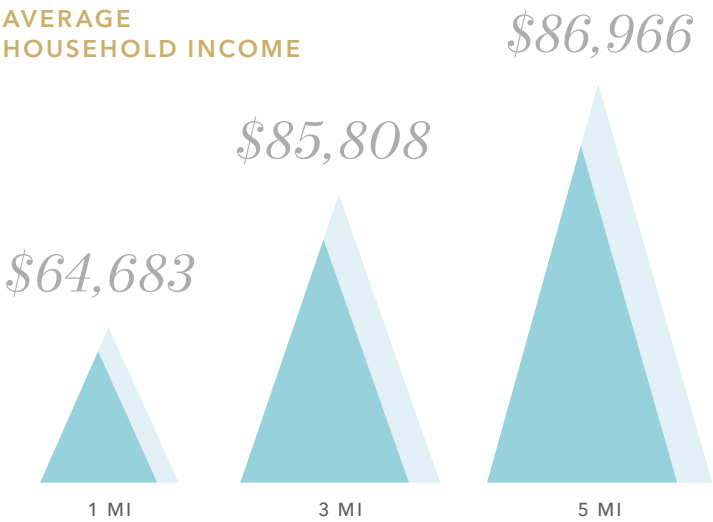


DEMOGRAPHICS

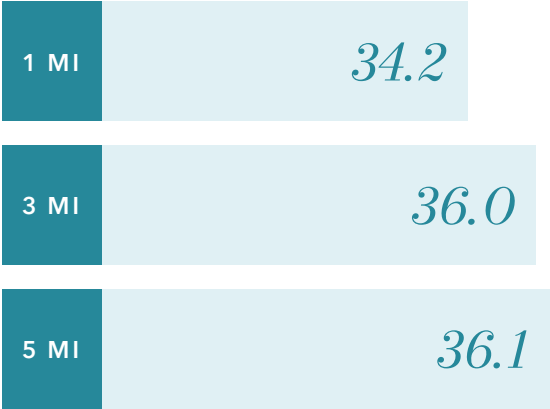
POPULATION



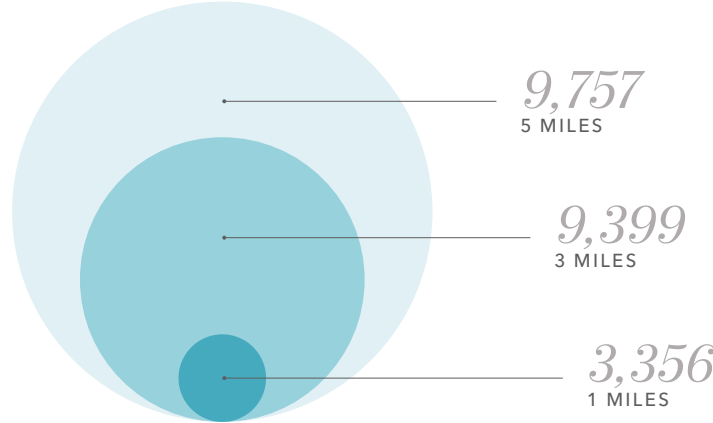
AVERAGE HOUSEHOLD INCOME



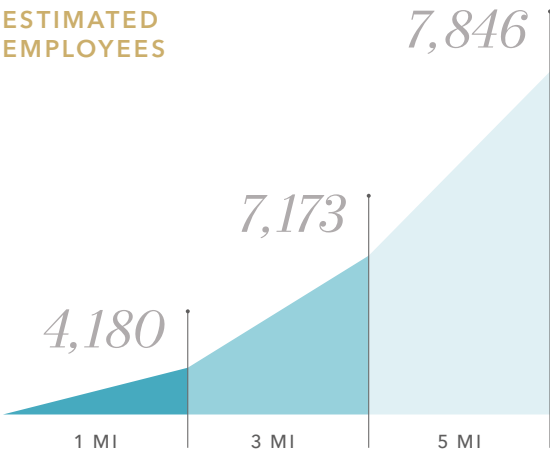
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2025, CoStar



A dark gray background with a complex, organic pattern of thin, light brown lines that resemble topographic map contour lines or a stylized, abstract map of landmasses.

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