

# PRIME OFFICE LOCATION IN DOWNTOWN Divisible - "Citrus Capital of the World"



725 E. Main Street, Santa Paula

For further information contact:

**JOHN OCHOA, SIOR**

805.636.1566 (Cell)  
805.626.1208 (Office)  
jochoa@lee-re.com  
Lic # 00986604

**BRUCE MILTON**

602.881.1166 (Cell)  
805.626.1281 (Office)  
bmilton@lee-re.com  
Lic # 01945652

[www.lee-associates.com](http://www.lee-associates.com)



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®-LA North/Ventura, Inc.  
Corporate ID 01191898

*A Member of the Lee & Associates Group of Companies*

1000 Town Center Drive, Suite 310

Oxnard, CA 93036

805.626.1200 P 805.413.7000 F

## HIGHLIGHTS

- Size of Entire Floor ±10,642 SF
- Vacant SF: ±9,000 SF Divisible
- \$1.75 PSF Full Service Rent!
- Elevator Served
- Ample & Over Standard Parking

## COMMUNITY HIGHLIGHTS

- Excellent Downtown Office & Commercial Location
- Business Improvement District
- Community Grant Programs for Fire Safety, Emergency Response Services, Road Safety, Power Grid, Youth Programs, Water Bill Relief, New Trees & Homeless Support

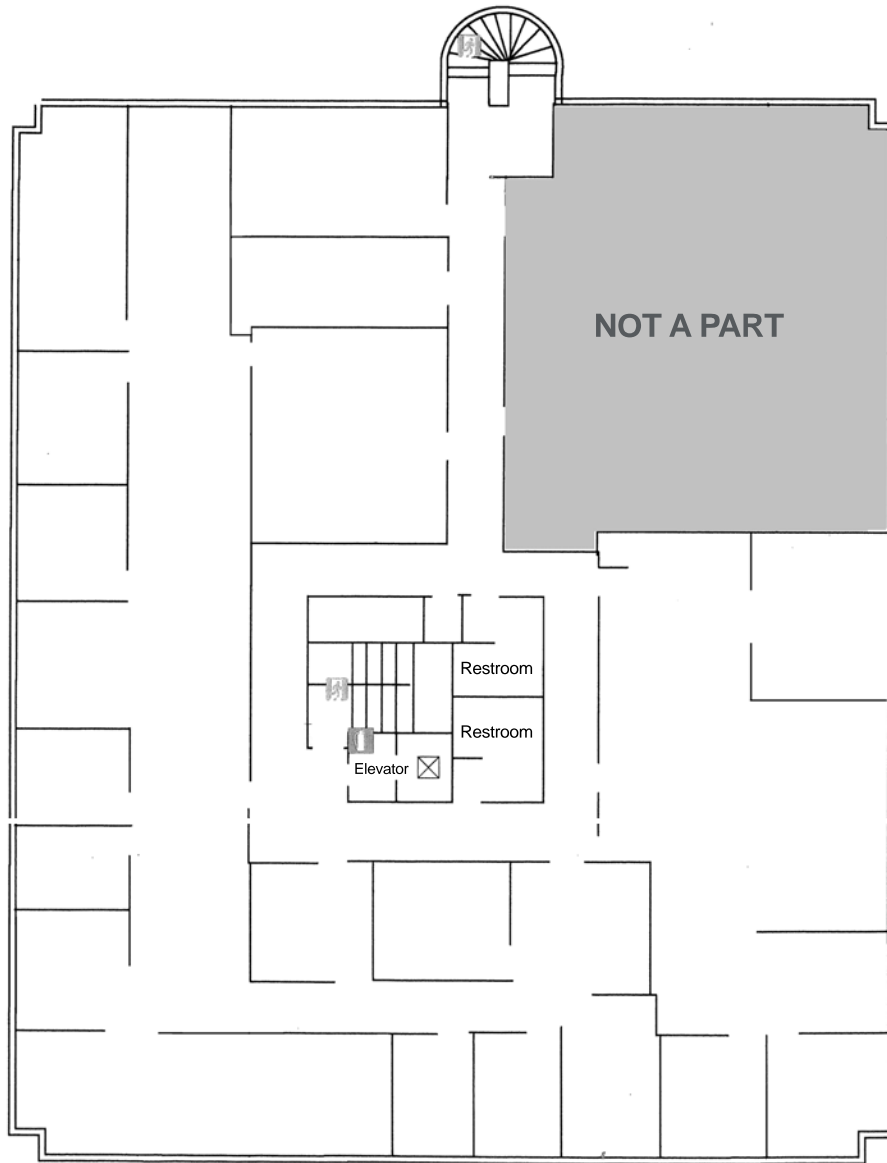
2019 Demographics	1-Mile	3-Miles	5-Miles
Total Population	31,532	32,967	182,478
Avg HH Income	\$81,591	\$83,928	\$115,812
Total Housing Units	9,525	10,040	64,977

# PRIME OFFICE LOCATION IN DOWNTOWN

## Divisible - "Citrus Capital of the World"



### Second Floor



# PRIME OFFICE LOCATION IN DOWNTOWN

## Divisible - "Citrus Capital of the World"



725 E. Main St, Santa Paula, CA



# PRIME OFFICE LOCATION IN DOWNTOWN

## Divisible - "Citrus Capital of the World"



# PRIME OFFICE LOCATION IN DOWNTOWN

## Divisible - "Citrus Capital of the World"

