



RETAIL/OFFICE
FOR LEASE

IKON
PROPERTIES

940 E MAIN ST,
SANTA PAULA, CA 93060

940 E MAIN ST,

SANTA PAULA, CA 93060

PROPERTY SUMMARY

PROPERTY INFO

Property Type:	Retail/Office
Year Built:	1928
Available Space:	3,176 SF
Lot:	3,484/.08 SF
Asking Rent:	\$2.00 sqft MG

All information deemed reliable but not guaranteed. Buyer to verify.





SPACE HIGHLIGHTS

- ✓ Situated in a highly desirable area with easy access to 126 Highway
- ✓ Offers unbeatable visibility perfect for exposure
- ✓ Strong demographics and traffic counts
- ✓ Includes secured gated parking and ample street parking
- ✓ Features six versatile office suites

ABOUT SANTA PAULA

Santa Paula, often referred to as the "Citrus Capital of the World," is a picturesque city located in Ventura County, California.

Nestled in the fertile Santa Clara River Valley, it boasts a unique blend of agricultural heritage, historic charm, and modern amenities. With its vibrant downtown, scenic surroundings, and proximity to coastal and urban hubs, Santa Paula offers an exceptional quality of life for residents and an inviting environment for businesses.



WHY CHOOSE SANTA PAULA?

Santa Paula's rich history, agricultural roots, and small-town charm make it a standout destination in Ventura County. Its growing real estate opportunities, coupled with a welcoming community and thriving local economy, create a fertile ground for residential, commercial, and retail investments. The city's scenic beauty, vibrant cultural events, and strategic location near major highways provide the perfect blend of tranquility and accessibility. For those looking to invest or settle in a dynamic and growth-oriented community, Santa Paula delivers unmatched potential.

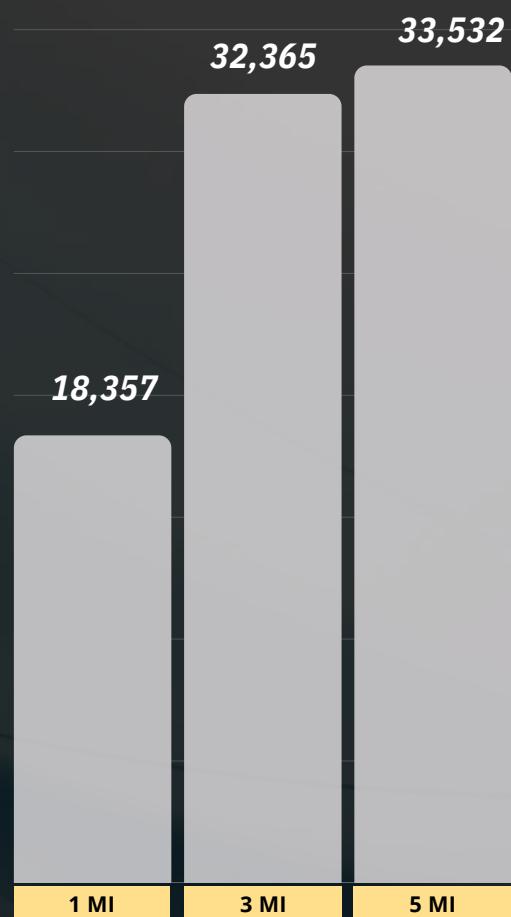
PROPERTY PHOTOS

940 E MAIN ST, SANTA PAULA, CA 93060



DEMOGRAPHICS

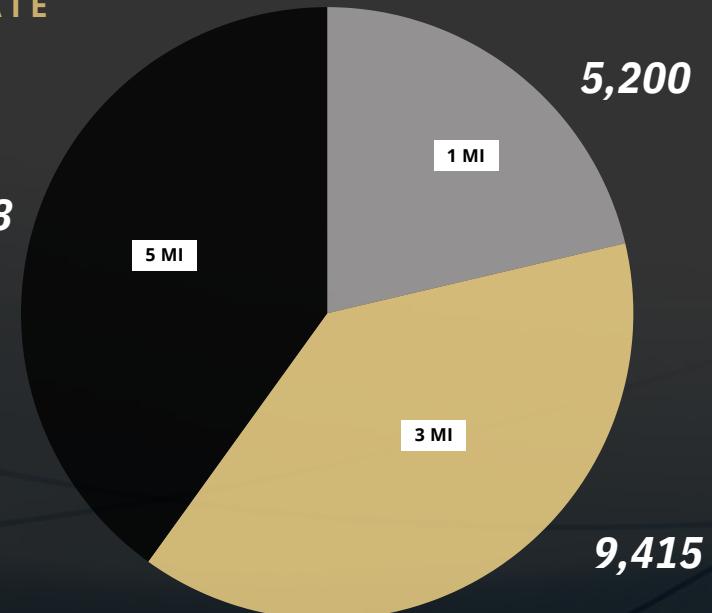
POPULATION



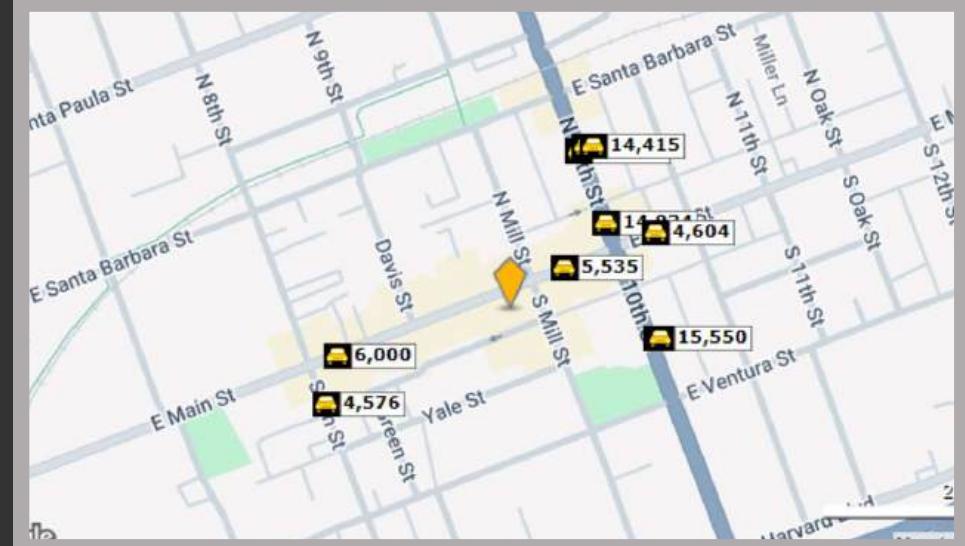
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street	Traffic Volume	Distance from Subject
E Main St	S Mill St	0.03 SW	5,535 MPSI .06
N 10th St	E Main St	0.02 S	14,034 MPSI .10
S 10th St	Ventura St	0.05 S	14,740 MPSI .12
South 10th Street	Ventura St	0.05 S	15,550 MPSI .12
E Main St	N Ojai St	0.03 NE	4,604 MPSI .13
E Main St	Green St	0.02 E	6,000 MPSI .14
N 10th St	E Santa Barbara St	0.04 NW	14,380 MPSI .14
150	E Santa Barbara St	0.04 NW	15,300 MPSI .14
N 10th St	E Santa Barbara St	0.04 NW	14,415 MPSI .14
S 8th St	Yale St	0.04 S	4,576 MPSI .16

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ

FOUNDER

(818) 319-9191

LICENSE: CA 02012036

Blas@ikonpropertiesla.com



BRIAN VU

SENIOR INVESTMENT ASSOCIATE

(818) 913-8819

LICENSE: CA 02181861

Brian@ikonpropertiesla.com



JACK KASSABIAN

INVESTMENT ASSOCIATE

(818) 335-3995

LICENSE: CA 01746030

Jack@ikonpropertiesla.com