



RETAIL/OFFICE  
**FOR LEASE**



940 E MAIN ST,  
**SANTA PAULA, CA 93060**



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## 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.*



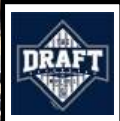




SANTA PAULA  
AIRPORT



Rabalais



SUBJECT  
PROPERTY

TLAQUEPAQUE  
DINE-IN & FOOD-TO-GO

E Main St



# 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.



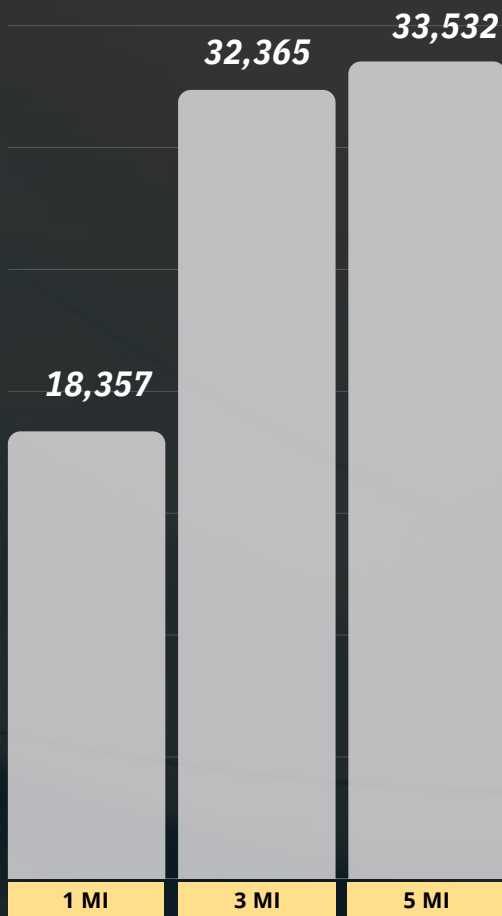
# PROPERTY PHOTOS

940 E MAIN ST, SANTA PAULA, CA 93060



# DEMOGRAPHICS

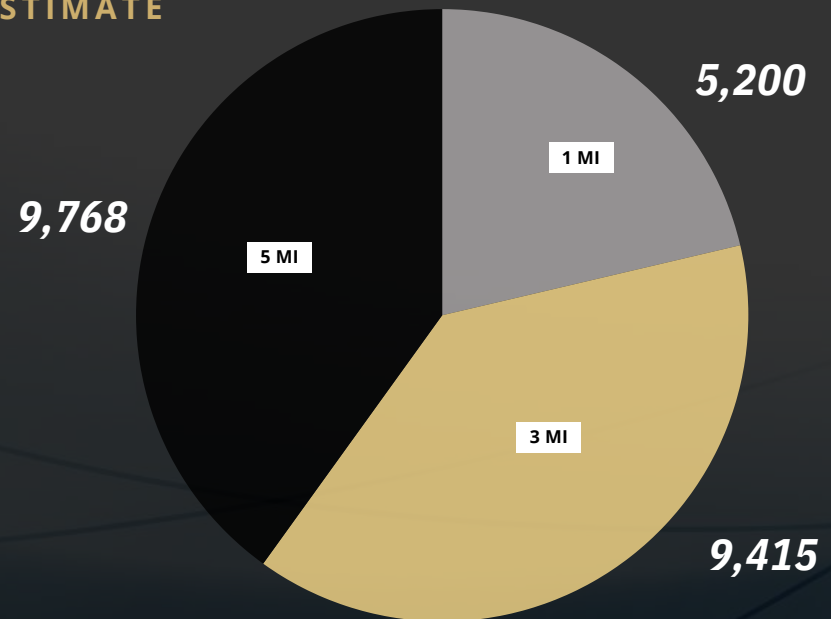
## POPULATION



## AVERAGE HOUSEHOLD INCOME

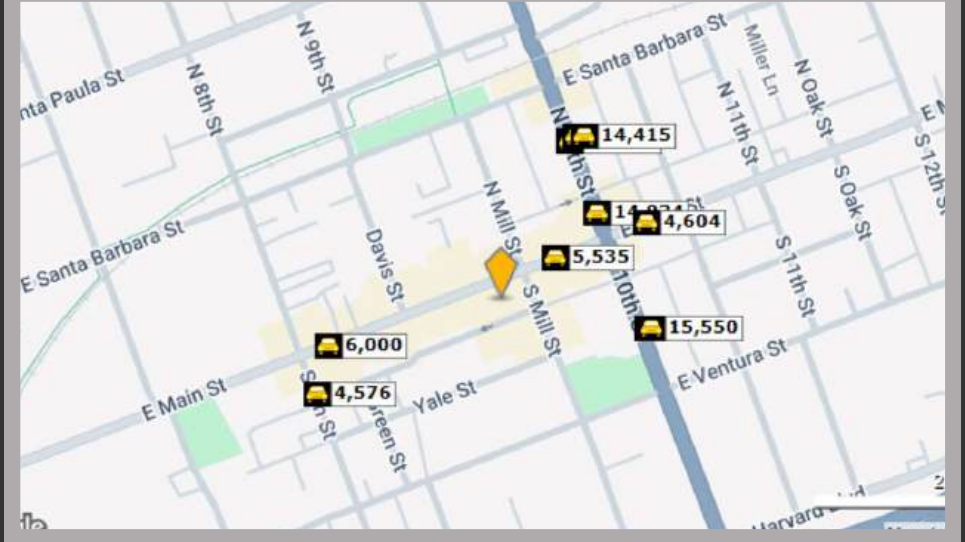


## HOUSEHOLDS ESTIMATE





# 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



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