

SANTA PAULA | CA

# 100-106

E. SANTA MARIA  
STREET

*7,752 SF | 11.80 ACRES*  
FOR SALE



**CBRE**



# 100-106 E. Santa Maria Street

Santa Paula, CA



**BUILDING SIZE**  
7,752 SF



**ACREAGE**  
11.80



**PRICE**  
\$8,736,000  
(can be sold separately)



**PROPERTY VIDEO**  
[Click to View](#)



# 106 E. Santa Maria St

Santa Paula, CA 93060

## Highlights

- Good freeway access and frontage
- Two story office / shop building

### Property Overview

Available	7,752 SF
Acres	5.90 Acres (one acre of unusable land in the Santa Clara River)
Sale Price	\$4,468,000
Office SF	10 offices totaling 4,332 SF
Finished Office Mezzanine	2,166 SF
Ground Level Loading	1 (19' X 16')
Clear Height	19'
Zoning	I – Industrial
Parking	13 spaces – large yard



# 100 E. Santa Maria St

Santa Paula, CA 93060

## Highlights

- Hard to find industrial land parcels
- Fully fenced large yard

### Property Overview

Acres	5.90 Acres (one acre of unusable land in the Santa Clara River)
Sale Price	\$4,268,000
Zoning	I – Industrial
Utilities	Gas, water, sewer (Electric and fiber TBD)
Yard	Fully fenced large yard
Topography	Flat with gravel base





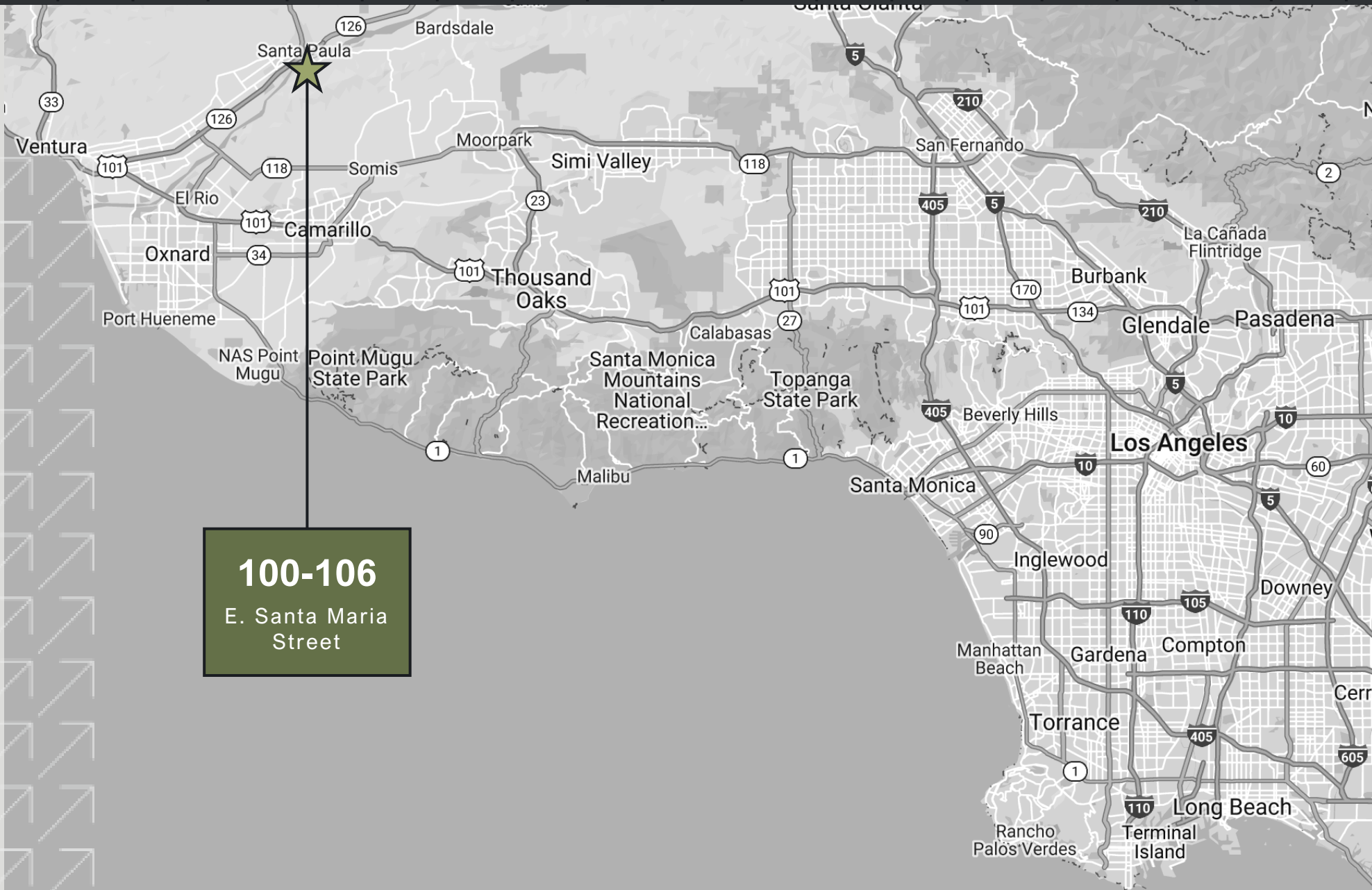
## Market Description

The City of Santa Paula, and Ventura County overall, lack available land for sale. The industrial real estate market is still strong in Southern California. High interest rates dampen activity, but rates are expected to drop. The lack of new construction due to lack of available land and difficulty permitting projects throughout Ventura County will keep existing product in very high demand.



## City of Santa Paula

The property has easy access to Hwy 126 which connects Ventura, Santa Paula, Fillmore and Santa Clarita. The City of Santa Paula, California is located 65 miles northwest of Los Angeles, 14 miles east of Ventura and the coastline of the Pacific Ocean, and just 30 miles west of the rapidly growing city of Valencia. Santa Paula is the geographical center of Ventura County, situated in the rich agricultural Santa Clara River Valley. The City is surrounded by rolling hills and rugged mountain peaks in addition to orange, lemon and avocado groves. Santa Paula is referred to as the “Citrus Capital of the World.” The community has a quaint, small-town image, ideal climate and reasonably priced housing. Santa Paula maintains its own identity and is in close proximity to the many tourist, recreational, and cultural activities that abound in Southern California.



**100-106**  
E. Santa Maria  
Street



# 100-106

## E. SANTA MARIA STREET

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