



FOR LEASE

For Lease: Free Standing Office Building
Beautiful Space for Professional Offices

\$1.75 (Monthly) SQ. /Ft.
Modified Gross



BUENGER
Commercial Real Estate, Inc.

Historic *Peoples Lumber*
Building

216 North 8th Street
Santa Paula Ca 93060

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

For Lease: Free Standing Office Building

- 3,400 sq. ft. On 10,890 Sq. Ft. Lot
- \$1.75 Modified Gross (Monthly)
- Building Type: Office
- Year Built: 1922
- Year Renovated: 2009
- Building Height: 1 Story
- Building Class: C
- Parking: 8 Surface Parking Spaces
- Quick and easy access to the 126 Freeway

This building features high ceilings, polished hard wood floors, a conference room, several executive offices, 2 bullpen areas, a walk-in vault, ADA restrooms.

Great for a variety of professional offices including:

- Virtual/Online Education Providers
- Accounting firms
- Architect
- Attorney
- Childcare
- Consultants
- Engineering

Beautifully Restored Historical Building! Perfect for a multitude of uses

Population			
	1 mile	3 mile	5 mile
2020 Population	19,282	31,498	32,453
2025 Population	19,316	31,567	32,517
Growth 2020-2025	.18%	.22%	.20%
Average Age	34.9	35.9	36

Households			
	1 mile	3 mile	5 mile
2020 Households	5,335	8,919	9,220
HH Growth 2020-2025	.24%	.26%	.23%
Median HH Income	\$49,575	\$56,580	\$57,134
Average HH Size	3.6	3.5	3.5

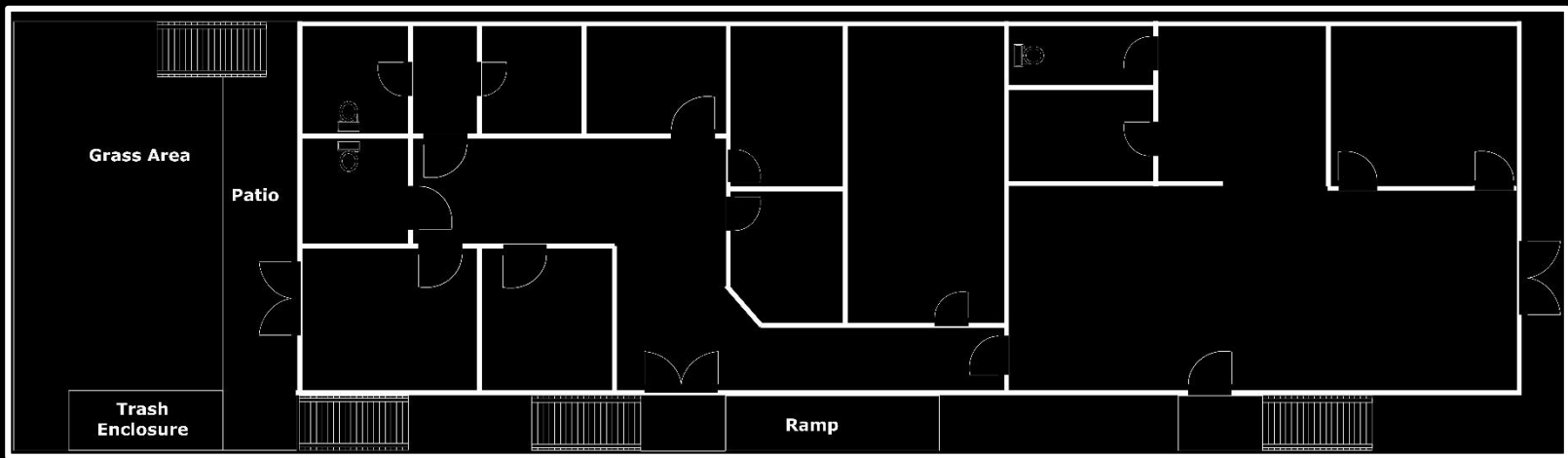


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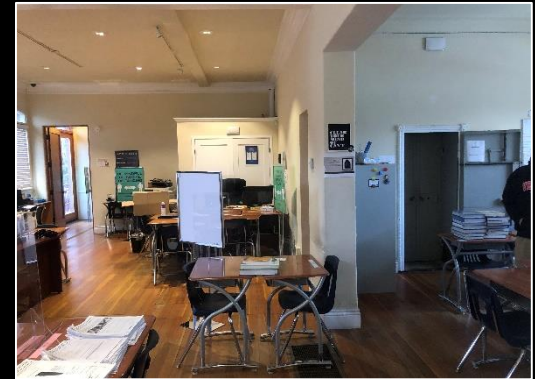
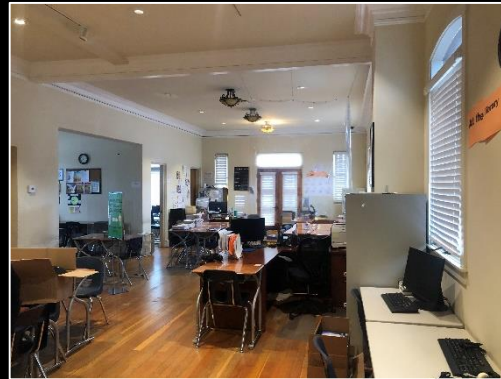
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Floor Plan



Interior



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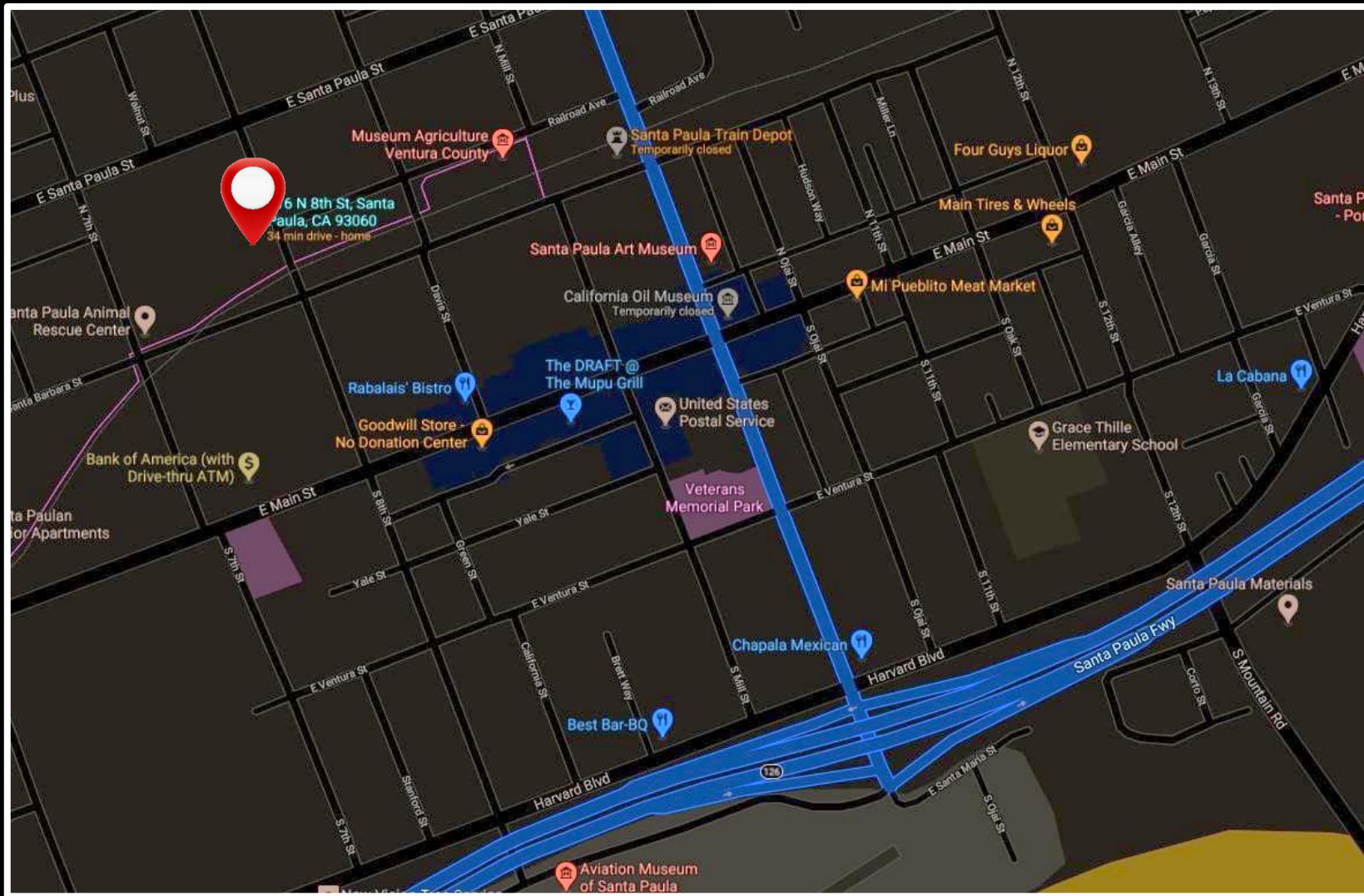
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INTERIOR

LOCATION



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