

24,300 Sq-Ft Commercially Zoned Corner Lot

1435 E Harvard Blvd

Santa Paula, CA 93060



24,300 Sq-Ft Commercial Land
\$429,000

Steve Buenger 805-985-1007 ext. 22 -- steve@buengerinc.com -- License No. 01383195

Tom Buenger 805-985-1007 ext. 25 -- tom@buengerinc.com -- License No. 01965138

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Property Highlights:

- C-G Zoning (General Commercial)
- Approximately 565-ft of Corner Frontage
- Quarter-Mile to massive development & revitalization project

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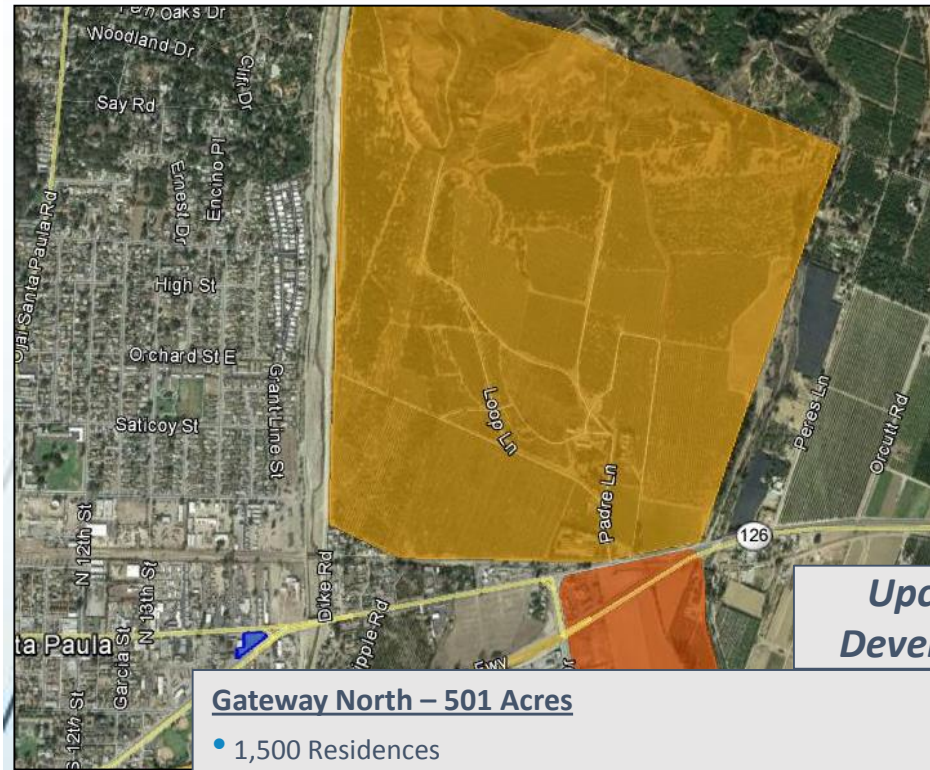
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Upcoming Development

Gateway North – 501 Acres

- 1,500 Residences
- 200,000 SF of Commercial
- 300,000 SF Civic Center & Amphitheater
- 100,000 SF Light Industrial
- Extensive Athletic Training Complex

- Elementary & High Schools
- State-of-the-Art Public Safety Facilities
- All-inclusive Medical Campus

Gateway South – 136 Acres

- Highway Commercial, Industrial, R&D

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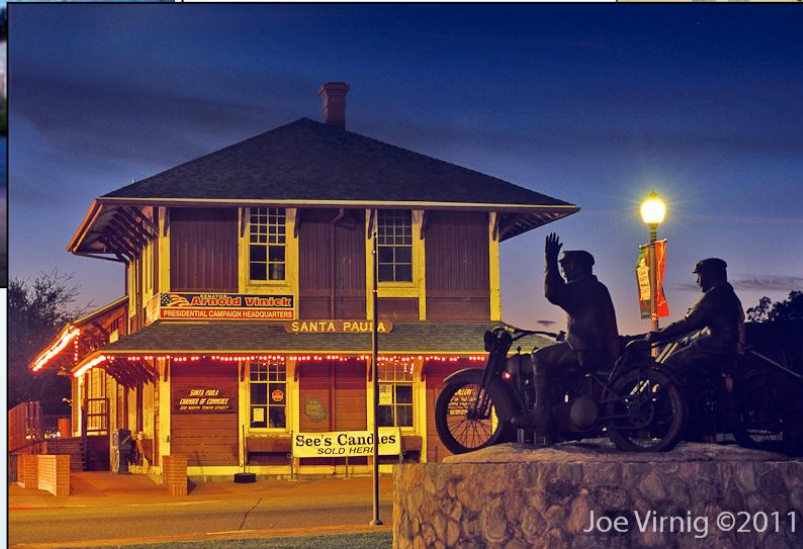
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Santa Paula:

- Located 65 NW of Los Angeles along a main thoroughfare to the popular Ventura County coast
- Population of just over 30,000 & growing – one of Southern California's best kept secrets
- One of Southern CA's largest Agriculture & Oil industry hubs

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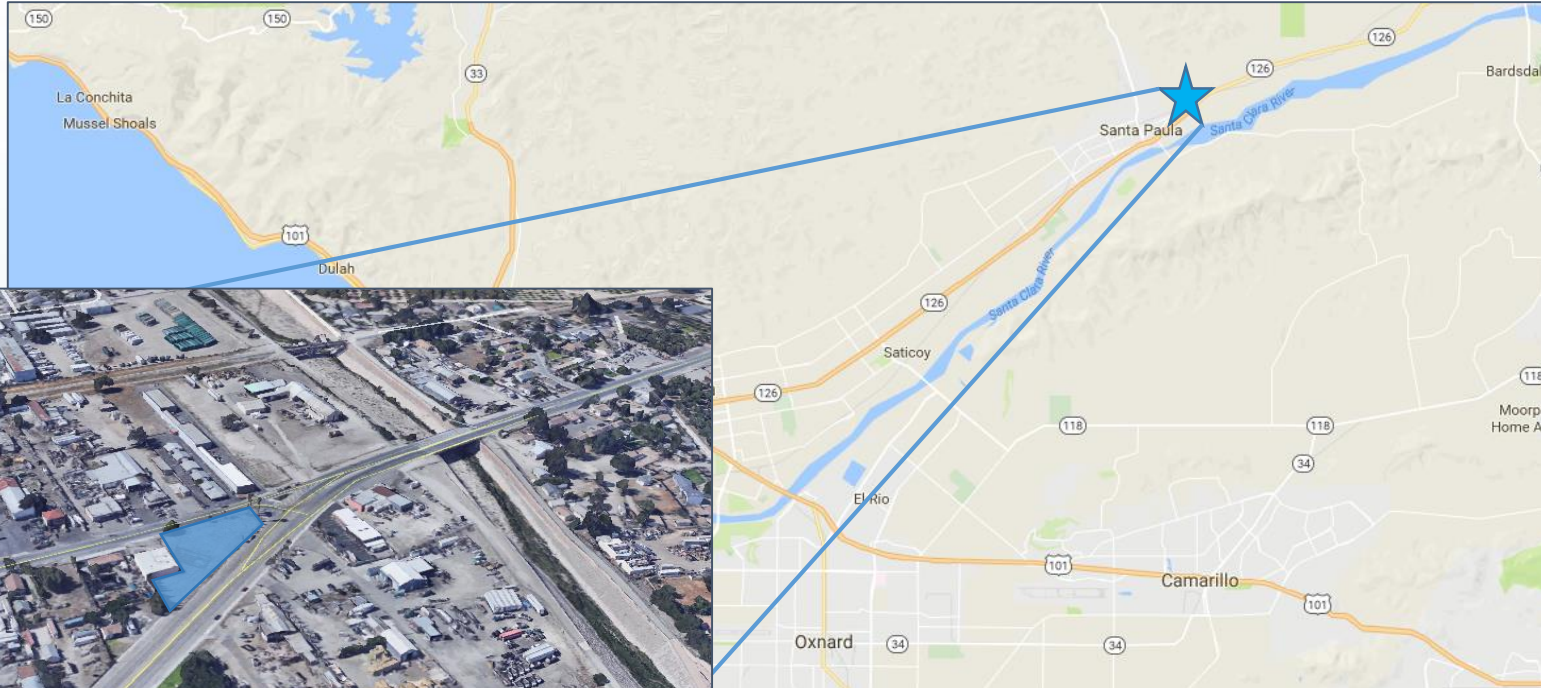
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Environmental -- The Seller and Brokers make no representations whatsoever about any environmental conditions on the property, including but not limited to issues such as asbestos, hazardous waste, mold, mildew, petroleum leaks, or spills. Each prospective Buyer is encouraged to do their own study and analysis to determine the status of various issues.

Agency -- Buenger Commercial Real Estate, Inc. is the exclusive agents of the Seller, represent the Seller only, and shall be compensated by Seller.

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