

SECOND
Generation Restaurant
4,800 Sq. Ft Fully Equipped

TRUE TURN-KEY OPERATION

125 South 10th Street
Santa Paula Ca.



FOR LEASE

Second Generation Restaurant plus Retail /Office Space Available

Restaurant: 4,800 Sq. Feet @ \$2.25 per foot NNN
Retail / Office: 600 Sq. Feet @ \$3.00 per foot NNN



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

OVERVIEW

Take advantage of a perfect opportunity to open your restaurant or lease office space on 10th Street / highway 150, in the heart of downtown Santa Paula.

The property is situated just off highway 126 on one of Santa Paula's major thoroughfares.

Average vehicle traffic of over 15,000 daily.

**125 South 10th Street
Santa Paula Ca.**

AVAILABLE SPACES

Space	SQ. FT.	Rate	Type
Second Generation Restaurant	4,800	\$2.25 / Month	NNN

Description: Restaurant space is fully furnished and equipped. Furniture and equipment in place, to be sold to new tenant.

Space	SQ. FT.	Rate	Type
Retail / Office Space	600	\$3.00 / Month	NNN

Description: Ideal space for retail or professional office. Space features an open layout with natural lighting.

BUILDING

- Year built: 2010
- Square Feet: 6,022
- Land Acres: .58
- Spaces: 3
- Zoning: Commercial General (C-G City of Santa Paula)



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

RESTAURANT

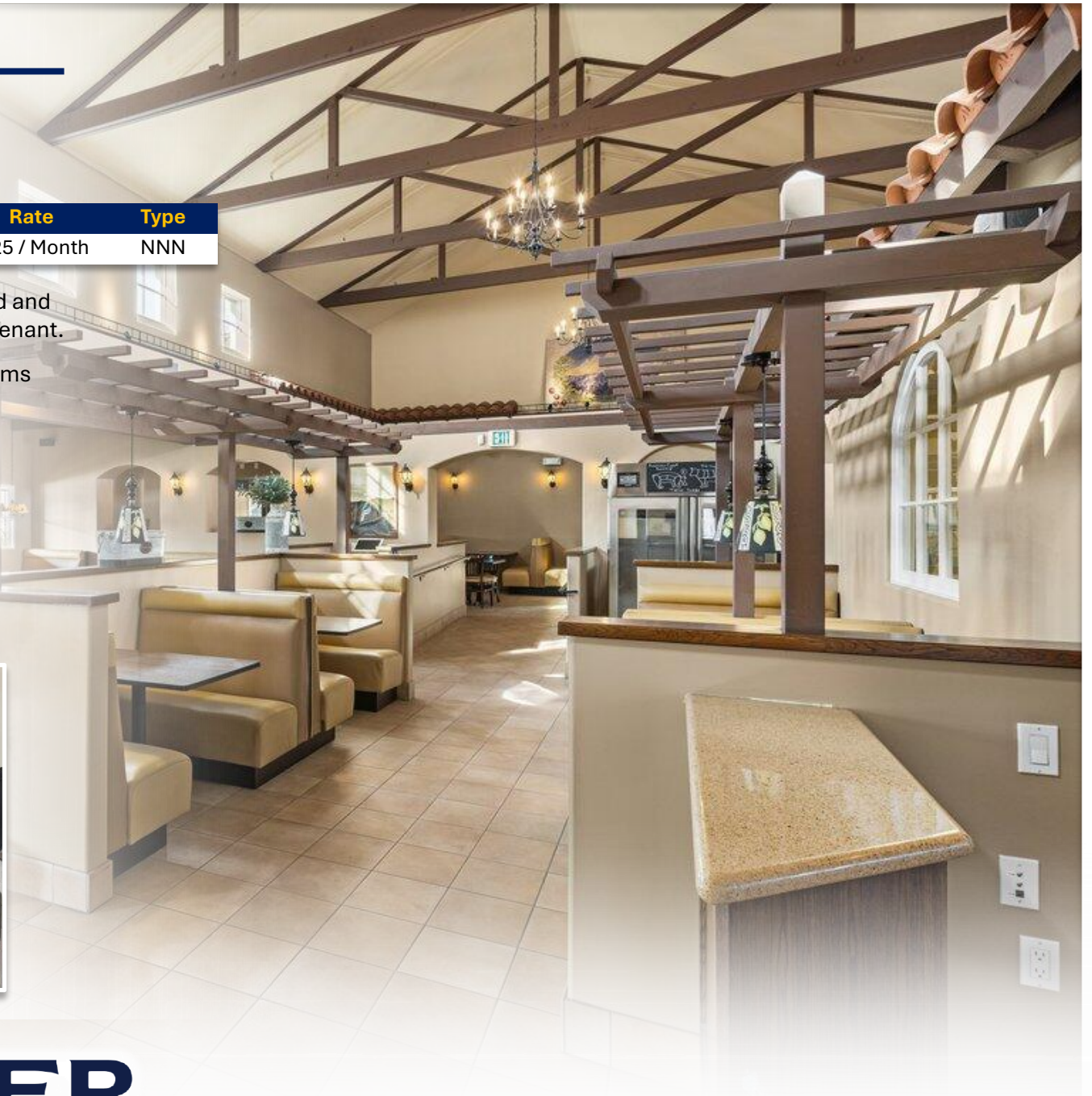
Second Generation- Fully Built out

Overview

Space	SQ. FT.	Rate	Type
Second Generation Restaurant	4,800	2.25 / Month	NNN

Description: Restaurant space is fully furnished and equipped. Furniture and equipment for sale to Tenant.

- Two hoods with Ansul fire suppression Systems
- Grease Interceptor
- Air conditioned
- 2 Walk-in Freezer/Refrigeration units
- Upscale Bar Area
- Covered and enclosed Outdoor patio
- Ample Parking
- High ceilings
- Natural light
- Easily adaptable to your concept of choice



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

EQUIPMENT

For Sale with lease

Description	Manufacturer	Model
FIRE DECK 8645 OVER	WOODSTONE	8643
Bar face	Cabinet Fabricator	
Ice Chest	Perlick	TSD36
Hand / Sink Faucet	Perlick	#TS121H
Blender Station	Perlick	#TS12BLW
Filler Piece	NBS	custom
Soda Conduits	by G.C./Elect. sub	
Ice Bin	Perlick	TSD 7065AD64-8
Jockey Box	Perlick	#316
3 Compartment sink	Perlick	TS 73C
Backbar Refrigerator	Beverage Air	#BB 48
Bottle Cooler	Perlick	#8C-24
Wheat Gross Juicer	Hamilton Beach	HWG 800
Coffee/Tea Maker	Bunn-O-Matic	ITCB
Iced Tea Dispenser	Bunn-O-Matic	TDO-4
Coffee Grinder	Bunn-O-Matic	GS-2 HD
Cuber/Bin	Ice-o-Matic	7-SL-GLCB-30
Beverage Dispenser/Cuber	Corners McCann	1522GLL
Mop Sink/Faucet	Advance Tabco	8-OP-16/K-240
Chemical Shelf/Mop Back	Advance Tabco	K-246
WALK-IN COOLER	MASTER-BILT	
Host Counter Assembly	Cabinet Fabricator	
Reach-in Refrigerator	True	GOM 26
S/S Table	Universal	3-SL-GLCB-24
Adjustable Wire Shelving,	Intermetro	1436BR (x2) * SW23C
S/S Counter	Universal	5-SL-GLCB-24
Infrared Warmers	Hatco	GH2A 18
Service Sink	Advance Tabco	TA-11J-
Faucet	Advance	K63
Ice Cream Freezer	Delfield	N 2251
Dipper Well	Fisher	#3041
Worktable	Custom Fabrication	
Pizzo Prep. Table	True	TPP 67
Wire Shelf assembly	Intermetro	1460BR / 1WD14C
Ice maker	Ice-o-Matic	EF450
Heat Lamp	HATCO	GR2A-300
Heat Lamp	HATCO	GRAH 30
Side Wall x 48" w/S/S		
Hand Sink/Faucet	Advance Tobco	7-PS-66

Description	Manufacturer	Model
Hot Table	Duke	G-4-CBPG
Gas Fryers	Imperial	#9 60G
Flat Griddle	Imperial	Sim 10 # AGM 36
Worktable	Universal	3-SL-SLG-30
Island Hood	Captive Aire	5424 ND 2 PSP-F
Ansul System	Captive Aire	
Wall mounted head hood	Captive Aire	4824 ND 2 PSP F
Ansul System	Captive Aire	
S/S Free Counter	Universal	7-SL-SLGB-30
S/S Shelf	Universal	
Chinese Hinged Faucet	Fisher	#4750
6 Burner Range / Oven	Imperial	CHRG-36
4 Burner Range / Oven	Imperial	CHR-4-18
Hood warmer	Hatco	GRAH-18
SS Worktable	Universal	4-SL-SLCB-36
Worktable Assembly	Universal	11-SL-SLCB-36
Food Prep Sink	Advance Tabco	TA 11L
Buss Cort	Cambro	BC 225
SS Shelf Assembly	S/s Fab'r	
SS Shelf overhead shelf	Duke	#1056-10 go
Reach-in Refrigerator	True	TSD 33
S/S worktable	Universal	6-SL-SLSB-36
Sandwich Prep Table	True	TSSU 48 18m B
Buss Table	Universal	7-SL-GLCB-30
Cold Press Juicer	Good Nature	EG-260-IPX4
Prep Sink Faucet	T&S Brass	
Air Curtain	Mars	42" wide whisper Air
Clean Dish Table	Universal	CDT-SL-4 PL
Slant Shelf	Pacific Stainless	SSR 42
Dish wash Unit	CMA	AH/C
S/S Table	Pacif Stainless	
Pre Rinse for DW Unit	T&S Bross	B-0133-BR
Dirty Dish Table	Universal	SDT-GL-4-RL
Table Tops	Misc	
Table X type		
Pullman Booths	Booth Fabricator	
Banquette Seating	Booth Fabricator	
Curved wall seating	Booth Fabricator	
Soft Drink Dispenser	Hoshizaki	

Description	Manufacturer	Model
3 Compartment Sink	Universal	93-63-54-24RL
Faucet / Pre Rinse	T&S Brass	B-0175
S/S Shelf Over WT	SS Fabricator	
Pot Rack/Pot Shelf	Advance Tabco	
Walk in Cooler	National	
Walk In Freezer	National	
Green Shelving	Advance Tabco	EG-1** series
Shelving-Dry ST	Intermetro	18**BR series
Employee Lockers,	PENCO	619V
Open Shelving		
Dining Chairs		
Dispensers	Misc	
Wire Shelving	Intermetro	
Food Processor	Waring	WFP 145
Storage Cabinet		
10 Quart Mixer	Presto	PC-10
Vegetable Cutter	Dito Sama	TPK 45
Blender	Waring	XTREME
Ice Cuber/bin	Ice-o-Matic	FICEU220-W
Worktable	Universal	2-SL-SLCB-24
Dishes, Cups, Trays	Misc.	



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
 Info@BuengerInc.com www.BuengerInc.com
 CalDRE License: 1378022

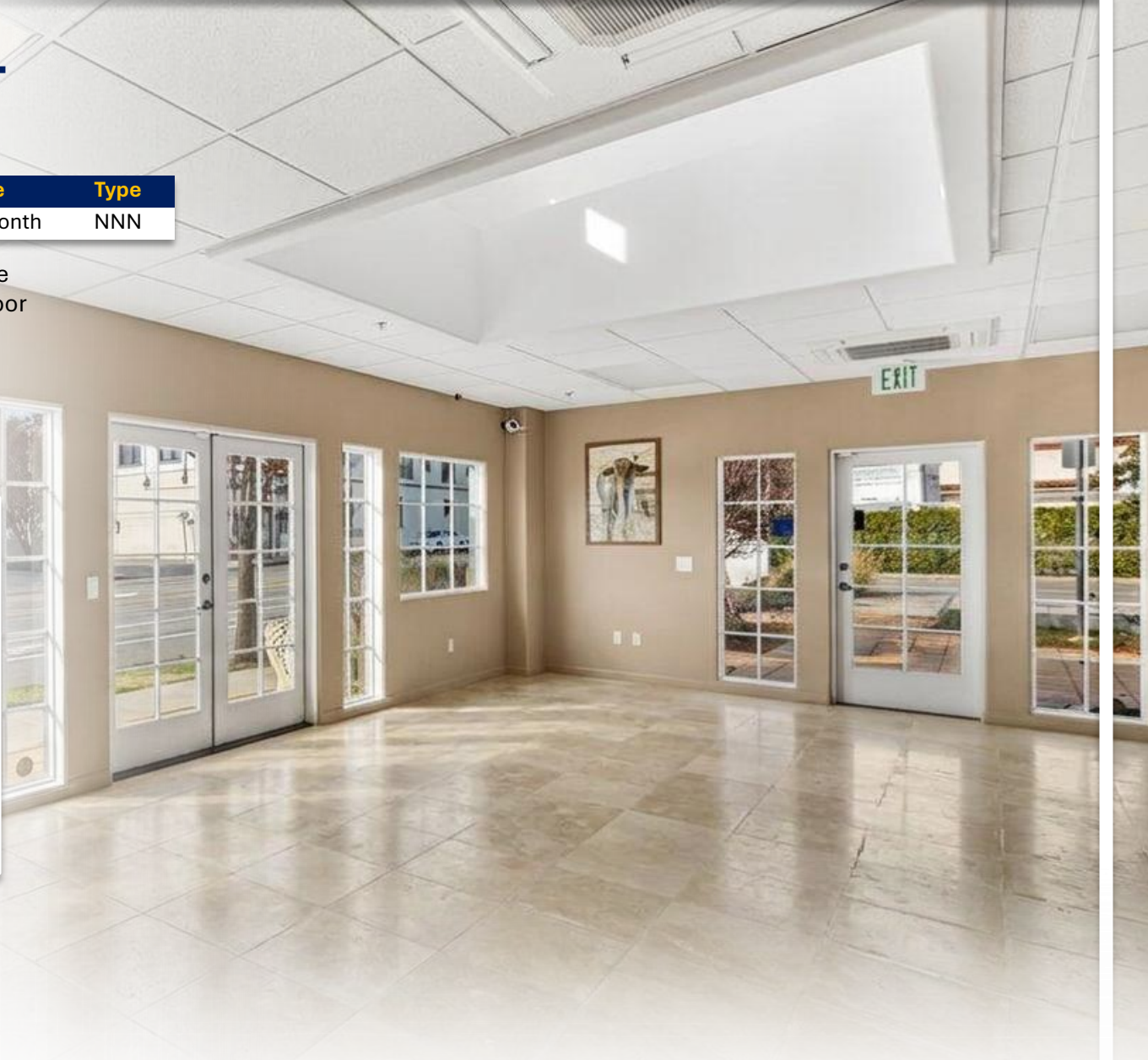
SUITE A

Retail / Office Space

Space	SQ. FT.	Rate	Type
Retail / Office Space	600	3.00 / Month	NNN

Description: Perfect space for retail or office. Space features an open layout with natural light. Double door entry alongside 10th street.

- Base Rent: \$1,800.00
- NNN Fee: \$240.00
- Total Rent: \$2,040 per month



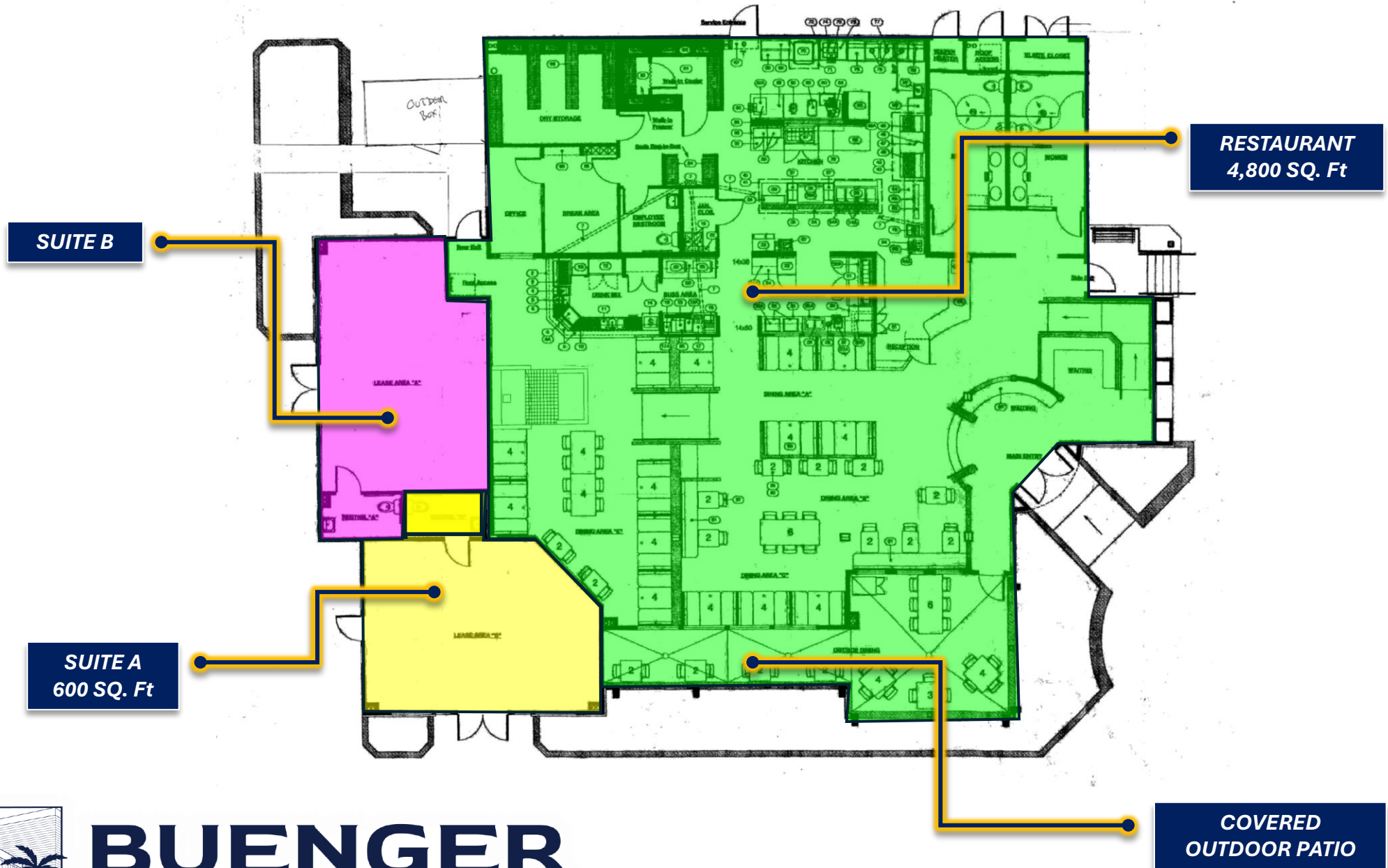
BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

FLOORPLANS

125 South 10th Street
Santa Paula Ca.



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022

DEMOGRAPHICS & TRAFFIC

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S 10th St	Main Street	15,346	2026	0.02 mi
South 10th Street	Harvard	15,636	2026	0.06 mi

INCOME

	2 miles	5 miles	10 miles
Avg Household Income	\$99,561	\$101,076	\$136,215
Median Household Income	\$78,802	\$81,545	\$108,570
\$25,000 - 50,000	1,948	2,171	7,537
\$50,000 - 75,000	1,172	1,287	6,775
\$75,000 - 100,000	1,108	1,251	7,167
\$100,000 - 125,000	966	1,224	6,372
\$125,000 - 150,000	804	895	5,098
\$150,000 - 200,000	891	1,009	7,774
\$200,000+	748	865	12,119

POPULATION

	2 miles	5 miles	10 miles
2025 Population	30,155	33,693	173,900
2030 Population Projection	30,158	33,766	173,116
Annual Growth 2020-2025	0.3%	0.5%	-0.1%
Annual Growth 2025-2030	0%	0%	-0.1%
Median Age	36.5	36.8	40.6
Bachelor's Degree or Higher	13%	13%	31%
U.S. Armed Forces	43	43	1,195

HOUSEHOLDS

	2 miles	5 miles	10 miles
2025 Households	8,696	9,834	58,358
2030 Household Projection	8,690	9,850	58,043
Annual Growth 2020-2025	1.1%	1.3%	0.6%
Annual Growth 2025-2030	0%	0%	-0.1%
Owner Occupied Households	4,503	5,231	36,870
Renter Occupied Households	4,187	4,619	21,172
Avg Household Size	3.4	3.4	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$304.8M	\$346.6M	\$2.4B

Fun Facts

- Santa Paula is known as the Citrus Capital of the World
- The community of Santa Paula was founded in 1872
- The City of Santa Paula was incorporated in Ventura County in 1902
- Santa Paula was the initial headquarters of the Union Oil Company of California (Known today as Unocal)



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



Santa Paula sits in Ventura County's Santa Clara River Valley, nicknamed the "Citrus Capital of the World" for the orange and lemon groves that still ring the town, and its well-preserved early-20th-century downtown makes it a favorite for antiquing, mural-spotting, and small-town strolling year-round. Around the holidays the historic downtown hosts a lighted parade and seasonal markets, rounding out a calendar that leans on its small-town agricultural heritage, and easy access to Ojai, Ventura, and the broader Heritage Valley for day trips.

Things to do in Santa Paula

- **Downtown Main Street** – Stroll past well-preserved early-1900s buildings, murals, antique shops, and local boutiques.
- **Farmers markets & local eateries** – Rotating seasonal markets and small-town cafés/restaurants downtown.
- **Santa Paula Citrus Festival** – The town's signature fall event, celebrating its citrus heritage with vendors, food, and activities.
- **Holiday lighted parade & seasonal markets** – Downtown festivities around the winter holidays.



BUENGER

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
Info@BuengerInc.com www.BuengerInc.com
CalDRE License: 1378022



BUENGER

COMMERCIAL REAL ESTATE, INC.

Broker Disclaimers -- This offering memorandum is confidential and has been prepared by Buenger Commercial Real Estate, Inc. (Broker) solely for the use of prospective purchasers. This offering memorandum is not intended to provide all the information necessary to reach a purchase decision. Each prospective Buyer is strongly encouraged to conduct their own thorough review and due diligence.

Financial Information -- While the financial, operations, property description, projections, and other information herein is deemed to be reliable, neither the Broker nor Owner guarantee, represent, or warrant its accuracy. Pro forma projections are prepared by Broker based on many assumptions and events over which the Broker and the Owner have no control and are not guaranteed. Buyers should use projections for review and are strongly urged to conduct their own study on projections. No liability is assumed for errors, omissions, misstatements of fact, prior sale, change-of-price, or withdrawal from the market without notice.

Environmental -- The Seller and Broker 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.

Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.