



***CITY OF SANTA PAULA - PROPERTY DISPOSITION  
JULY 2018***



# THE OPPORTUNITY

The Santa Paula Designated Local Authority (“Seller”) is looking to identify buyers for the historic Tower Theater (“Site”) in the City of Santa Paula in the County of Ventura.

The Site is located in the downtown corridor area of the City of Santa Paula zoned CBD, retail/commercial/office. Santa Paula is a dynamic community, with a vibrant residential, commercial and industrial areas.

The selected buyers will benefit from a retail / office tenant opportunity in a walkable downtown storefront area in a superior community with strong market demand and prices. Additional details and response guidelines follow herein.



Santa Paula Designated Local Authority  
Christopher Jicha, Staff  
cjicha@Kosmont.com  
(951) 203-8730

# PROPERTY #1 Tower Theater



<b>Address</b>	982 E Main St
<b>Zoning</b>	CBD – Commercial/Retail/Office
<b>City</b>	Santa Paula
<b>County</b>	Ventura
<b>Parcel No.</b>	103-0-113-095
<b>Land Area</b>	3,680 ft <sup>2</sup>
<b>Sale Type</b>	“as-is” / “where-is”

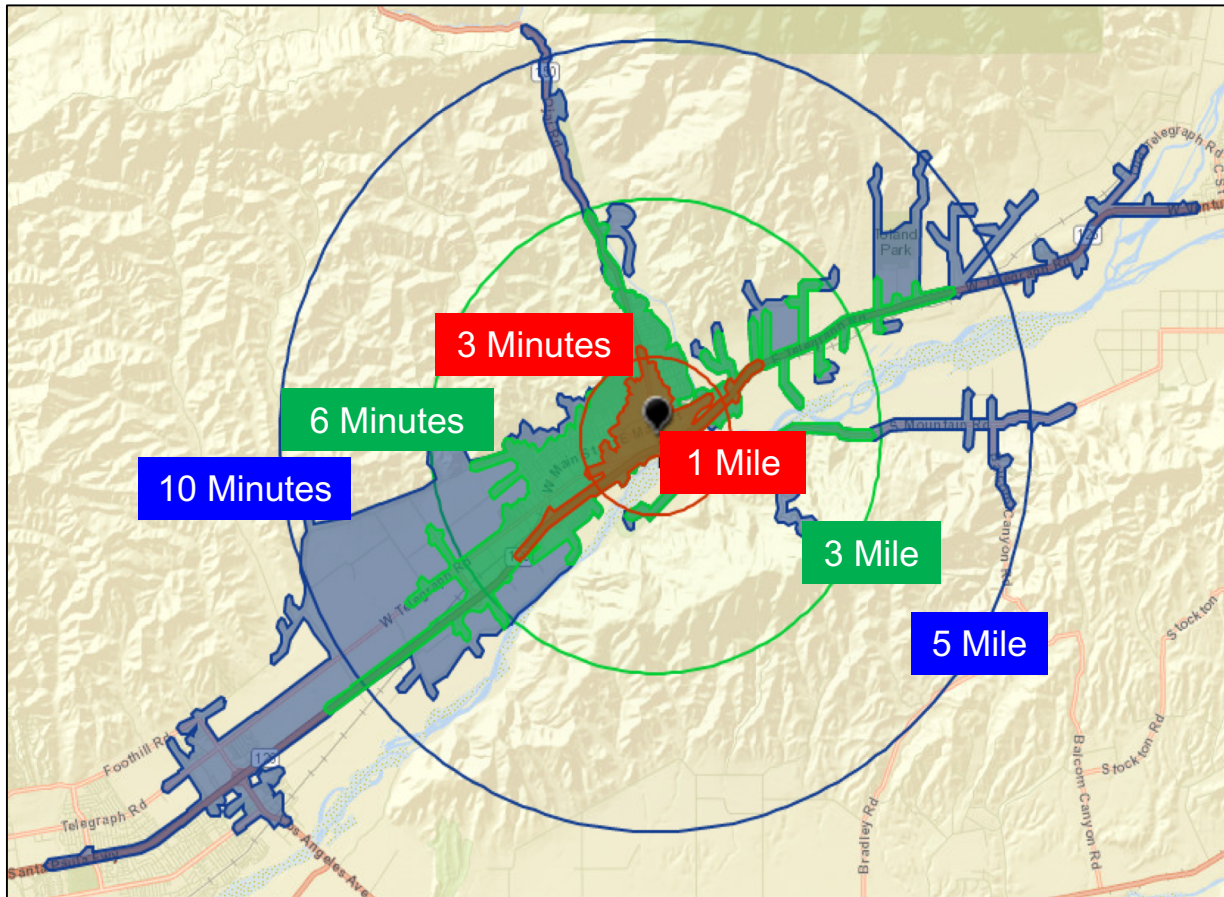
- Walkable downtown storefront space on Main St
- Potential for commercial / retail / end-user tenant
- Proximity to downtown corridor, commercial and retail areas



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# NEIGHBORHOOD DEMOGRAPHICS



## Radii from Main St and S Mill St

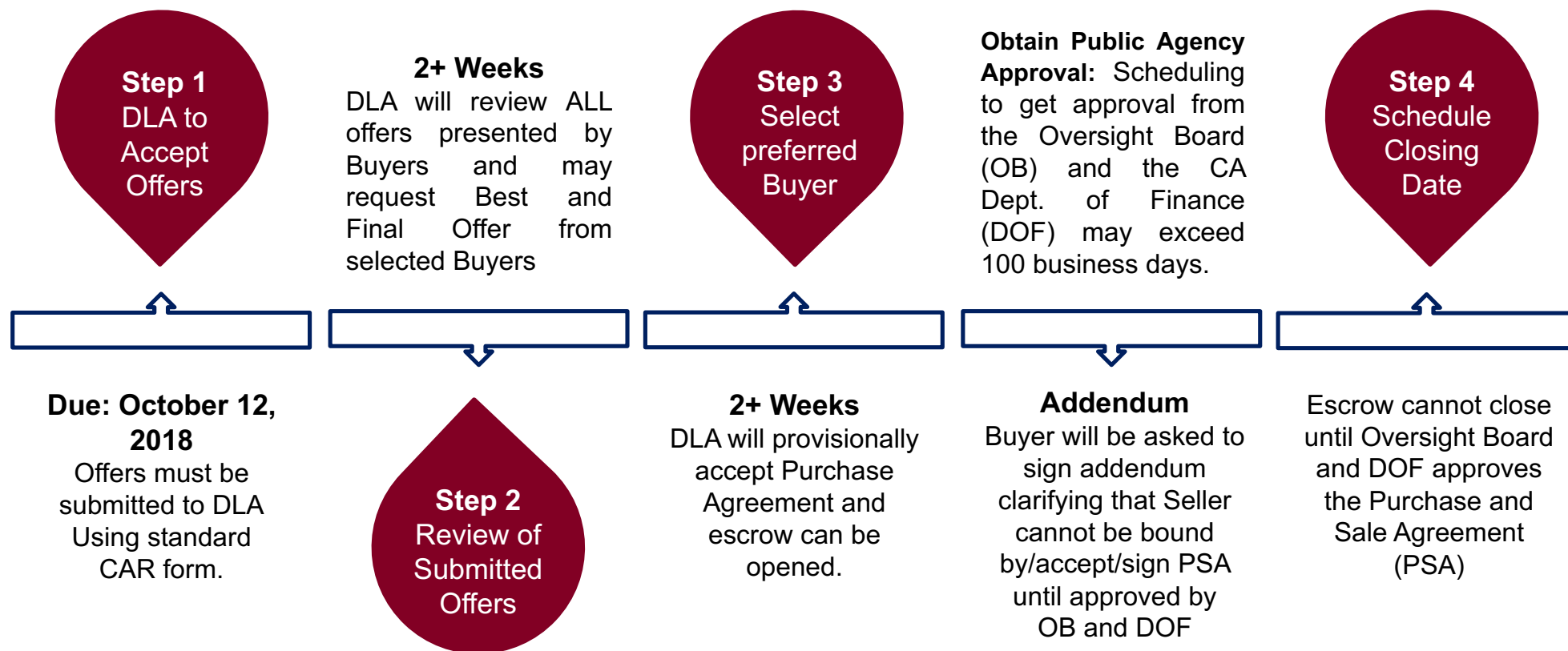
2017	1 Mile	3 Mile	5 Miles
<b>Population</b>	18,551	32,401	33,846
<b>Avg HH Income</b>	\$59,768	\$75,329	\$77,059
<b>Median Age</b>	30.5	31.9	32.2
<b>Avg HH Size</b>	3.66	3.48	3.46
2017	3 Minutes	6 Minutes	10 Minutes
<b>Population</b>	10,110	30,501	39,125
<b>Avg HH Income</b>	\$56,932	\$74,551	\$77,390
<b>Median Age</b>	29.5	31.7	33.4
<b>Avg HH Size</b>	3.68	3.53	3.29



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# SUCCESSOR AGENCY REAL ESTATE OFFER PROCESS



**DISCLAIMER:** Seller in its sole and absolute discretion may consider and select any offer received up until the deadline established herein (4:00 p.m. on October 12, 2018). It should be noted that Seller reserves the right to alter the aforementioned terms and deadlines as contained herein in their sole and absolute discretion. The Property will be sold "**As-Is, Where-Is**" with no express representations or warranties. Any development entitlements and/or permits will require City and/or other Public Agency approval. Seller is the Successor Agency to the former Redevelopment Agency, and cannot grant zoning, land use and/or other approvals. The value of this transaction depends on multiple factors, which should be evaluated by your tax, financial and legal advisors. No express or implied representations have been made regarding suitability for desired use, zoning and land use, subsurface compaction and/or the existence or non-existence of toxic waste, hazardous materials and/or undesirable substances in or on the Property. Seller is authorized to market the Property for sale pursuant to requirements contained in the California legislation known as ABx1 26, AB 1484, and SB 107. Final sale of the subject Property will require approval of the Oversight Board to the Merced Successor Agency and the California Department of Finance (DOF).

# ***TRANSACTION GUIDELINES & OFFER SUMBITTAL***

This offering of the Opportunity Site is being conducted exclusively by the Santa Paula Designated Local Authority (“DLA”). All questions and inquiries should be directed to DLA representative listed herein. Seller (DLA) reserves the right to alter the Transaction Guidelines in their sole discretion.

DLA representative is available to assist prospective buyers to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum. The prospective buyer will be selected by the Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing period
- Contingencies
- Financial capacity

Seller requests that Buyer disclose the proposed use of Site (Proposed use will not be a considered as a factor in the selection process)

All offers must be presented in writing via email to:

**Christopher Jicha, Staff  
Santa Paula Designated Local Authority  
1601 N. Sepulveda Blvd. # 382  
Manhattan Beach, CA 90266**

**[cjicha@kosmont.com](mailto:cjicha@kosmont.com)**

**951-203-8730**

**or**

**Sabrina Pareja**

**424-297-1074**

**[spareja@kosmont.com](mailto:spareja@kosmont.com)**

**Potential buyers must submit offers to  
Santa Paula Designated Local Authority  
(3% Buyer Broker Participation)**

**by**

**4pm on October 12, 2018**

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