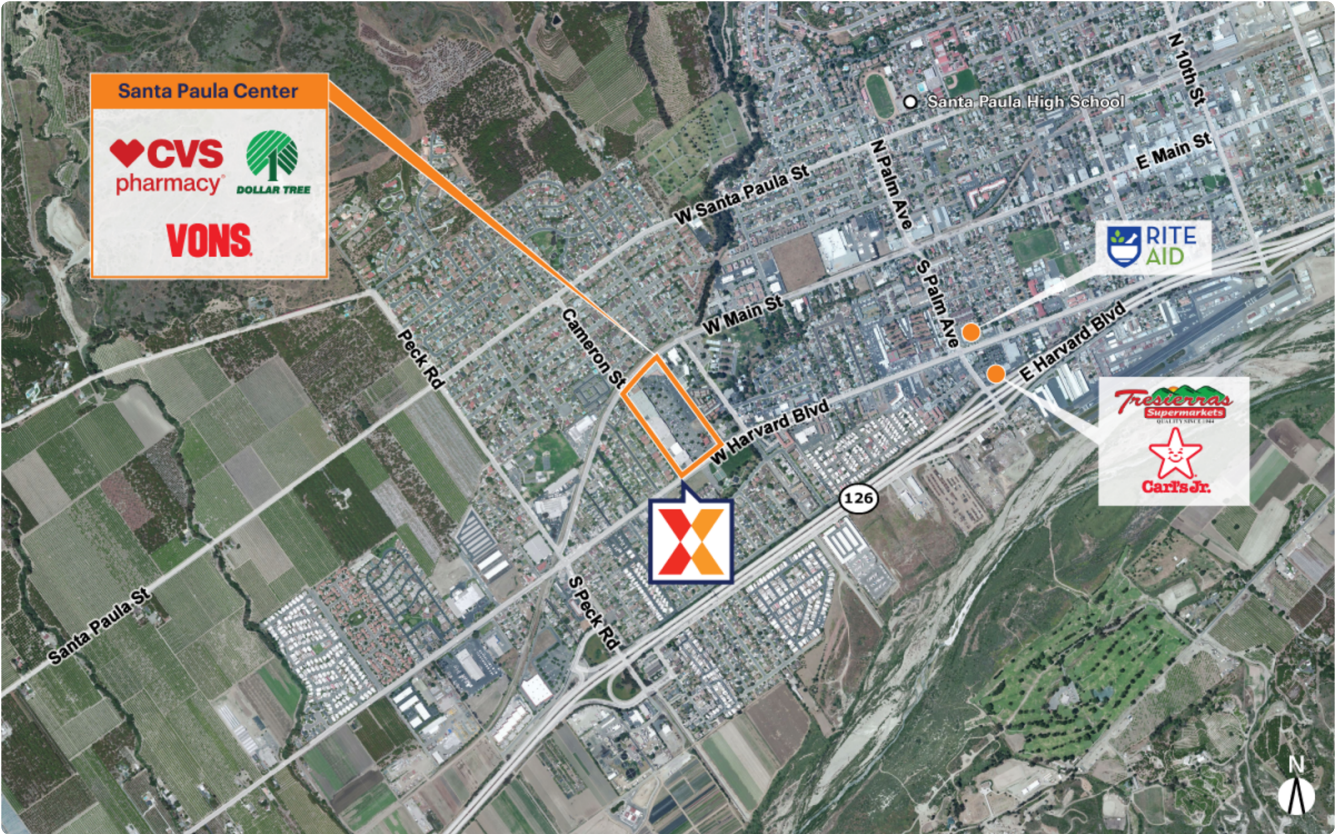


# Santa Paula Center

550 - 660 West Main Street | Cathedral City, CA 93060

Ventura County Oxnard-Thousand Oaks-Ventura, CA 191,475 Sq Ft

34.3449, -119.0809



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 16,836    | 32,427    | 34,219    |
| Daytime Pop. | 10,504    | 25,672    | 27,503    |
| Households   | 4,843     | 9,466     | 10,004    |
| Income       | \$103,929 | \$109,663 | \$113,070 |

Source: Synergis Technologies, Inc. 2024

Anchored by 41,000 SF Vons, along with top national retailers including Planet Fitness, CVS/pharmacy, Dollar Tree, Big 5, Subway, The UPS Store, Taco Bell, Panda Express, Spectrum, & Chase drawing an estimated 2.9M+ annual visits (Placer.ai, 2025)

Close proximity to several local public schools including the adjacent Blanchard Elementary School and Glen City Elementary School as well as the nearby Isbell Middle School with a combined enrollment of 1,800+ students (NCES, 2023)

Located on Harvard St, the main thoroughfare in Santa Paula with nearby access to CA-126

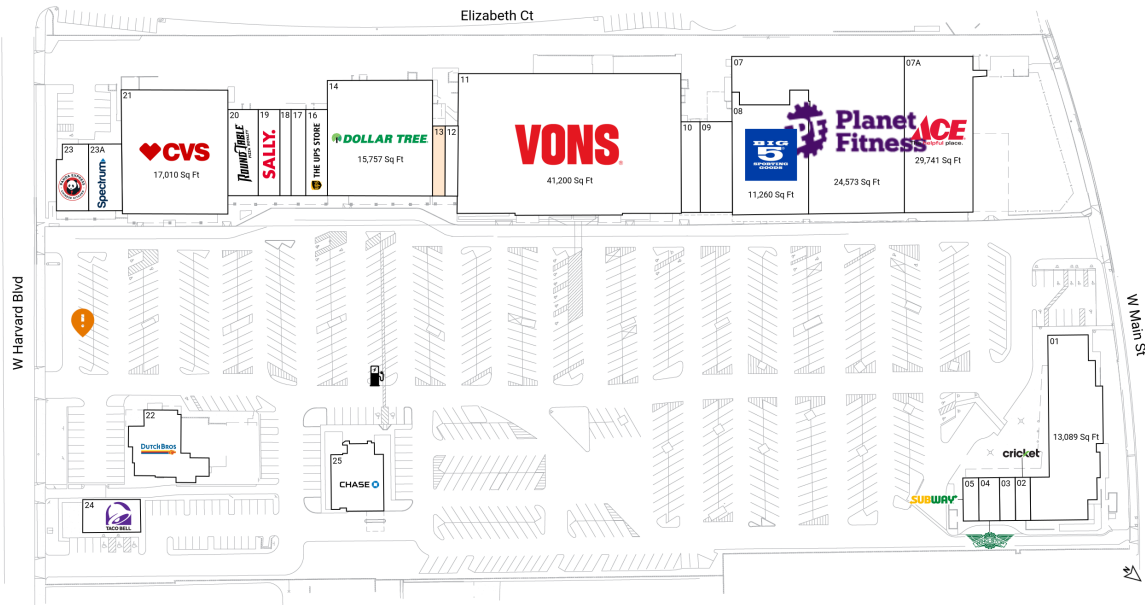


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34.3449, -119.0809



## Available Spaces

13 1,120 Sq Ft 360° OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|     |                      |        |
|-----|----------------------|--------|
| 01  | Regency Theaters     | 13,089 |
| 02  | Cricket Wireless     | 865    |
| 03  | Professional         | 900    |
| 04  | Wingstop             | 1,200  |
| 05  | Subway               | 900    |
| 07  | Planet Fitness       | 24,573 |
| 07A | Ace Hardware         | 29,741 |
| 08  | Big 5 Sporting Goods | 11,260 |
| 09  | Primary Medical      | 3,315  |
| 10  | Laird's Butcher Shop | 1,700  |
| 11  | Vons                 | 41,200 |
| 12  | Santa Paula Cleaners | 1,200  |
| 14  | Dollar Tree          | 15,757 |
| 16  | The UPS Store        | 2,500  |
| 17  | Sisters Asian Eatery | 1,700  |
| 18  | Amazing Cuts         | 1,300  |
| 19  | Sally Beauty Supply  | 2,500  |
| 20  | Round Table Pizza    | 3,500  |
| 21  | CVS                  | 17,010 |
| 22  | Dutch Bros Coffee    | 1,050  |
| 23  | Panda Express        | 2,000  |
| 23A | Spectrum             | 2,950  |
| 24  | Taco Bell            | 2,400  |
| 25  | Chase                | 4,200  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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