



ANCHOR SPACE OPPORTUNITY

895 FAULKNER

895 FAULKNER | SANTA PAULA, CA

Available | 31,257 SF



**SCOTT BURNS**

Executive Vice President  
License #01237652  
+1 310 694 3188  
scott.burns@am.jll.com

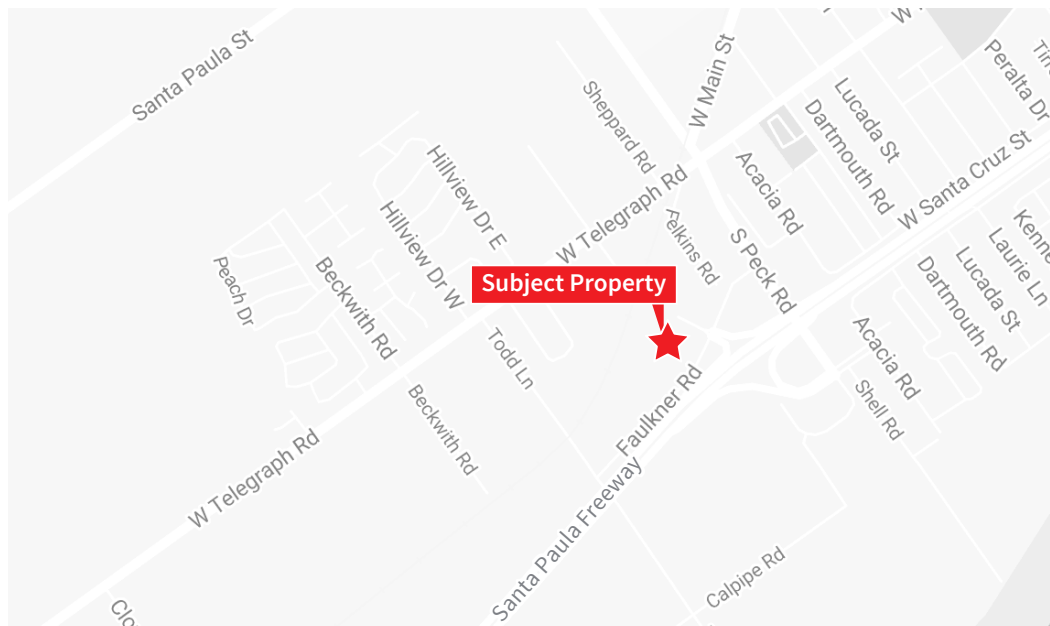
**SHAUNA MATTIS**

Senior Vice President  
License #01071320  
+1 310 694 3190  
shauna.mattis@am.jll.com

**ALEX OTTO**

Retail Brokerage  
License #012042292  
+1 424 901 8193  
alex.otto@am.jll.com

jllretail.com



## Project Facts

- + Retail anchor space opportunity with excellent visibility and access from Peck Rd and SR 126
- + High Hispanic population (76%); Lends itself to Hispanic Grocer or other high profile Hispanic operator
- + Bus stop located at property allows for additional traffic to site
- + High barrier to entry market. Limited retail options, lack of existing box space and lack of new construction
- + Project's location serves the communities of Santa Paula, Fillmore and Northeast Ventura

## Traffic Counts

±40,000 CPD  
(Santa Paula Freeway - SR 126)

±16,470 CPD  
(Faulkner Rd & S. Peck Rd)

(Per ESRI Traffic Count Profile)

### Demographic Info

  
TOTAL POPULATION

1 Mile  
12,484

3 Miles  
31,485

5 Miles  
34,977

  
AVG. HOUSEHOLD SIZE

3.52

3.50

3.43

  
MEDIAN HOME VALUE

\$341,667

\$384,816

\$391,146

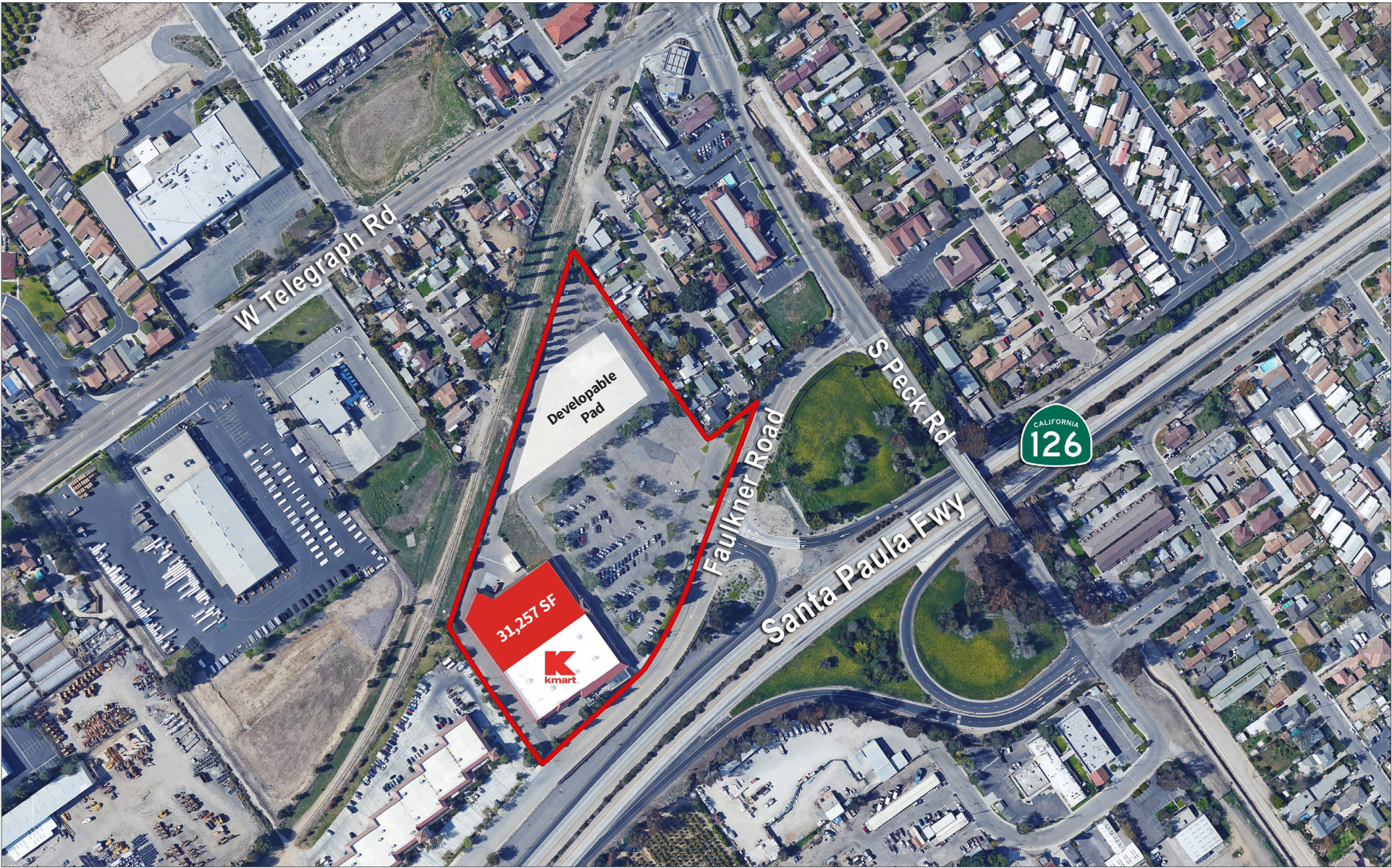
  
AVG. HH INCOME

\$70,525

\$71,443

\$73,235











## CONTACT

---

**SCOTT BURNS**

Executive Vice President  
License #01237652  
+1 310 694 3188  
scott.burns@am.jll.com

**SHAUNA MATTIS**

Senior Vice President  
License #01071320  
+1 310 694 3190  
shauna.mattis@am.jll.com

**ALEX OTTO**

Retail Brokerage  
License #02042292  
+1 424 901 8193  
alex.otto@am.jll.com

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.