



PROPERTY DESCRIPTION

1954 E Main St, Ventura - an approximately 3,850sf retail building on a 5,227sf lot | 1964 E Main St, Ventura - an approximately 1,470sf retail building on a 3,049sf lot (built 1948) | Total: Approximately 5,320sf multi-tenant retail on a 8,276sf lot (Buyer to verify)

First time on the market in over 50 years! A multi-tenant highly visible retail/office building in the heart of Ventura's vibrant Midtown district with over 80ft of frontage on Main St. The building has recently been improved with a new roof (2024) and four new HVAC units (2025). Potential for single or multi-tenancy. A creative investor could potentially open additional storefronts for additional units. Multiple APNs provide for flexibility. 1954 E Main is sprinklered. 1964 E Main has a one-car garage. Off-street parking at rear of property.

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
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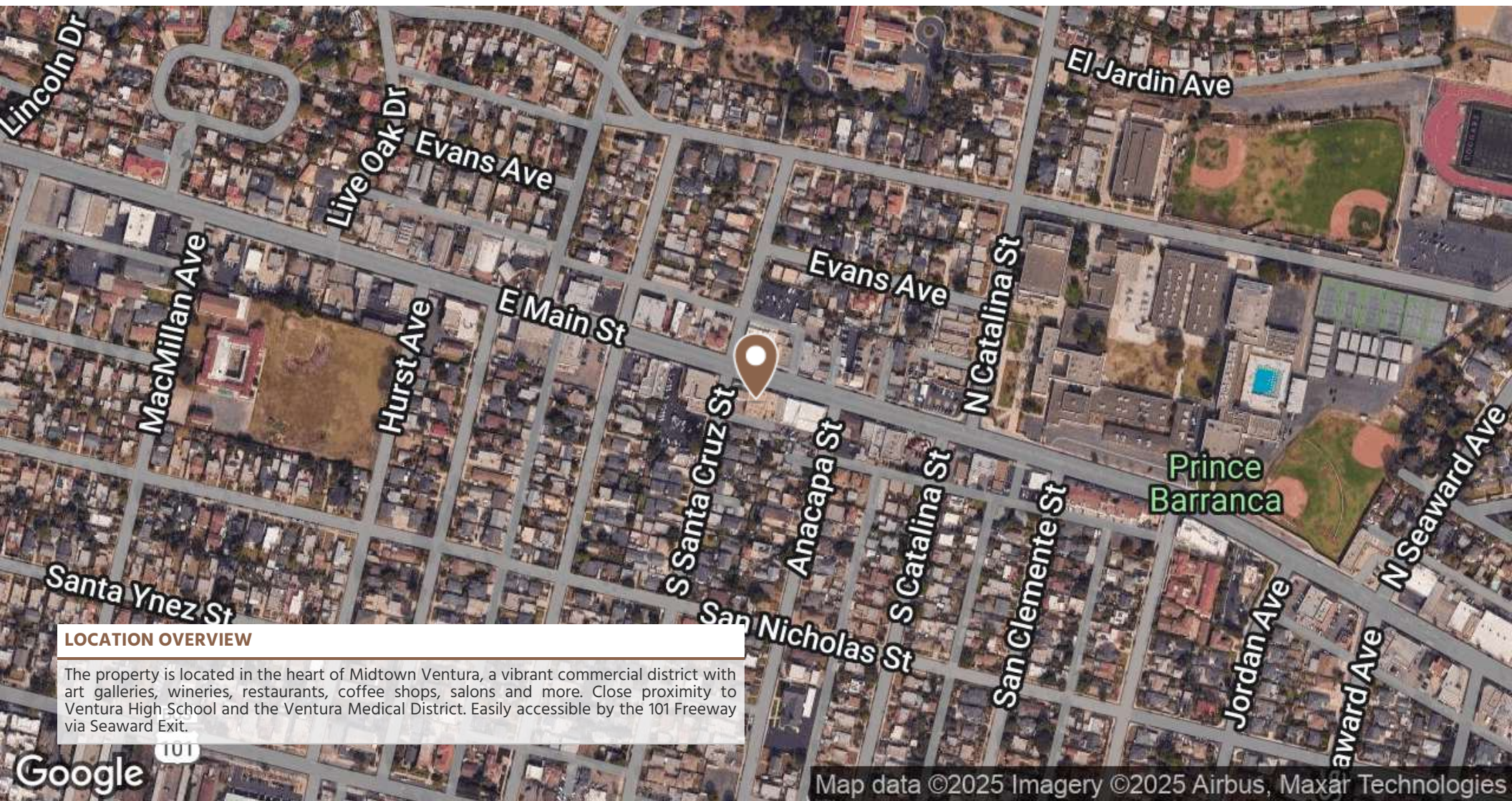
jbecker@beckergrp.com

CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	8,276 SF
Building Size:	5,320 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	854	2,220	5,623
Total Population	1,827	4,917	12,354
Average HH Income	\$134,576	\$128,547	\$120,098



LOCATION OVERVIEW

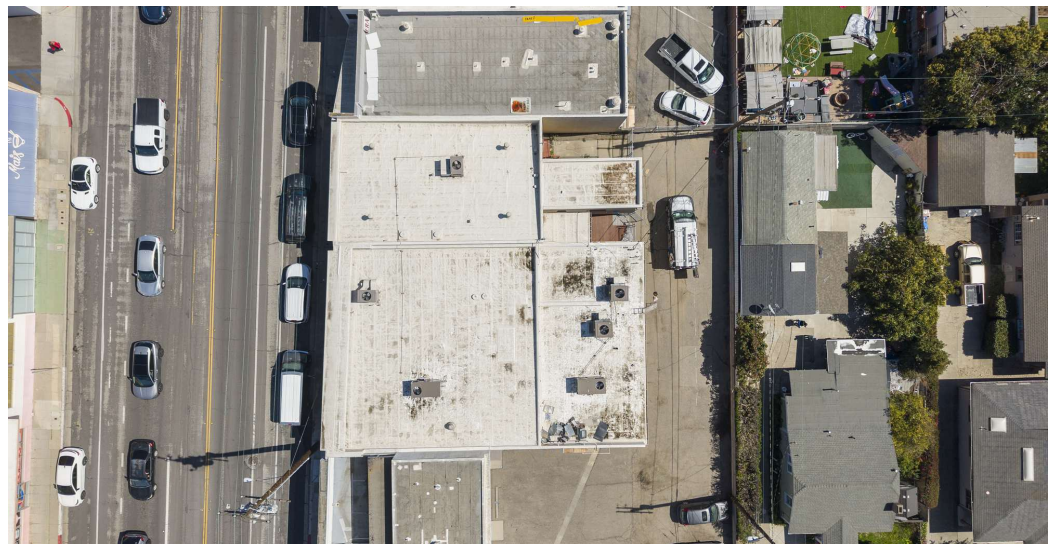
The property is located in the heart of Midtown Ventura, a vibrant commercial district with art galleries, wineries, restaurants, coffee shops, salons and more. Close proximity to Ventura High School and the Ventura Medical District. Easily accessible by the 101 Freeway via Seaward Exit.

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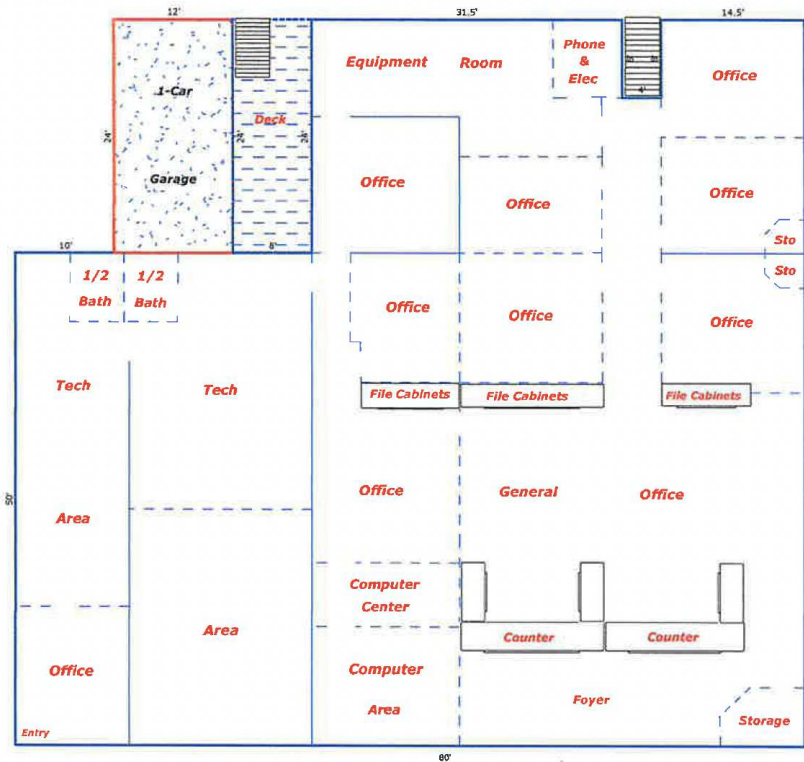
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1954 - 1964 EAST MAIN STREET FLOOR & SITE PLANS

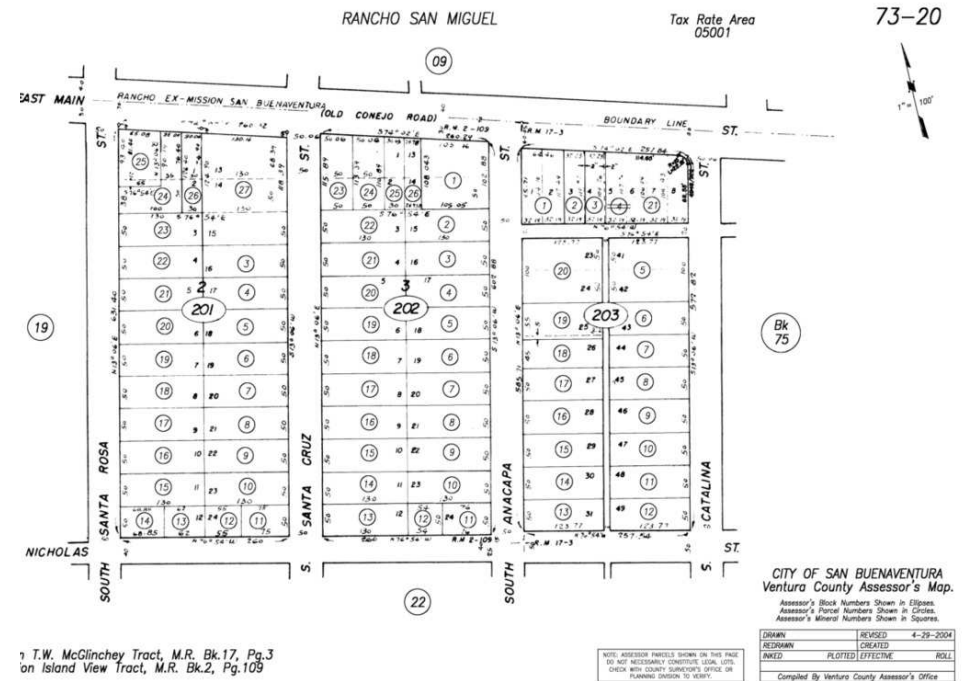


Sketch by Apex Medina

Solid Lines = Block Walls

Dotted Lines = Drywalled Walls

Comments:



T.W. McGlinchey Tract, M.R. Bk.17, Pg.3
on Island View Tract, M.R. Bk.2, Pg.109

NOTE: ASSessor's PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CORRESPOND TO LOCAL, STATE,
OR FEDERAL SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DATE	4-29-2004
REVISION	CREATED
REVISION	PLOTTED/EFFECTIVE
REVISION	ROLL

Compiled By Ventura County Assessor's Office

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Main Office Space	5168.0	5168.0
GAR	Rear Garage	288.0	288.0
P/P	Deck	192.0	192.0

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Main Office Space		
14.5 x 8.0	116.0	
50.0 x 80.0	4000.0	
8.0 x 31.5	252.0	
16.0 x 50.0	800.0	

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