

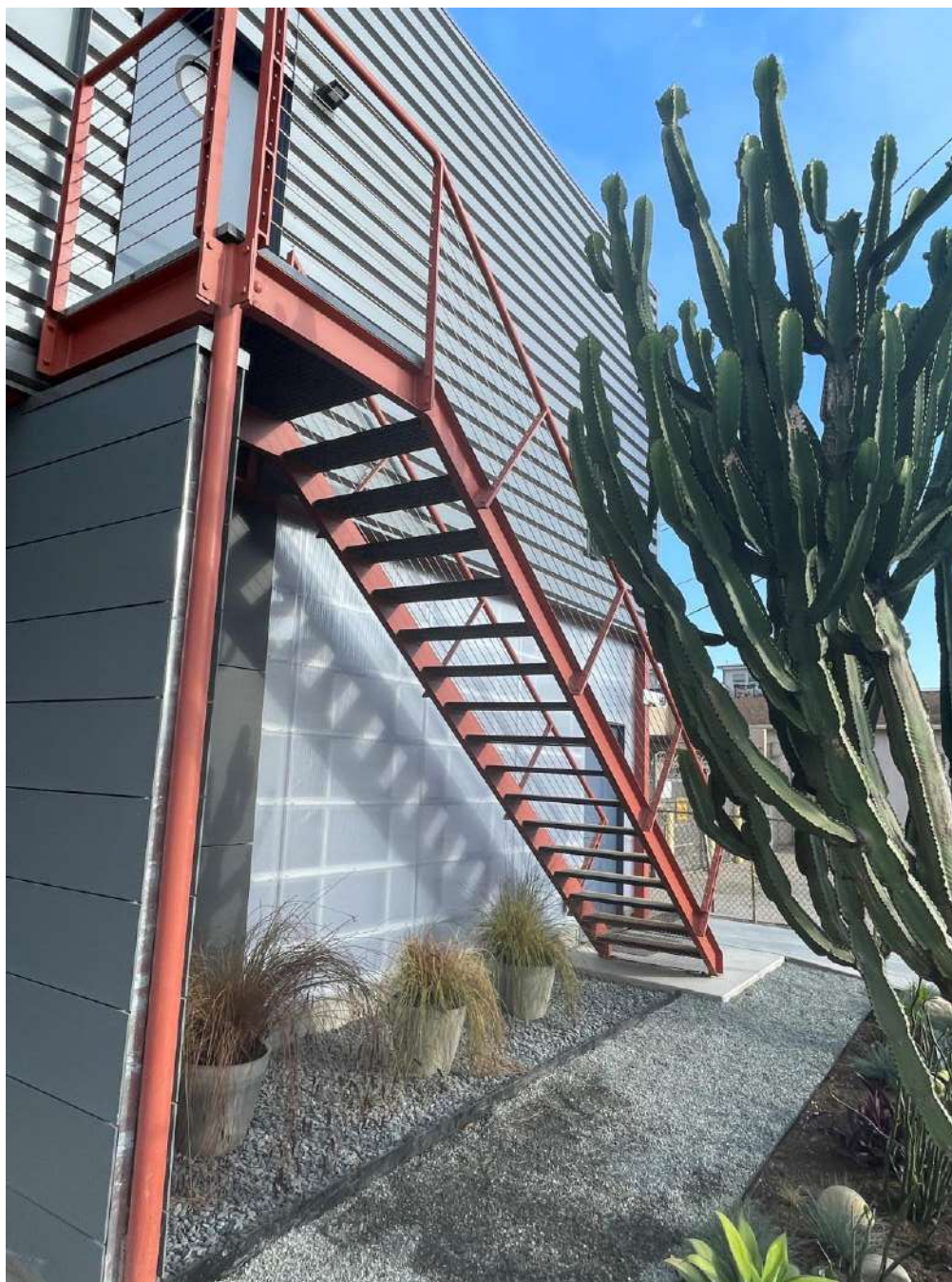








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## **161, 163, 165 & 167 N Garden St, Ventura CA**

North Garden Street is quickly becoming a desired place to work and play within the Ventura community. The street is a two block long, quiet neighborhood with little traffic and an existing mix of multi-unit residential, commercial, artists' studios, and light industry. It is located close to the beach, unique restaurants, coffee houses, shopping and the Ventura to Ojai bike path.

The Garden Street Studios include 3 new, individual Live/Work buildings, each are two 2-stories with a WORK studio on the ground floor and an open plan LIVE space above. The property also includes a single family Residential building and patio at the rear of the lot.

These new separate studios feature no shared walls and ample natural light, views and cross-ventilation on all four sides and intimate views of private garden courts between. Marmoleum flooring – all organic and softer than laminate, neutral colors, double-glazed windows, and high end appliances are part of a modern, industrial design with thoughtful residential details.

**Studios 161, 163 & 165** are all 2-story, 1,000 sq ft LIVE/WORK space with office/studio on the 1<sup>st</sup> floor. The ground floor studio is approximately 400sf and features an open plan industrial space with 3 translucent walls, a washer and dryer, and a ½ bath. The upper floor living area is approximately 600sf and includes a full kitchen, one generous bedroom and a full bath with walk-in shower.

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(**Studios 161 and 163** feature a shared 2<sup>nd</sup> floor skybridge overlooking the garden below and may allow both studios to be leased as one if desired.)

**167** is a completely renovated 700 sf, 1 bedroom, 1 bath single family residence with a generous outdoor patio at the rear of the lot.

The lot size is 7893 sf with 3 parking spaces provided on property