

VENTURA CALIFORNIA 93003

1052-1058

S. SEAWARD AVE

OFFERED AT

\$3,400,000

Prime ±3,800 SF Mixed-Use Building
just steps from the beach & surrounded
by amenities near downtown Ventura



ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117

 **RADIUS**[®]
Commercial Real Estate

RADIUSGROUP.COM

Offering Statement - Disclaimer

Radius Group has been retained as the exclusive advisor and broker regarding the sale of 1052–1058 S. Seaward Avenue located at 1052–1058 S. Seaward Avenue, Ventura, California (the “Property”).

The material contained in this Investment Offering Memorandum is furnished solely for the purpose of considering the purchase of 1052–1058 S. SEAWARD AVENUE - VENTURA and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the prior written consent of Radius Group or the Property Owner (“the Owner”), or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is Radius Group, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Investment Offering Memorandum must be returned to Radius Group.

Neither Radius Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Investment Offering Memorandum may include certain statements and estimates by Radius Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Radius Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully-executed and delivered Real Estate Purchase and Sale Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or Radius Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expression of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to the Owner, in the Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Radius Group from any liability with respect hereto.

To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, any prospective purchaser shall not rely on any such correspondence or statements as binding the Owner. Only a fully-executed Real Estate Purchase and Sale Agreement shall bind the property and each prospective purchaser shall proceed at their own risk.

© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117





TYDAL - 1052-1058 S. SEAWARD AVE - VENTURA CA 93003

Offering Memorandum

- Rare opportunity to purchase a fee simple, multi-tenant retail & apartment property next to the Pacific Ocean in coastal California.
- Supply constrained trade area with high barriers to entry.
- Property completely redeveloped in 2022.
- The area is currently undergoing a resurgence: 138 apartment units have been recently entitled at the intersection of S. Seaward Ave. & Harbor Blvd., and new Residence Inn under construction at S. Seaward Ave. & Alessandro Drive.

OPPORTUNITY HIGHLIGHTS

Offering Price:	\$3,400,000
Price/SF:	\$895/SF
Building Leasable Area:	±3,800 SF
Parcel Size:	±5,000 SF

© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117

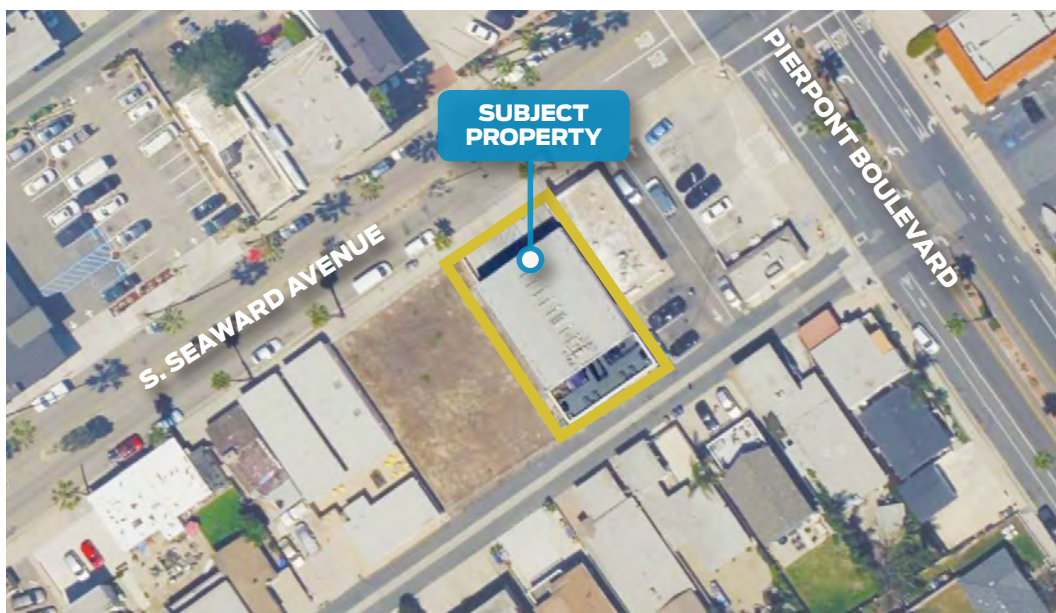
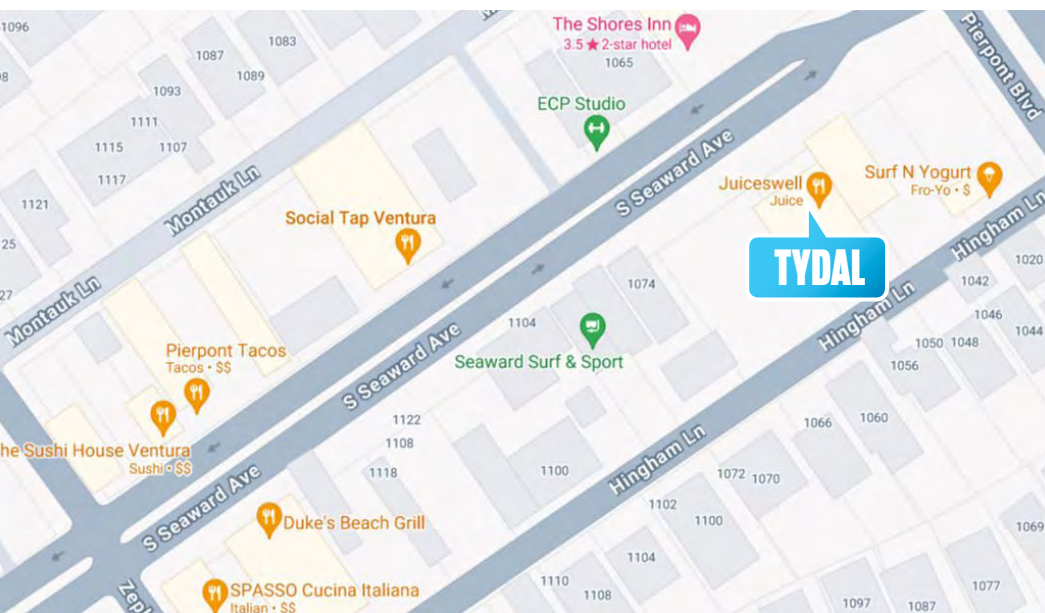
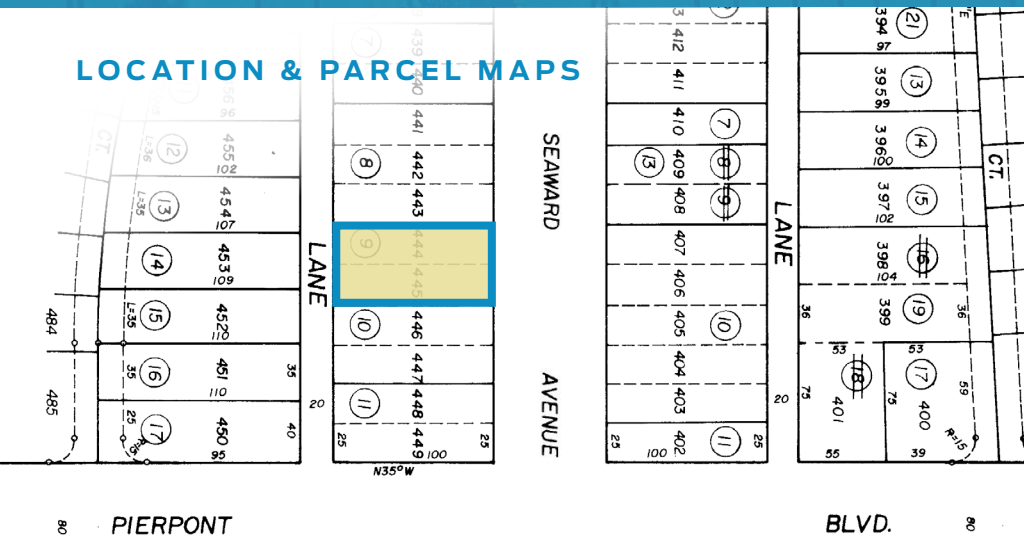


1052-1058 S. SEAWARD AVENUE

VENTURA CA 93001

Rare opportunity to purchase a fee simple multi-tenant retail & apartment property next to the Pacific Ocean in coastal California

LOCATION & PARCEL MAPS



ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



Rare opportunity to purchase a fee simple multi-tenant retail & apartment property next to the Pacific Ocean in coastal California

INCOME & EXPENSES/STABILIZED PURCHASE PRICE

Income

Apartment Rental Income	\$135,600
Proforma Retail Rental Income	\$89,760
Gross Income	\$225,360

Operating Expenses

Real Estate Taxes (1)	\$35,630
Property Insurance	\$12,460
Repairs & Maintenance	\$7,000
Utilities (2)	\$13,316
Management Fee (4% of Gross Income)	\$9,192
Gross Operating Expenses	\$77,590

Net Operating Income

Purchase Price · 4.3% Cap Rate	\$3,400,000
--------------------------------	-------------

Footnotes

(1) Taxes adjusted to .0102 of \$3,400,000 purchase price.

(2) Residential Units - Landlord pays gas, water and trash; and tenant pays electric.

© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



RENT ROLL

Apartment Rent

Unit	Square Footage	Bed/Bath	Rent/Month	Rent/Year	Landlord Pays	Tenant Pays	Term
A	450	1BD / 1BA	\$2,650	\$31,800	Water, Trash & Gas	Electric	MTM
B	450	1BD / 1BA	\$2,650	\$31,800	Water, Trash & Gas	Electric	MTM
C	450	1BD / 1BA	\$3,000	\$36,000	Water, Trash & Gas	Electric	MTM
D	450	1BD / 1BA	\$3,000	\$36,000	Water, Trash & Gas	Electric	MTM
				Annual Residential Income	\$135,600		

Retail Rent

Unit	Tenant	Square Footage	Monthly Rent	Annual Rent	Rent/SF Month	Lease Type	Term
1052A	Rowan Boutique	660	\$3,480	\$41,760	\$5.15	Modified Gross	MTM (1)
1058	Juice Swell	1,170	\$4,000	\$48,000	\$2.91	Modified Gross	MTM (1)
			Monthly Rent: \$7,480				
			Annual Rent: \$89,760				

Footnotes

(1) Tenant open to long term lease.

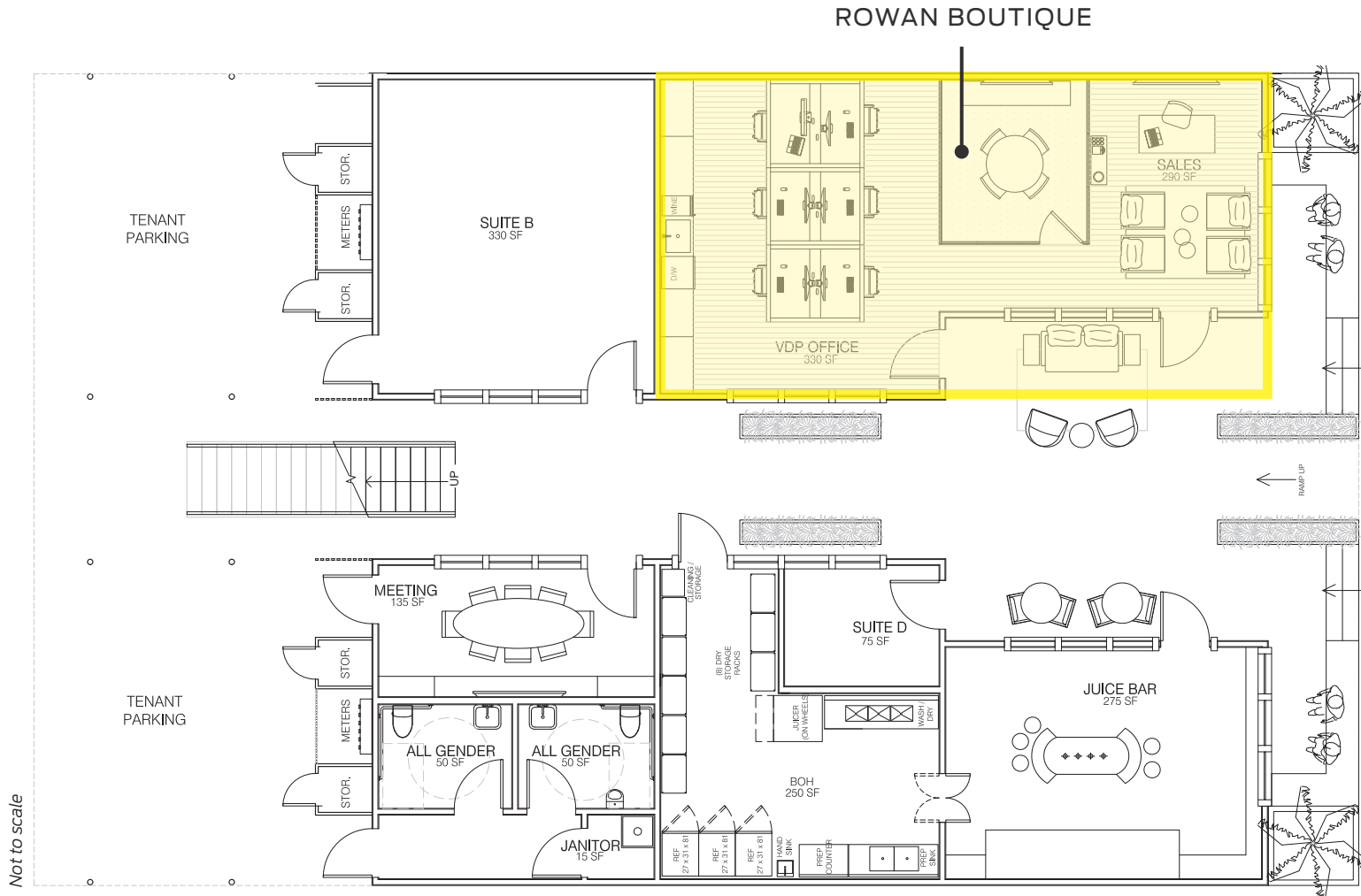
© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



FIRST FLOOR PLAN (RETAIL)



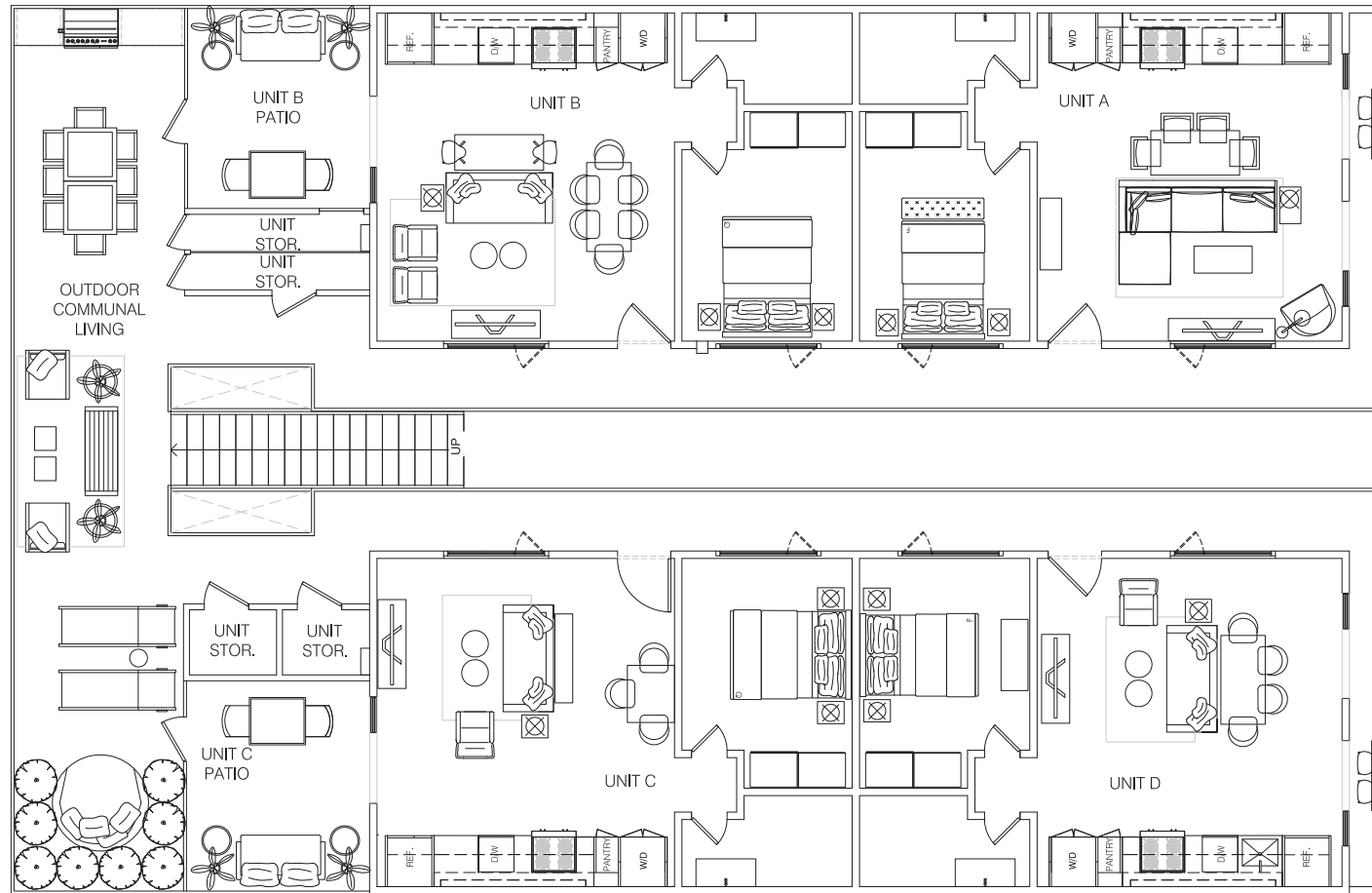
© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



SECOND FLOOR PLAN (RESIDENTIAL)



Not to scale

© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



1052-1058
S. SEAWARD
AVENUE
VENTURA CA 93001

Rare opportunity to purchase a fee
simple multi-tenant retail & apartment
property next to the Pacific Ocean
in coastal California

ADJACENT DEVELOPMENTS

Request for an Administrative Coastal Development Permit to allow for the installation of an interim fire station located on a 2.92-acre site.
STATUS: SCHEDULED FOR HEARING

Mixed Use Development consisting of 97 condominiums (15 buildings ranging from 3-4 stories in height) and 19,493 sq. ft. of commercial space on a 5.33 acre site.
STATUS: UNDER REVIEW

**SUBJECT
PROPERTY**

**VONS
SHOPPING
CENTER**

15 buildings 2-3 stories with a total of 72 townhomes on a 4.3-acre site.
STATUS: UNDER CONSTRUCTION

Request for 215 for-sale units (125 single-family and 90 townhomes) on a 14.5-acre site in the Manufacturing Planned Development zoning district with a land use designation of Industrial and within the Coastal Zone.
STATUS: UNDER REVIEW

New 93,000 sq. ft., 125 room 4-story hotel on a 3.7 acre site.
STATUS: UNDER CONSTRUCTION

© 5/23/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



1052-1058
S. SEAWARD
AVENUE
VENTURA CA 93001

Rare opportunity to purchase a fee
simple multi-tenant retail & apartment
property next to the Pacific Ocean
in coastal California

MARKET OVERVIEW



Located midway between Santa Barbara and Malibu along the Pacific Ocean, the city of Ventura is acclaimed for its coastal character and livability. Residents and visitors enjoy miles of beaches, diverse parks, Lake Casitas, a revitalized downtown, Mission San Buenaventura, the Ventura Pier, and a wonderful harbor featuring the Channel Islands National Parks Museum. It boasts a backdrop of foothills and scenic

vistas of the Pacific Ocean, Point Mugu, and the Channel Islands. With its warm Mediterranean climate, Ventura offers surfing, sailing and endless water recreation, golfing, hiking, and a rich history with proximity to both Los Angeles and Santa Barbara.

More than 7,000 prime government contractors, engineers, acquisition professionals, military operators and scientists reside in Greater Ventura. Some of the most innovative corporations in the world are headquartered within the county, including, Amgen, Haas Automation, Teledyne Technology and Semtech. The area is dedicated to job growth—particularly in the fields of defense, energy and aerospace technology.



ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA Lic. 01349816

DANIEL BAGDAZIAN
805.535.8789
dbagdazian@radiusgroup.com
CA Lic. 02132117



1052-1058 S. SEAWARD AVENUE

VENTURA CA 93001

Rare opportunity to purchase a fee simple multi-tenant retail & apartment property next to the Pacific Ocean in coastal California

MARKET OVERVIEW

Ventura County includes the Oxnard-Thousand Oaks-Ventura MSA and covers roughly 2,200 square miles bordered by the Pacific Ocean to the west (42 miles of beautiful coastline!), Santa Barbara County and the Los Padres National Forest to the north, and Los Angeles County to the east and south. At just under 850,000 residents, the county is the 11th largest in the state and serves as a leading agricultural producer perhaps best known for its strawberries and lemons. Still, the county also maintains a diverse economy which includes tourism and hospitality, technology, higher education, retail and distribution and manufacturing.

Most Desirable Place to Live in America

— 2015, United States Department of Agriculture



#1

The 10 Best Places to Live Now

— Men's Journal 2015



Best Travel Destinations in California

— Leisurelink.com 2015



10 Best Places to See Aquatic Life Channel Islands National Park

— USA Today 2016



ROB DEVERICKS

805.879.9641

rdevericks@radiusgroup.com

CA Lic. 01349816

DANIEL BAGDAZIAN

805.535.8789

dbagdazian@radiusgroup.com

CA Lic. 02132117



1052-1058
S. SEAWARD
AVENUE
VENTURA CA 93001

Rare opportunity to purchase a fee
simple multi-tenant retail & apartment
property next to the Pacific Ocean
in coastal California

MARKET OVERVIEW

Major Industries & Employment

In addition to agriculture, other key employment sectors include government, education/health services, trade, transportation/utilities, and business/professional services. The Naval Base Ventura County, located near the City of Oxnard, serves as a mobilization site, deep water port and airfield supporting over 100 tenant commands with a base population of over 19,000. Education and Healthcare Services are the County's largest source of non-government employment with more than 78,000 jobs.

NAVAL BASE VENTURA COUNTY (NCVC)

By far the largest employer in Ventura County with three main facilities—Point Mugu, Port Hueneme, and San Nicolas Island employing more than 19,000 military and civilian personnel.

ANTHEM INC.

One of the nation's largest health insurance firms with nearly 3,000 local employees in Ventura County.

COUNTY OF VENTURA

The County of Ventura employs approximately 8,700 civil servants ranging from health care, to social services, and public safety.

COMMUNITY MEMORIAL HOSPITAL

San Buenaventura is a 242-bed community-based teaching hospital located in Ventura, California. The hospital is accredited by the Joint Commission and employs more than 2,000.

AMGEN, INC.

With roughly 5,000 local employees, this multinational biopharmaceutical company is headquartered in Ventura County's Thousand Oaks community.

SIMI VALLEY UNIFIED SCHOOL DISTRICT

One of the largest school districts in Ventura County, Simi Valley Unified employs more than 2,400 faculty and staff across 27 schools.

