

OFFERING MEMORANDUM

MARKET-WALTER ST

VENTURA, CA 93003

km Kidder
Mathews

RARE INDUSTRIAL ZONED LAND IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 1.18 acres of industrial zoned land in a highly competitive, infill industrial market.

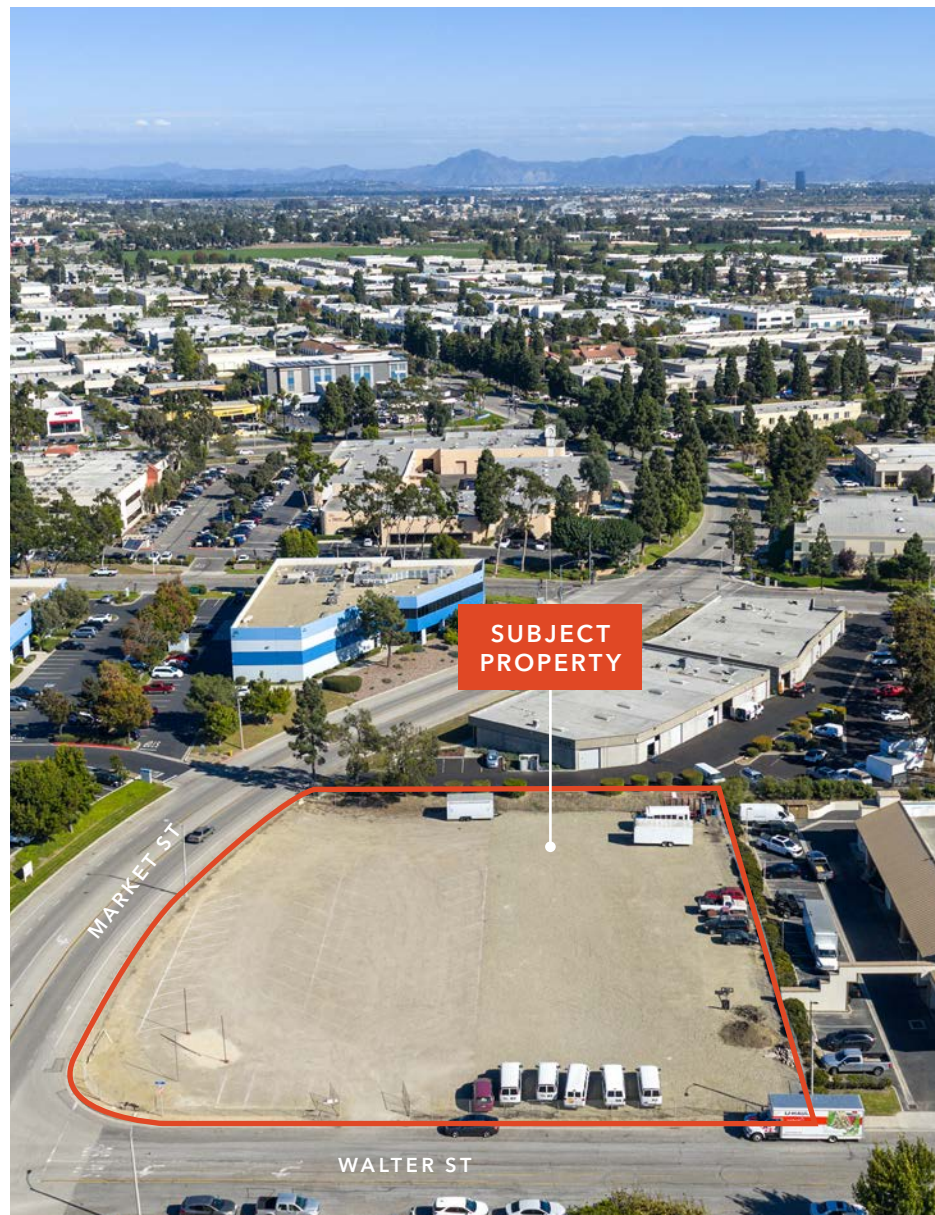
ADDRESS	Market-Walter St, Ventura, CA 93003
APN	084-0-095-015
LOT AC	1.18 AC
LOT SF	51,400 SF
ZONING	MPD

\$1,400,000

ASKING PRICE

\$27/SF

PRICE / SF



Infill Industrial Opportunity

2.4% Industrial Vacancy in the City of Ventura, with minimal industrial development in the surrounding area.

Desirable Beach Community

Nestled between Santa Barbara and Malibu, the City of Ventura is a beach community that offers a wonderful quality of life with many outdoor activities, a vibrant downtown scene, and good schools.

Central Location

The property is a short distance away from The Port Hueneme Naval Base and many restaurants, breweries, and the Pacific View Mall.



PROPERTY INFORMATION

PROPERTY OVERVIEW

APN	084-0-095-015
PRICE	\$1,400,000
PRICE / SF	\$27/SF
ZONING	MPD (Manufactured Planned Development)



ZONING INFORMATION

USES PERMITTED

Automotive Sales, Wholesale, And Parking

Construction Yard

Dining And Education

Personal Storage

Light Industrial

Wholesale & Distribution

USE PERMIT REQUIRED

Animal Boarding And Services

Automotive Repairs And Storage

Recycling Services

Daycare Facilities

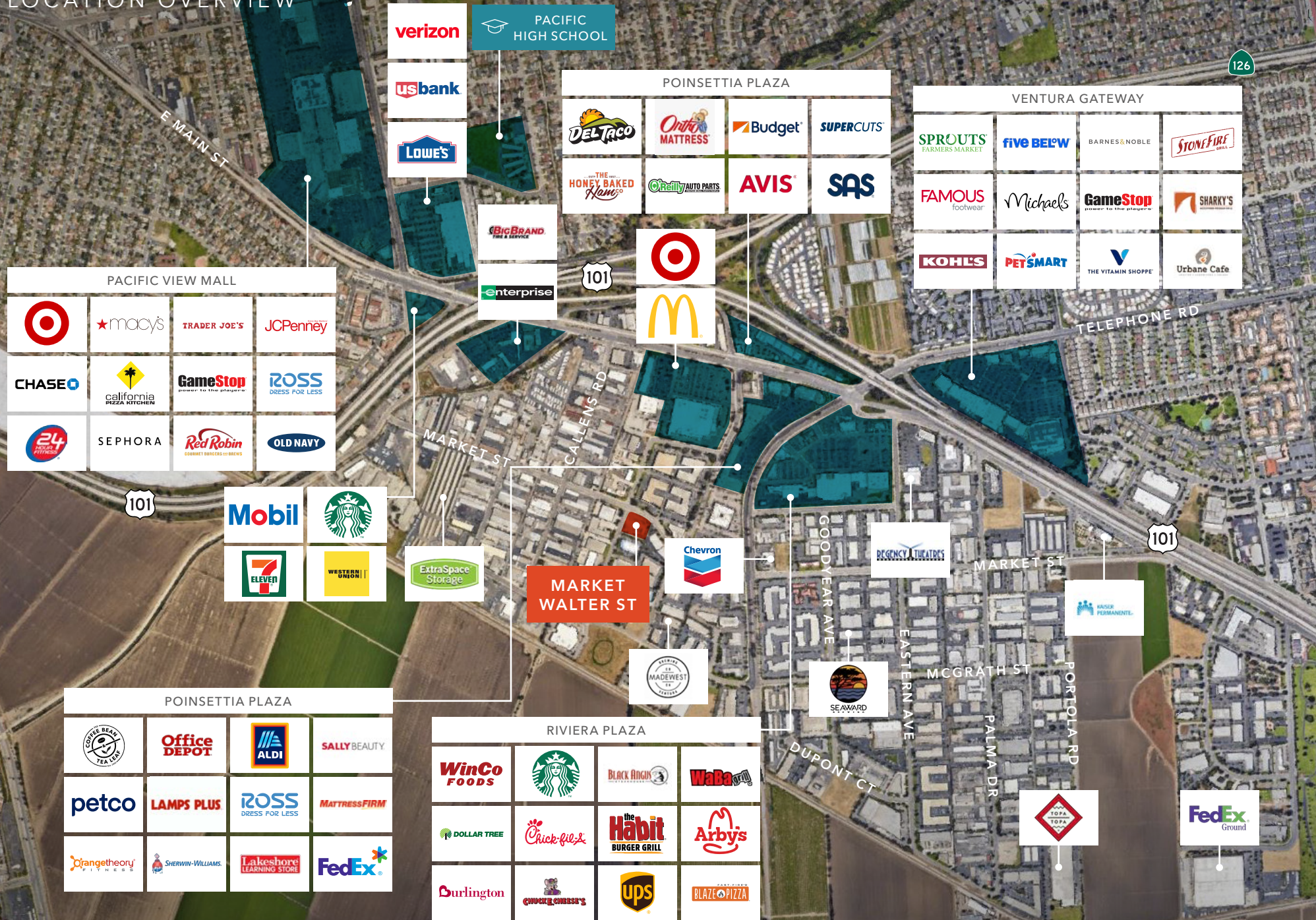
Indoor Sports And Recreation

→ [FULL ZONING USE LIST](#)

PROPERTY OVERVIEW



LOCATION OVERVIEW



DRIVE TIME MAP





Exclusively listed by

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