

For Sale

JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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## PROPERTY DESCRIPTION

Approved housing development with substantially completed building plans (pending) for sale on Ventura's westside. Development/acquisition opportunity for approved 5,580 sq ft 10-unit development project. Existing 3-bedroom/1-bath house on 12,500 sq ft lot.

## OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	10
Building Size:	5,580 SF

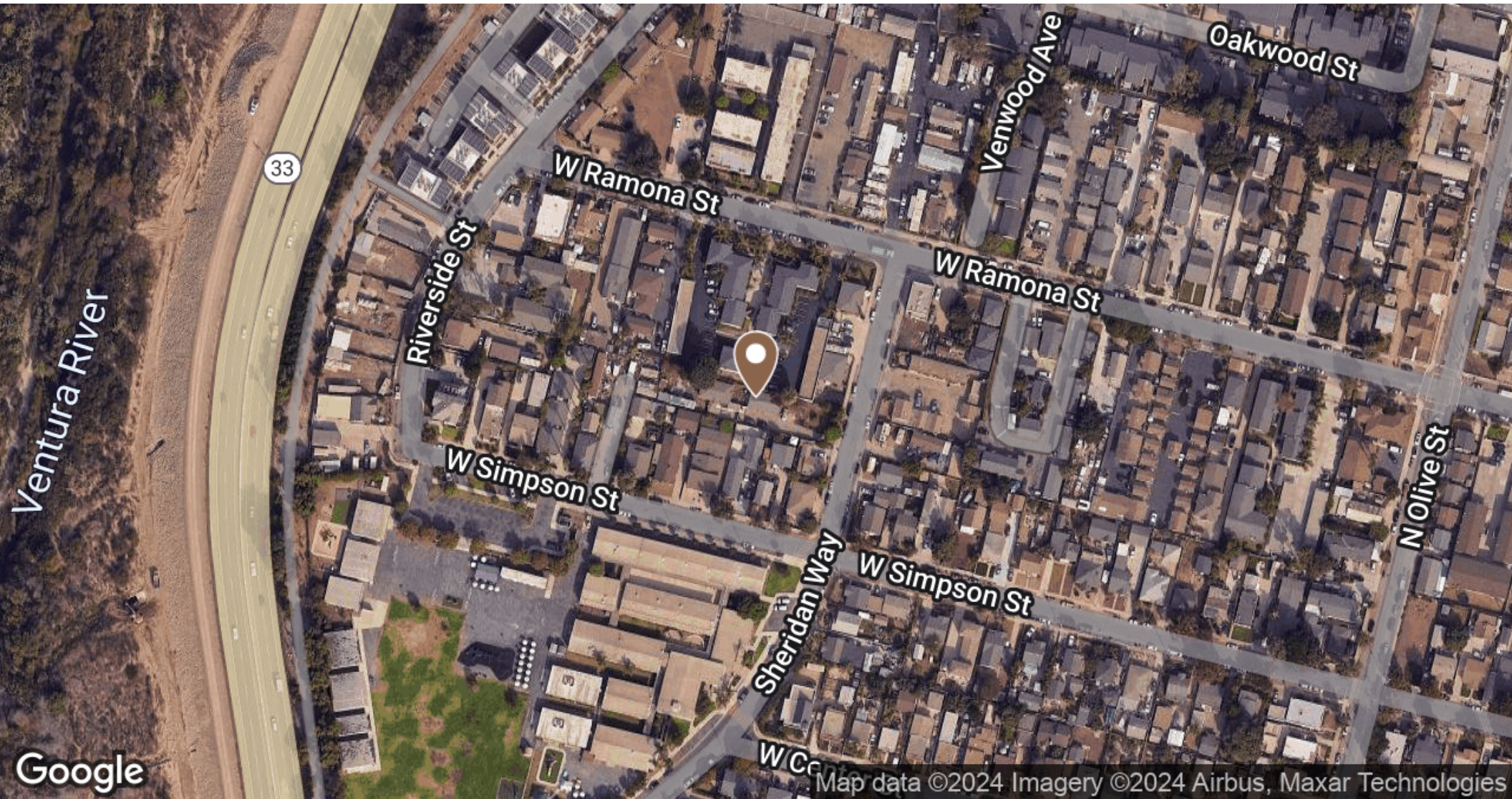
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	488	1,683	4,241
Total Population	1,476	4,911	11,113
Average HH Income	\$44,250	\$46,933	\$55,530

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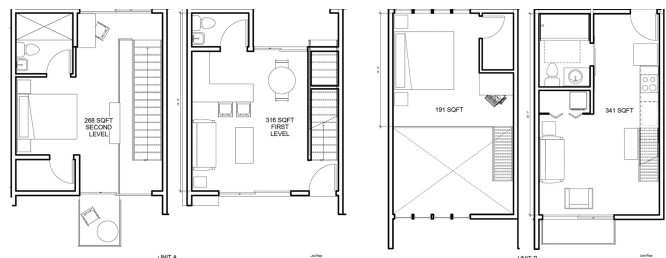
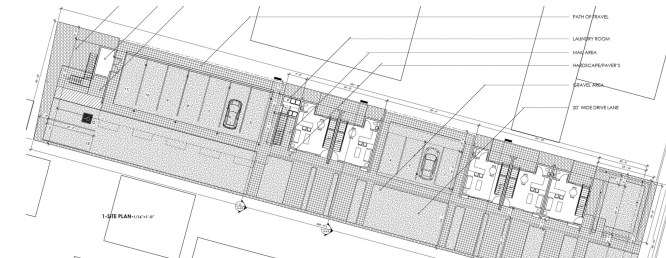


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,476	4,911	11,113
Average Age	30.9	30.4	34.0
Average Age (Male)	28.7	29.3	34.3
Average Age (Female)	34.5	34.0	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	488	1,683	4,241
# of Persons per HH	3.0	2.9	2.6
Average HH Income	\$44,250	\$46,933	\$55,530
Average House Value	\$365,185	\$347,504	\$419,657

2020 American Community Survey (ACS)



Google, Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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