

OFFERING MEMORANDUM

1721 E MAIN ST

Seller Will Carry Financing

VENTURA, CA 93001



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*Exclusively
Listed by*

BENTLEY MCKEAN, CCIM
Kidder Mathews
805.626.7120
bentley.mckean@kidder.com
LIC N° 02080641

JEFFREY M. CROCKER
Kidder Mathews
805.626.6550
jeffrey.crocker@kidder.com
LIC N° 01457097

LISA SHIELDS
Radius Group
805.701.5781
lshields@radiusgroup.com
LIC N° 01742786

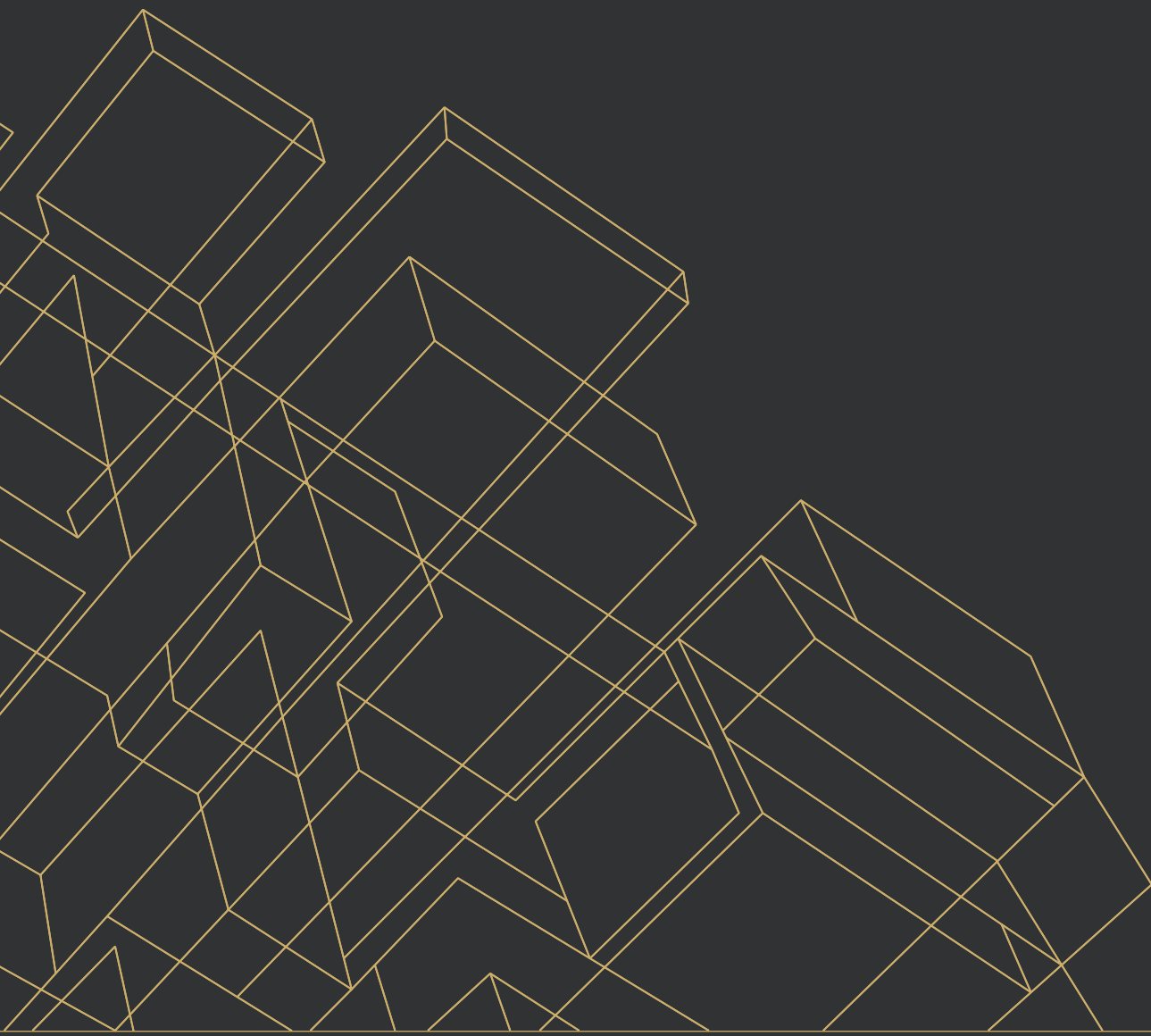
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EXECUTIVE SUMMARY

PREMIER COMMERCIAL BUILDING IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 2,300 square foot commercial property in the heart of Midtown Ventura.

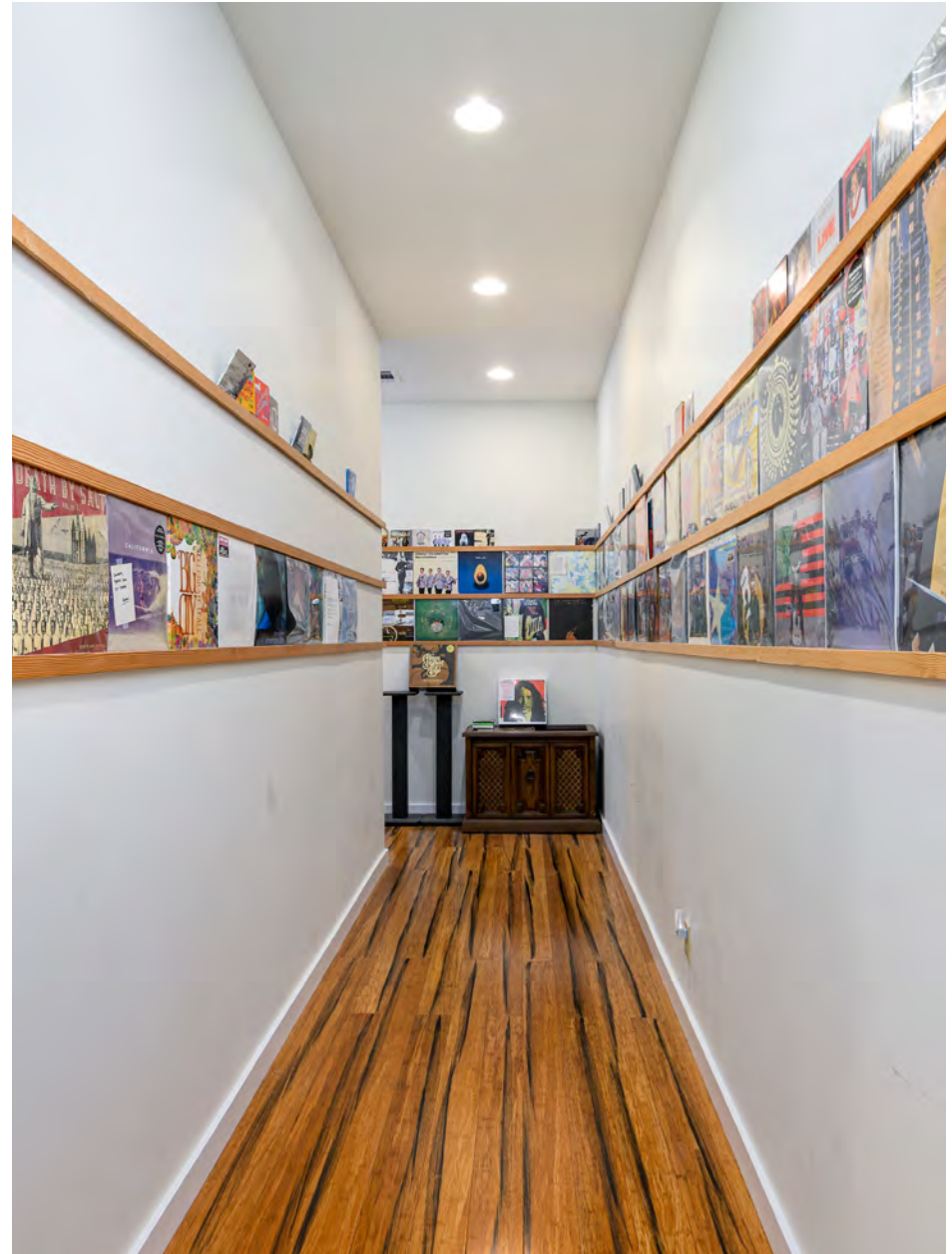
This property offers owner-user the unique opportunity to own a prime piece of Main St real estate to house their recording studio, content creation studio, office or retail business.

| | |
|------------|----------------------------------|
| ADDRESS | 1721 E Main St, Ventura CA 93001 |
| PRICE | \$935,000 |
| PRICE / SF | \$407/SF |
| RBA | 2,300 SF |
| LOT SIZE | 3,510 SF |
| BUILT | 1932 |
| ZONING | T4.5 |

\$407
PRICE / SF

T4.5
ZONING

1932
YEAR BUILT



INVESTMENT HIGHLIGHTS

Very Clean and Well Kempt Buildout

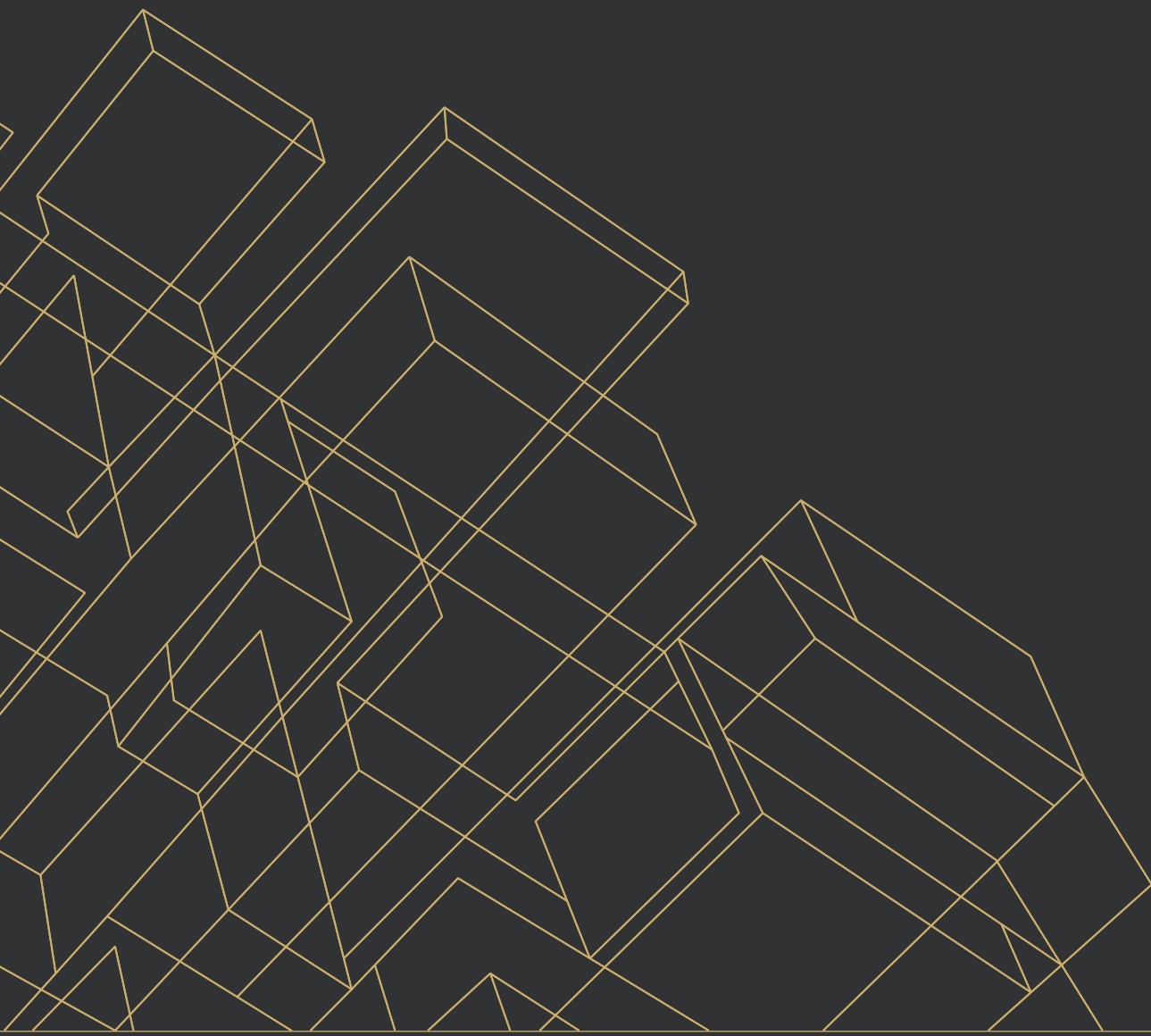
Affluent Surrounding Demographic

Seller Will Carry Financing

88 Walkability Score

Main St Frontage (20,479 VPD)





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

| | |
|---------------|----------------------------------|
| ADDRESS | 1721 E Main St, Ventura CA 93001 |
| PRICE | \$935,000 |
| PRICE / SF | \$407/SF |
| BUILDING AREA | 2,300 SF |
| LOT SIZE | 3,510 SF |
| APN | 073-0-084-150 |
| PARKING | 3 spaces + plenty of street |

2,300

TOTAL RSF

T4.5

ZONING

3,510

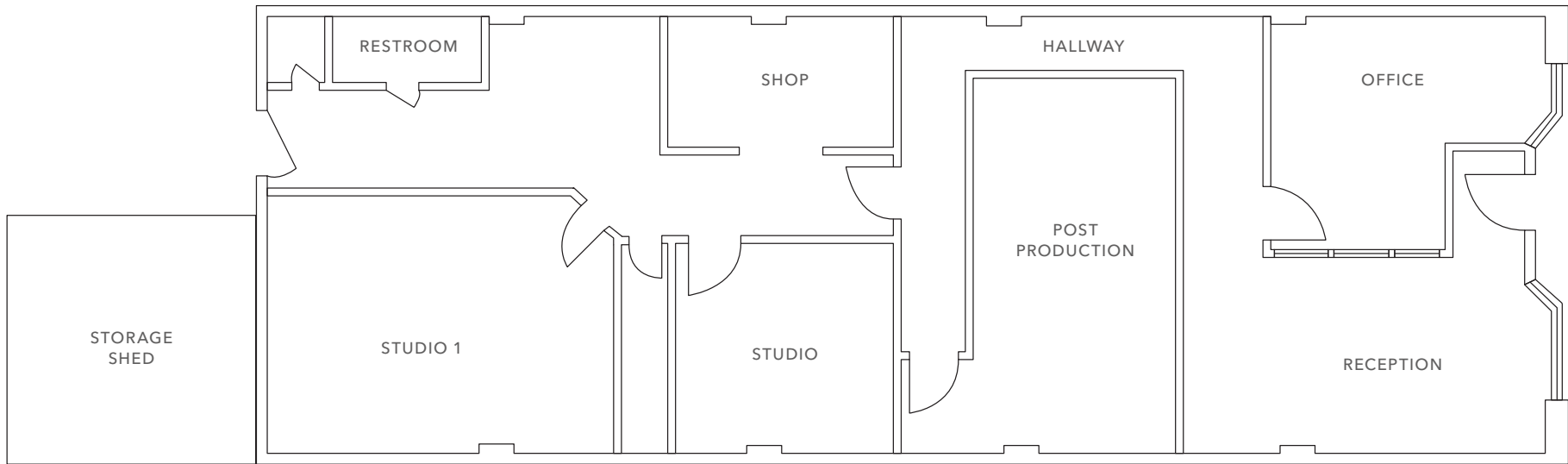
LOT SIZE

1932

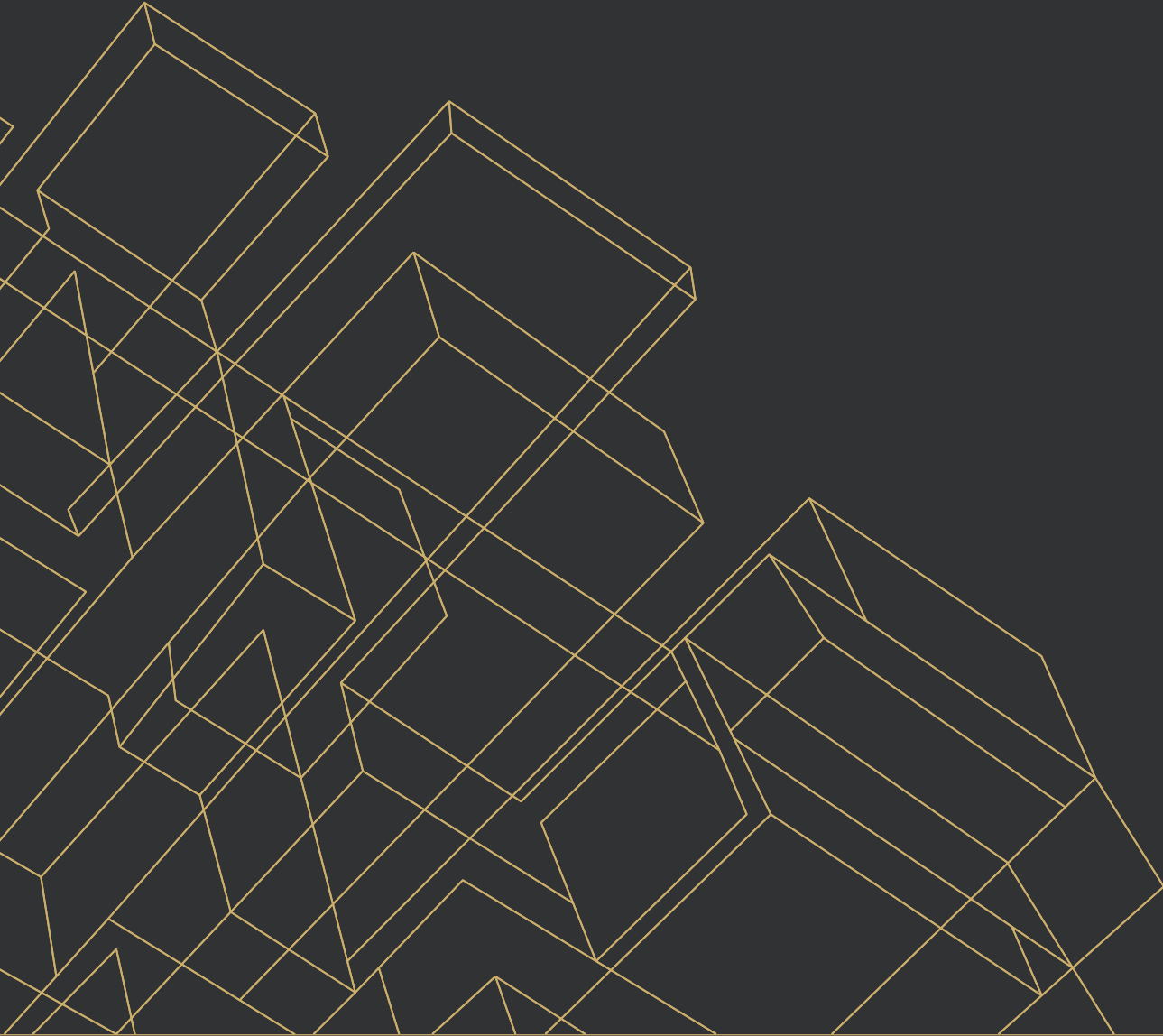
YEAR BUILT



FLOOR PLAN



*Not to scale



LOCATION OVERVIEW

LOCATION OVERVIEW



LINCOLN
ELEMENTARY SCHOOL

**SUBJECT
PROPERTY**

VENTURA
HIGH SCHOOL

VENTURA COUNTY
MEDICAL CENTER



CABRILLO
MIDDLE SCHOOL

VENTURA COUNTY
CHRISTIAN SCHOOL



COMMUNITY
MEMORIAL HOSPITAL



101

E MAIN ST

E THOMPSON BLVD

VENTURA
MUSIC HALL



Pacific
Ocean

SAN BUENAVENTURA
STATE BEACH



| | | |
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PACIFIC VIEW MALL

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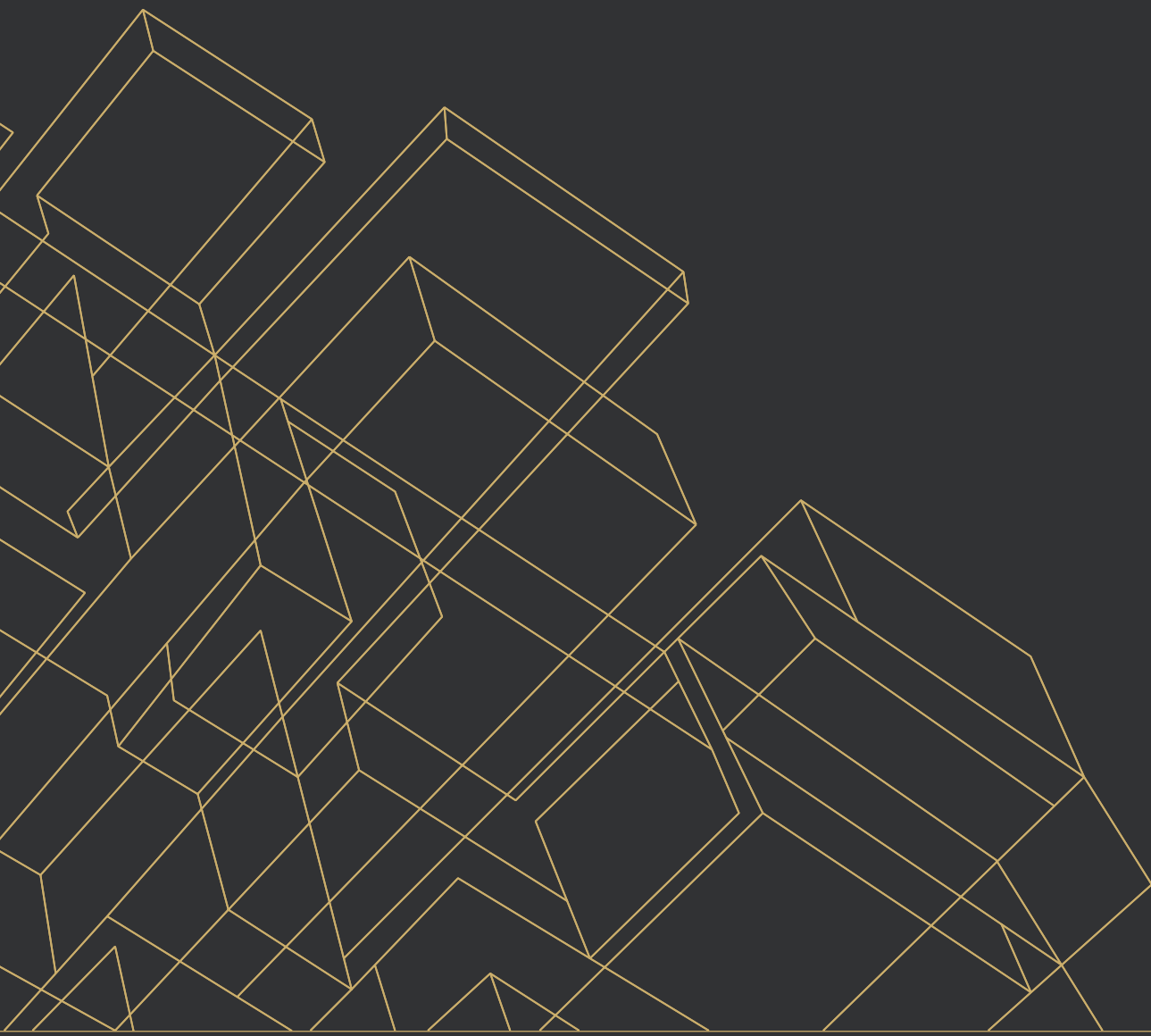


101

DRIVE TIME MAP

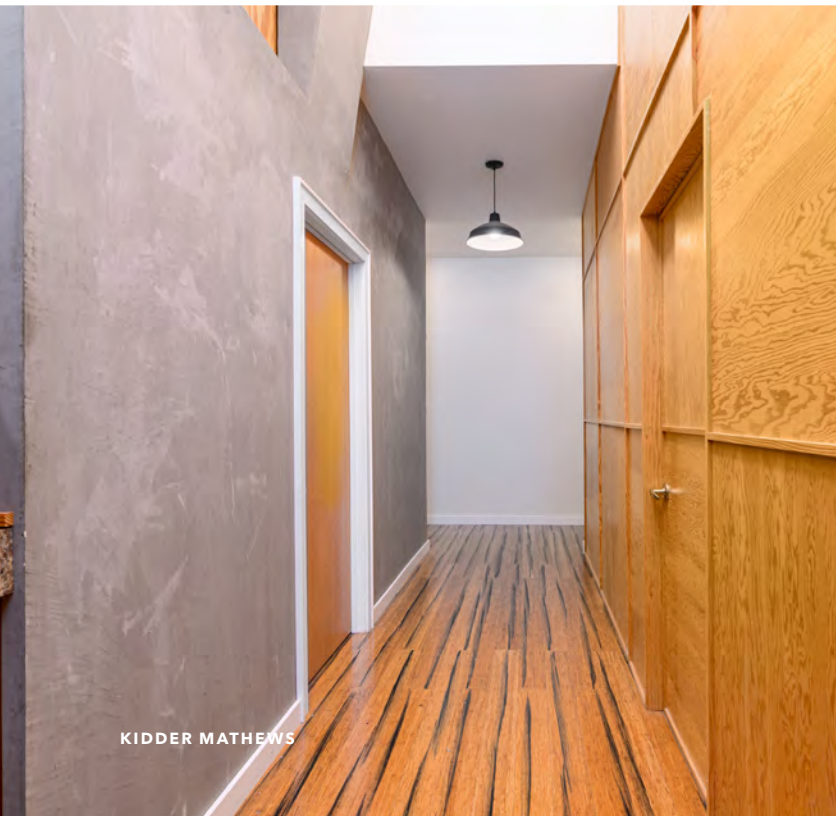
30 MIN DRIVE ■ 60 MIN DRIVE ■ 90 MIN DRIVE ■





PROPERTY PHOTOS

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