



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL CONDOS FOR SALE

4848 COLT STREET, UNITS 1 & 2 | VENTURA, CA 93003

JOHN OCHOA, SIOR

Principal

805.626.1208

jochoa@lee-re.com

DRE# 00986604

GRANT HARRIS

Principal

805.626.1212

gharris@lee-re.com

DRE# 01029619

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DETAILS

Sales Price

Unit 1 \$525,000

Unit 2 \$510,000

Building Size

Unit 1 1,077 SF

Unit 2 1,077 SF

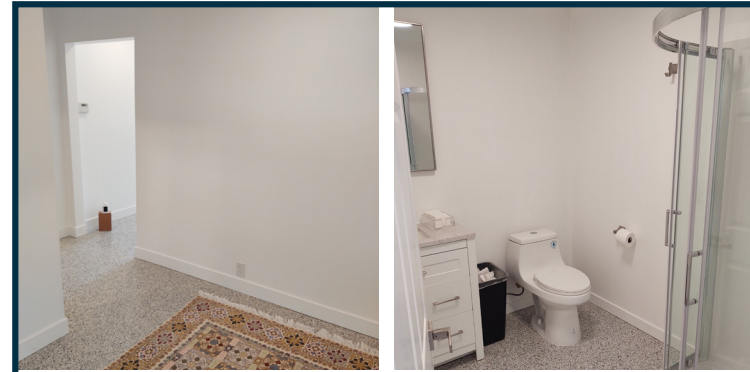
Type Industrial

Zoning MPD

- Features warehouse/storage space w/ one 12'9" roll-up door & office buildout
- Includes sprinklers, HVAC and ample onsite parking
- Easy access from US 101 Fwy and Hwy 126
- Monthly association dues are \$260 which includes water & trash
- Zoned MPD
- Units can be combined



UNIT PHOTOS



UNIT 1

UNIT 2

LOCAL AMENITIES



macy's **JCPenney**
TARGET
TRADER JOE'S **STARBUCKS COFFEE** **PANERA BREADS**
Bath & Body Works **VICTORIA'S SECRET** **CVS pharmacy**
Pizza Hut **AMERICAN EAGLE** **california**
ROSS DRESS FOR LESS **OLD NAVY**
See's CANDIES **VANS**
Charley's **WOOD RANCH BBQ & GRILL**
BevMo! **at&t**
RED ROBIN **Game Stop**
SEPHORA **charlotte russe**
CHASE **SUBWAY**
24 FITNESS
Sarku Japan **foot Locker**
HOLLISTER
AÉROPOSTALE
LENSCRAFTERS

LOWE'S **CHIPOTLE MEXICAN GRILL**
WELLS FARGO **abc** **verizon**
usbank

TARGET **BIG 5** **enterprise**
LASSENS pharmacy **CVS pharmacy** **BIG HAND TIRE & SERVICE** **Advance! Auto Parts!**
STARBUCKS COFFEE **eyeglass factory** **Reid's Appliances** **TOPPERS** **Espresso Things**
cricket **usbank** **FASTSIGNS** **SportClips**
McDonald's **MIDAS** **FIREHOUSE SUBS** **DECKERS**

BARNES & NOBLE BOOKSELLERS **KOHL'S** **Michael's**
SPROUTS FARM FRESH MARKET **Famous Footwear** **STONE FIRE GRILL** **Vitamin Shoppe**
PET SMART **HUMMUS REPUBLIC** **SEPHORA**
Sharky's **FIRST BANK** **Game Stop** **Urbane Cafe** **five BELOW**

HARBOR FREIGHT TOOLS **VONS** **99c ONLY** **PIZZA HUT** **AAA** **WELLS FARGO** **STARBUCKS COFFEE**
citibank **Mechanics Bank** **Pet's Coffee & Tea** **CHIPOTLE MEXICAN GRILL** **Luna Grill**
BANK OF AMERICA **Little Caesars** **Fantastic Sams HAIR SALONS**
Vitamin **prestoparta** **BP** **PAPA JOHN'S** **NOAH'S**

Durlington **WinCo FOODS** **STARBUCKS COFFEE** **BLAZE PIZZA**
CHUCK & CHEESE'S **the Habit BURGER GRILL** **DOLLAR TREE** **Crab & Spice**
Montecito Bank & Trust **Arby's** **Chick-fil-z** **WaBa** **UPS**
Office DEPOT **ROSS DRESS FOR LESS** **PETCO** **Orangetheory FITNESS** **CVS pharmacy**
AVIS **O'Reilly** **NERCES** **FedEx** **Onix**
LAMPS PLUS **HONEYBAKED** **SAS** **DELTA CO** **SHERWIN WILLIAMS**
ALDI **SUPERCUTS** **PLAY IT AGAIN SPORTS** **SALLY BEAUTY SUPPLY** **MATTRESS FIRM** **FIT BODY BOOTCAMP**

**4848 Colt St
Ventura, CA**

Walmart **Ralphs** **CVS pharmacy** **TRADER JOE'S** **PANERA BREADS** **STARBUCKS COFFEE**
LA FITNESS **U.O.U. HAWAIIAN B.B.Q.** **IHOOP** **GNC** **SUBWAY**
California State Seal **JJ** **Rubeks** **Pollo loco** **SUMO** **Rubio's** **Jack** **Carls Jr.**
SUPERCUTS **CHASE**





www.lee-associates.com

JOHN OCHOA, SIOR

Principal
805.626.1208
jochoa@lee-re.com
DRE# 00986604

GRANT HARRIS

Principal
805.626.1212
gharris@lee-re.com
DRE# 01029619



PROPOSED SBA 504 LOAN STRUCTURE

Eric R. Mandell
 VP, Senior Commercial Lender
 Direct: 805.300.0528
 emandell@cdcloans.com

4848 COLT STREET, UNITS 1 & 2 | VENTURA, CA 93003

SBA 504 Advantages

- **90% financing** - minimum 10% down payment
- **No additional collateral** - the project assets being financed are used as collateral with no lien on residence necessary
- **Fixed interest rate** - 20/25 years, fully amortized
- **No maximum total project amount** - finance a project upwards of \$30 million
- **Unlimited loans for manufacturer's projects** - a borrower can secure multiple 504 loans with no aggregated lending cap (up to \$5.5M max debenture for each project) if they are a manufacturer. If the project meets SBA's "green" standards the aggregate cap is \$16.5M

Free prequalification for any prospective borrower upon receipt of a complete financial package.

Use of Proceeds

Building Acquisition	\$525,000
Tenant Improvements	\$0
Equipment	\$0
TOTAL PROJECT COSTS	\$525,000

Source of Funds	%	Amount	Rate	Maturity (years)	Collateral	Monthly Payment
BANK (estimated)	50.0%	\$262,500	7.50%	10 Fixed 25 Amortized	1st Trust Deed	\$1,940
SBA 504 LOAN	40.0%	\$210,000 *	6.20%	25 Fixed 25 Amortized	2nd Trust Deed	\$1,450
BORROWER	10.0%	\$52,500	Blended 6.78%			
TOTAL	100.0%	\$525,000				\$3,390

ESTIMATED FEES/RATES

Lender: Varies depending upon lender (rate is estimated for this presentation).
 SBA: *SBA 504 origination fees are 2.15% of the SBA loan amount, plus a legal fee. These charges are financed within the loan.
 ** SBA 504 Regulatory Fees are incorporated into the monthly and annual debenture loan payments in this presentation.
 Related Costs: Appraisal, environmental reports, and other soft costs can be financed or paid out of pocket for most projects.

Visit us online for a lease vs. buy analysis, SBA rate history, online prequalification, and more: