

For Sale & Lease



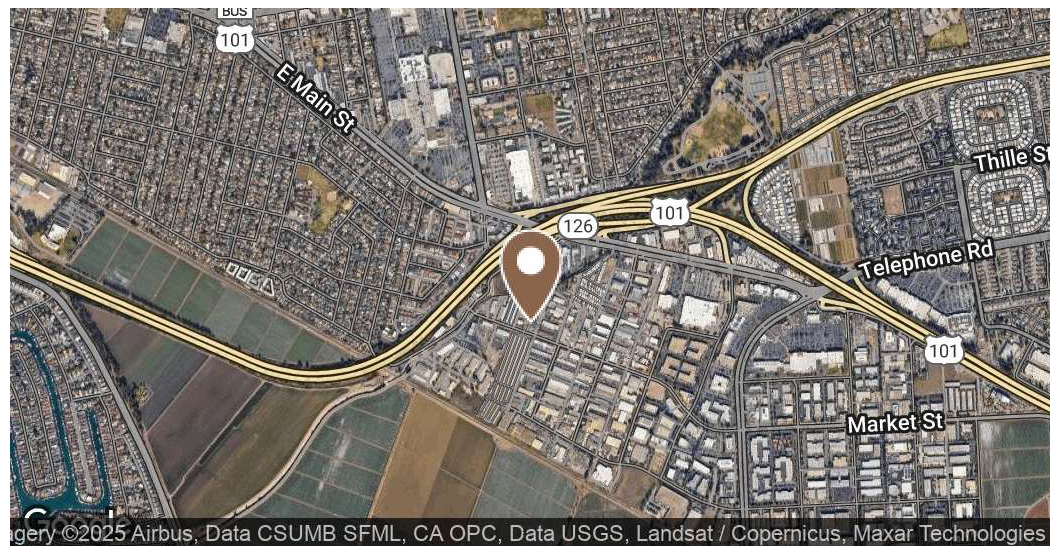
JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | [BECKERGRP.COM](http://BECKERGRP.COM)



### OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$1.00 SF/month (NNN)
NNN Estimate Value:	Est. \$0.15 psf
Number of Units:	2
Available SF:	2,297 SF
Lot Size:	18,702 SF
Building Size:	8,427 SF

### PROPERTY DESCRIPTION

3775 Market St, Ventura is a freestanding multi-tenant industrial building with significant tenant improvements supporting water treatment use. The primary tenant (72.7% of the building), Rayne Water, occupies the entire ground floor and yard. The second floor (Unit B) is currently vacant providing upside for an investor or potential to occupy for an owner/user.

SPACES	LEASE RATE	SPACE SIZE
3775 - 2nd floor	\$1.00 SF/month	2,297 SF

### AGENT CONTACT INFO

To find out more or setup a tour, please contact:

Jeffrey R. Becker - 805.653.6794 ext. 201 | [jbecker@beckergrp.com](mailto:jbecker@beckergrp.com)

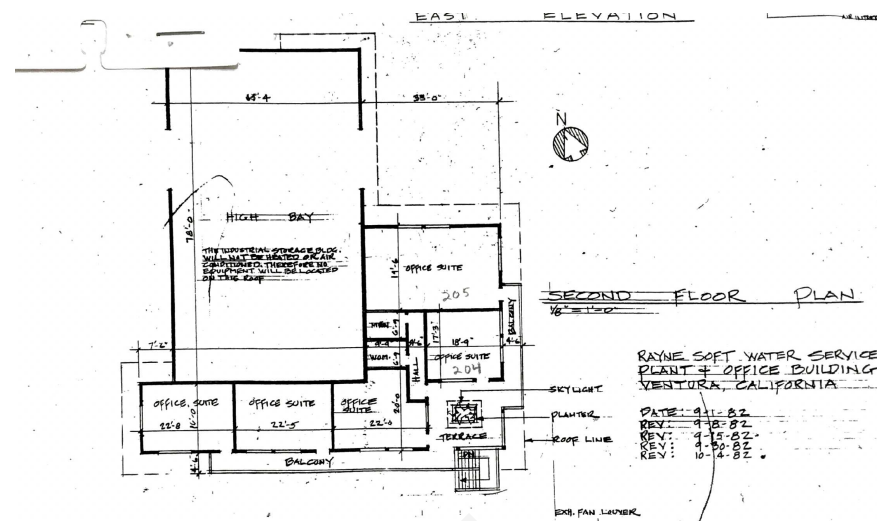
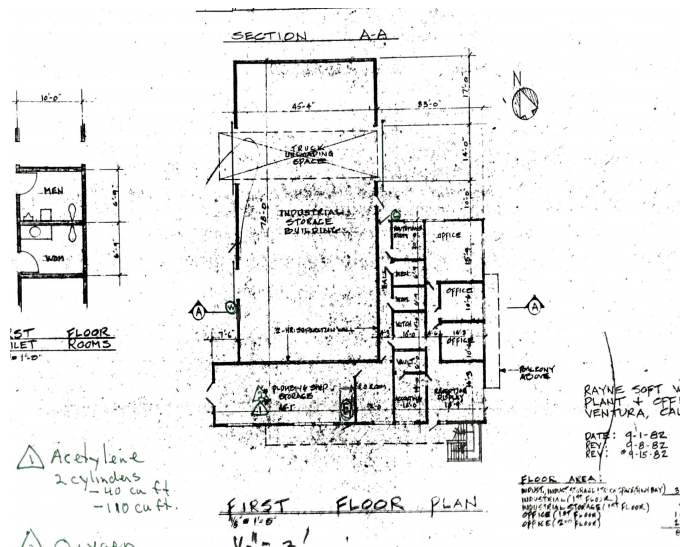
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Building Name	3775 Market Street
Property Type	Office
Property Subtype	Office Building
APN	138-0-140-020
Building Size	8,427 SF
Lot Size	18,702 SF
Building Class	B
Year Built	1984

- A rare opportunity to purchase one of the few multi-tenant M1 Industrial Buildings in the City of Ventura with secured yard. Current vacancy rates for the Ventura County industrial market are approximately 2.1% per CoStar, increasing demand for the asset type.
- 3775 Market Street, Ventura is an approximately 8,427sf industrial building (built 1984) on 18,702sf lot and is located on the corner of Fleet Ave and Market St with close proximity to the 101 Freeway and 126 Highway. There are numerous surrounding amenities including restaurants, retail and financial institutions.
- The M1 zoning is a flexible industrial zoning allowing for a number of uses not permitted by right in the more restrictive MPD zoning (Buyer to complete their own investigations with the City of Ventura).
- The property provides an excellent Investor opportunity with a the ability to add-value through the vacant 2nd story offices.

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## Projected Pro Forma at \$1,950,000 Purchase Price

### Rental Revenue Assumptions

Address	Sq. Ft.	Lot Size	Use	Units	Year Built
3775 Market St	8,427	18,702	Industrial/Office	2	1984

### Gross Income

Unit	Sq. Ft. (EST.)	Tenant Name	Actual Rent	Projected Rent	Est. NNN Fee AFTER SALE	Expiration	Option?	Annual Increases	Notes
Unit A	6,130	Rayne Water	\$9,502	\$9,502	\$2,345	5/31/2030	No	3%	Actual Rent Rate begins 6/1/25
Unit B	2,297	VACANT	\$0	\$2,297	\$879				
Annual Gross Income	8,427		\$9,502	\$11,799	\$3,224				

### Estimated Expenses (NNN)

Item	Monthly Cost
Operating Expenses (Landscape, Managment & Maintenance) (\$0.10 per sf)	\$843
Insurance	\$350
Taxes (at \$1.95m)	\$2,031
Monthly Total Expenses	\$3,224
Annual Total Expenses	\$38,684
NNN Per Sq. Ft.	\$0.38

### Net Operating Income

Revenue	Actual	Projected
Annual Effective Income	\$114,024	\$141,588
NNN Expenses	\$38,684	\$38,684
Recovered NNN Expenses	\$28,140	\$38,684
Net Operating Income	\$103,480	\$141,588

### Projected Capitalization Rate

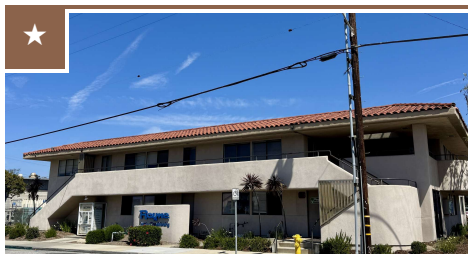
	Projected
7.25% Cap Rate Value	\$1,952,938

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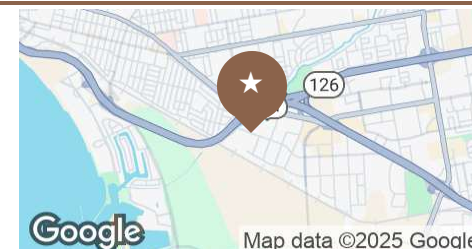
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### 3775 MARKET STREET

3775 Market Street, Ventura, CA 93003

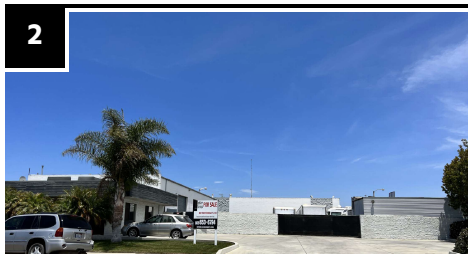
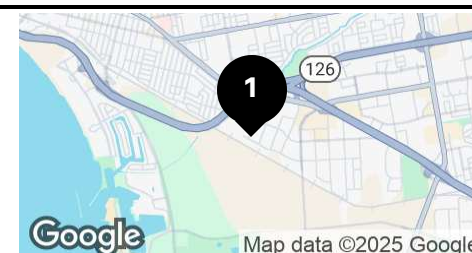
Price:	\$1,950,000	Bldg Size:	8,427 SF
Lot Size:	18,702 SF	No. Units:	2
Cap Rate:	N/A	Year Built:	1984
Price/SF:	\$211.40		



### 1742 MORSE AVE

Ventura, CA 93003

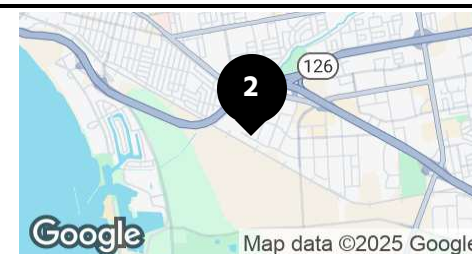
Price:	\$1,700,000	Bldg Size:	4,080 SF
Lot Size:	21,548 SF	Cap Rate:	N/A
Price/SF:	\$416.67		



### 3885 TRANSPORT STREET

Ventura, CA 93003

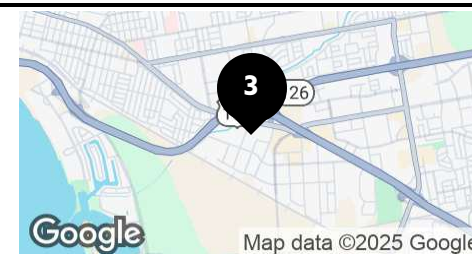
Price:	\$2,260,000	Bldg Size:	4,720 SF
Lot Size:	21,065 SF	Cap Rate:	N/A
Year Built:	1978	Price/SF:	\$478.81



### 1264 CALLENS RD

Ventura, CA 93003

Price:	\$4,750,000	Bldg Size:	10,145 SF
Cap Rate:	N/A	Year Built:	1959
Price/SF:	\$468.21		



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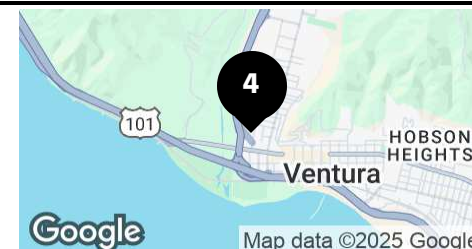
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### 209 N OLIVE STREET

Ventura, CA 93001

Price:	\$1,460,000	Bldg Size:	6,250 SF
Lot Size:	6,098 SF	Cap Rate:	N/A
Year Built:	1949	Price/SF:	\$233.60



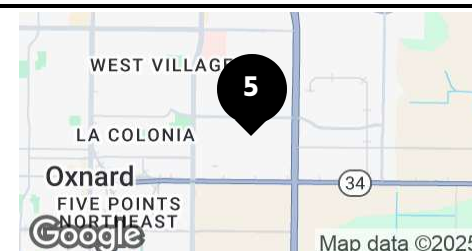
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### 220 BERNOULLI CIRCLE

Oxnard, CA 93030

Price:	\$3,250,000	Bldg Size:	14,189 SF
Lot Size:	33,977 SF	Cap Rate:	N/A
Year Built:	1990	Price/SF:	\$229.05



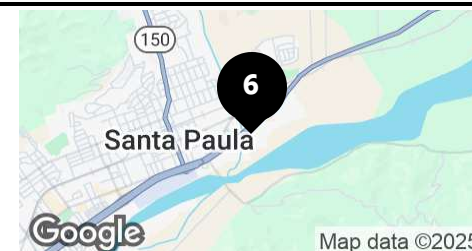
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### 1600 E LEMONWOOD DR

Santa Paula, CA 93060

Price:	\$1,700,000	Bldg Size:	5,957 SF
Cap Rate:	N/A	Year Built:	1991
Price/SF:	\$285.38		



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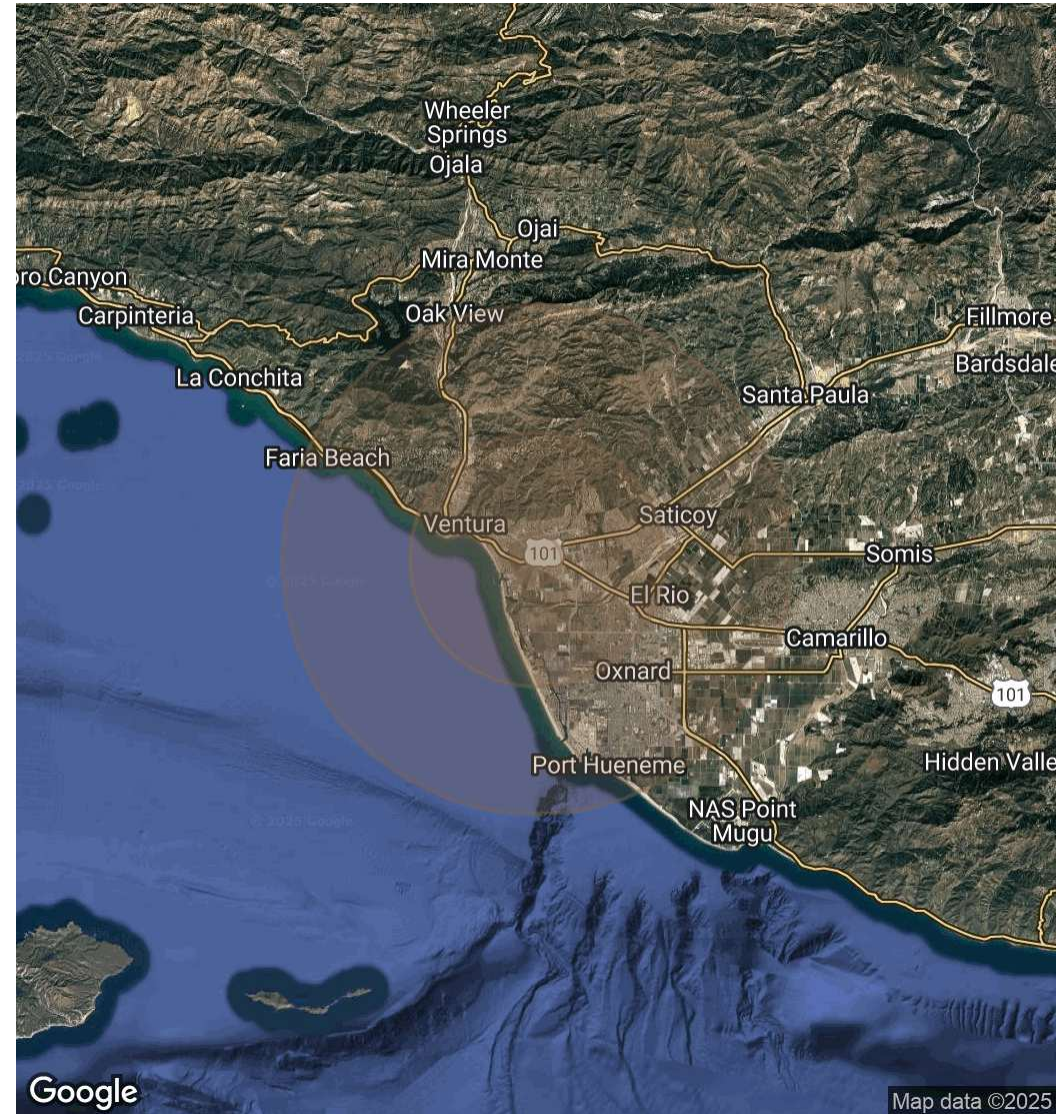
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,912	144,122	399,302
Average Age	39.7	37.7	33.5
Average Age (Male)	36.6	36.9	32.6
Average Age (Female)	43.3	38.7	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,946	53,233	123,077
# of Persons per HH	2.3	2.7	3.2
Average HH Income	\$71,615	\$83,537	\$75,892
Average House Value	\$508,223	\$586,560	\$519,176

\* Demographic data derived from 2020 ACS - US Census



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