

For Sale



JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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### PROPERTY DESCRIPTION

Charming 3-unit residential or office building plus two adjacent lots with buildable potential. Located in the heart of Downtown, next to City Hall. Discover the vibrant city of Ventura, CA, a bustling coastal community that offers the perfect blend of work and play. Nestled between pristine beaches and tranquil hills, the area surrounding the property boasts a dynamic business environment while providing an unparalleled quality of life for employees and residents. Just minutes away from renowned attractions such as Ventura Harbor, historic downtown Ventura, and the Channel Islands National Park, the location offers an enticing mix of urban amenities and natural beauty. With a diverse array of dining, entertainment, and recreational opportunities, Ventura provides the ideal backdrop for your next office investment.

### PROPERTY HIGHLIGHTS

- 2,568 SF building | Possibility of 3 Unit Residential Configuration | Includes the two adjacent lots which are split by abandoned City Alleyway | Prime location in Ventura | High visibility | Ample parking | Versatile floor plan | Proximity to amenities | Potential for customization | Strong investment opportunity | Possibility for residential configuration | Ocean views

### OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Units:	3
Lot Size:	10,460 SF
Building Size:	2,568 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	643	1,996	5,776
Total Population	1,199	4,298	14,467
Average HH Income	\$94,243	\$88,775	\$85,494

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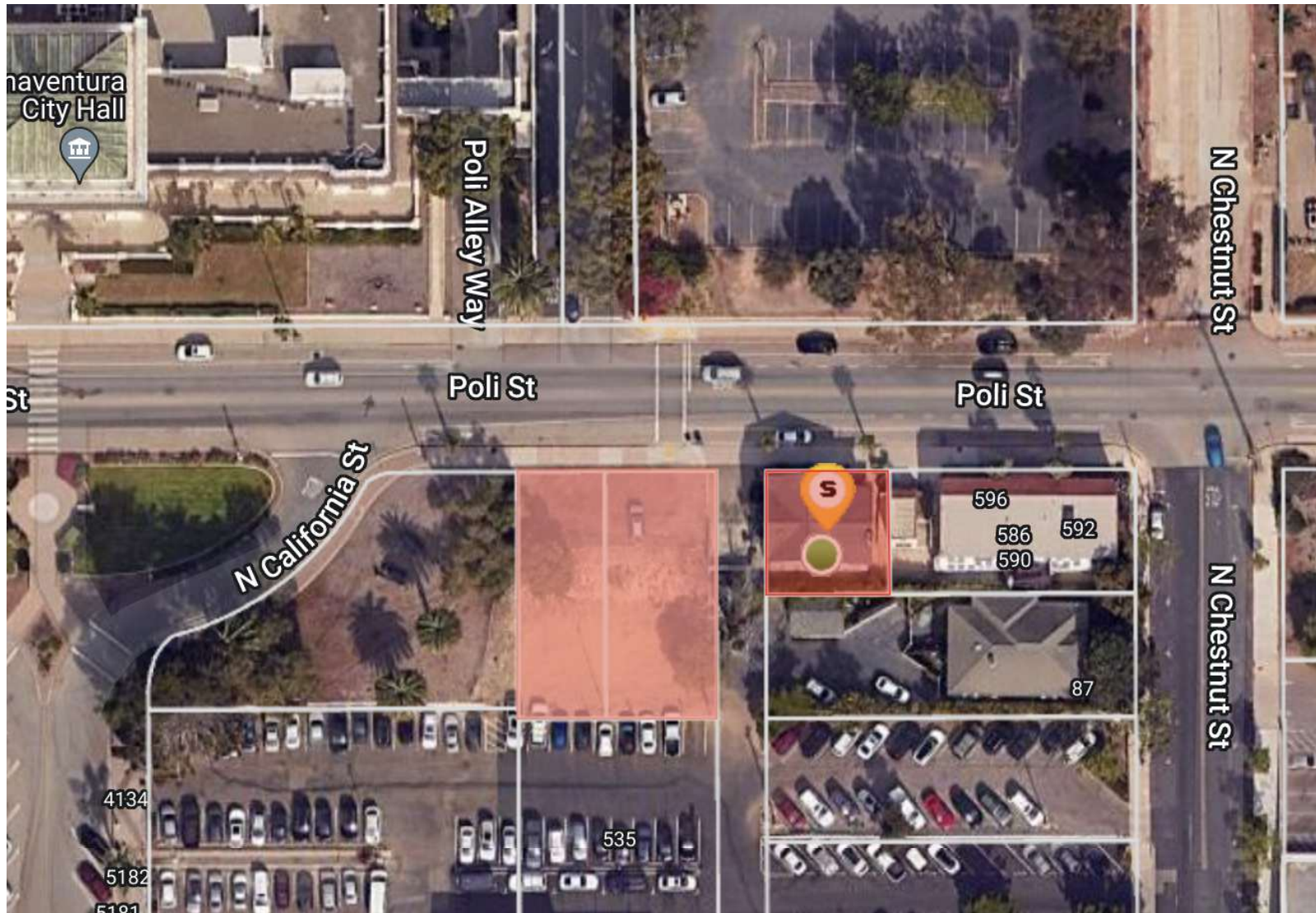
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