

Commercial Property For Sale



**172-180 N.
Ashwood Avenue**

VENTURA, CA

CBRE



Executive Summary

CBRE, Inc., as exclusive agent, is pleased to present this opportunity for an owner/user or investor to acquire this commercial property in Ventura, CA. The property consists of two (2) buildings – a main building of approximately 8,131 square feet at 180 N. Ashwood Ave and a separate approximate 1,892 square foot annex building at 172-176 N. Ashwood Avenue, including an exclusive parking lot.

Centrally located in the City of Ventura, it is easily accessible from both Telegraph Rd and Loma Vista Rd., as well as being near Ventura Community College, Ventura County Medical Center, and Community Memorial Hospital.

The Opportunity

172-176 & 180 N. Ashwood Avenue | Ventura, CA

FOR SALE: \$2,756,325.00 (\$275 / SF)

Property: 10,023 square feet
(180 Bldg: 8,131 square feet)
(172-176 Bldg: 1,892 square feet)

APN 078-0-222-010

Zoning: C1 ([Limited Commercial Zone](#))

Lot Size: 0.56 acres

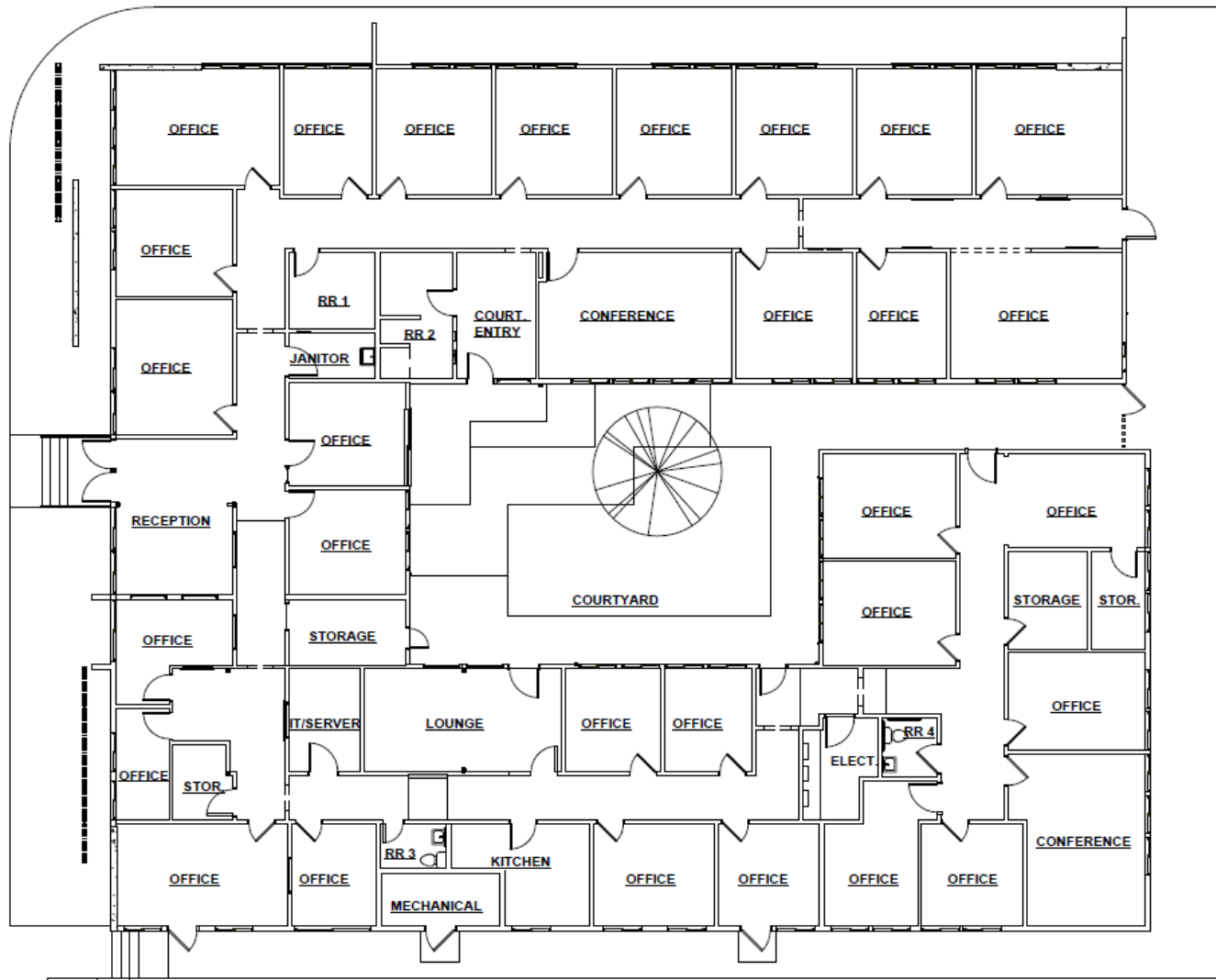
Parking: Eighteen (18) standard parking lot stalls, one (1) H-accessible stall, plus street parking available.

Year Built: 1965 - City of Ventura has identified the property as a potential historic site.

Medical Uses: Medical uses are allowed.



180 N. Ashwood Ave.



Site Plan

180 & 172-176 N. Ashwood Avenue



COLISEUM ST.

(E) RINCON ANNEX BUILDING

ALLEY

N ASHWOOD AVE.







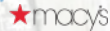
Area Amenities

COMMUNITY
MEMORIAL HOSPITAL

VENTURA COUNTY
MEDICAL CENTER

VENURA COMMUNITY
COLLEGE

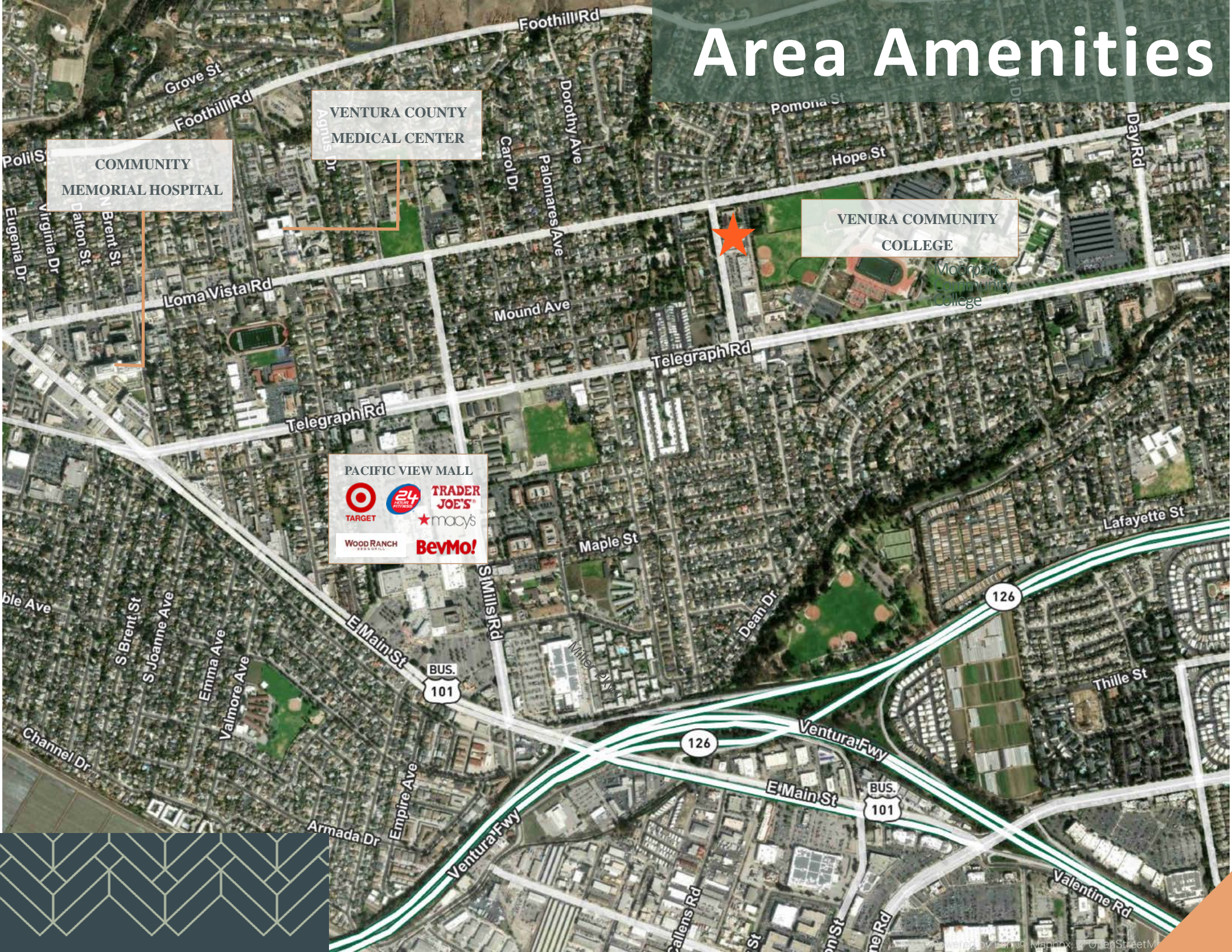
PACIFIC VIEW MALL



WOOD RANCH
RESTAURANT

BevMo!

Modesto
Community
College



172-176 & 180 N. Ashwood Ave.

C1 Commercial Property For Sale



Contacts

Mason Gray
Senior Associate
+1 805 901 7500
Mason.gray@cbre.com
Lic. 02035347

Tom Dwyer
Senior Vice President
+1 805 320 6204
Tom.dwyer@cbre.com
Lic. 01197938

Chris Swatosh, SIOR
Senior Vice President
+1 818 251 3655
Chris.swatosh@cbre.com
Lic. 01803294

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