



+/- 4.95 Acres for Sale
Prime CA 33 Frontage

256

W STANLEY AVE
VENTURA, CA

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

±4.95-acre commercial property zoned MPD, offering a unique opportunity for a contractor, storage/yard operator, or investor. The property is strategically located adjacent to State Highway 33 at the Stanley Avenue exit, providing convenient access and strong frontage.

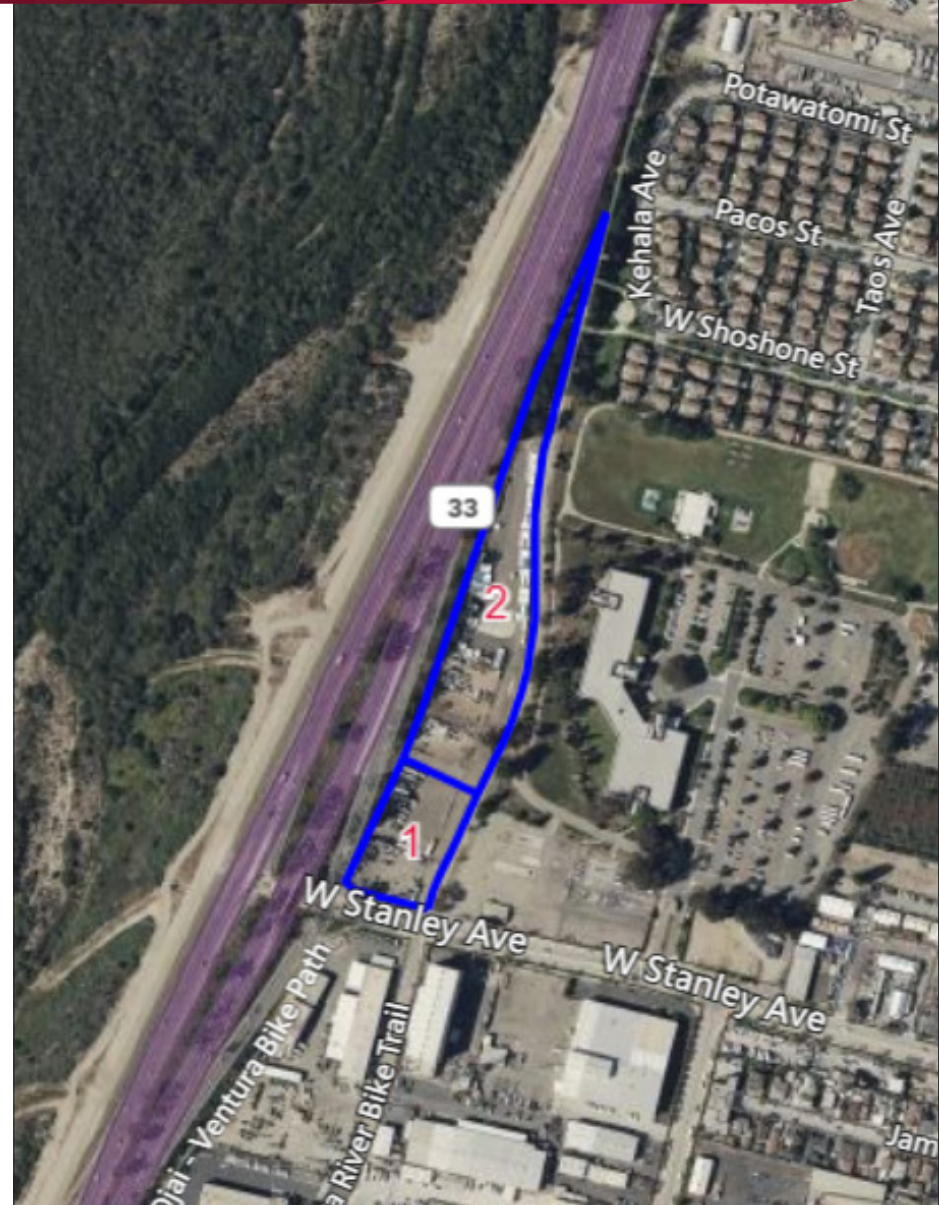
The site is fully fenced with 6' chain-link fencing, 20' double-wide sliding gates, and 24/7 access. Approximately 60% of the property is currently leased, with all tenants on month-to-month agreements, providing immediate income while maintaining flexibility for an owner-user to occupy the property or pursue future entitlements and redevelopment.

PROPERTY HIGHLIGHTS:

- ±4.95 Acres
- MPD Zoning
- Existing Income with Owner-User Flexibility
- Fully Fenced & Secured
- State Highway 33 / Stanley Avenue Access
- Future Development / Entitlement Upside

OFFERING PRICE: \$5,500,000

APNs: 068-0-082-095 & 068-0-052-085



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PRO FORMA AND RENT ROLL

ASSUMPTIONS

Market Rent (\$/SF/Month)	\$0.20
Vacancy / Credit Loss	10.0%
Annual Property Tax	\$63,250
Maintenance (% of EGI)	5.0%
Acreage	4.95

MARKET RENT SCHEDULE — APPROXIMATE SQUARE FOOTAGE

Space	Approximate Area (SF)	Rent / SF / Mo.	Monthly Rent	Annual Rent
F	63,162	\$0.20	\$12,632	\$151,589
B2	4,140	\$0.20	\$828	\$9,936
A,B3	25,410	\$0.20	\$5,082	\$60,984
B1	27,680	\$0.20	\$5,536	\$66,432
E1	2,500	\$0.20	\$500	\$6,000
D	12,400	\$0.20	\$2,480	\$29,760
C	150	\$0.20	\$30	\$360
H	150	\$0.20	\$30	\$360
G	600	\$0.20	\$120	\$1,440
E3	12,000	\$0.20	\$2,400	\$28,800
C1,2,3	12,800	\$0.20	\$2,560	\$30,720
E2	2,500	\$0.20	\$500	\$6,000

ANNUAL PRO FORMA

Gross Potential Rent	\$517,493
Less: Vacancy / Credit Loss	(\$51,749)
Effective Gross Income	\$465,744
Expenses	
Property Tax	(\$63,250)
Maintenance	(\$23,287)
Insurance	(\$5,000)
Total Operating Expenses	(\$91,537)
NET OPERATING INCOME	\$374,206

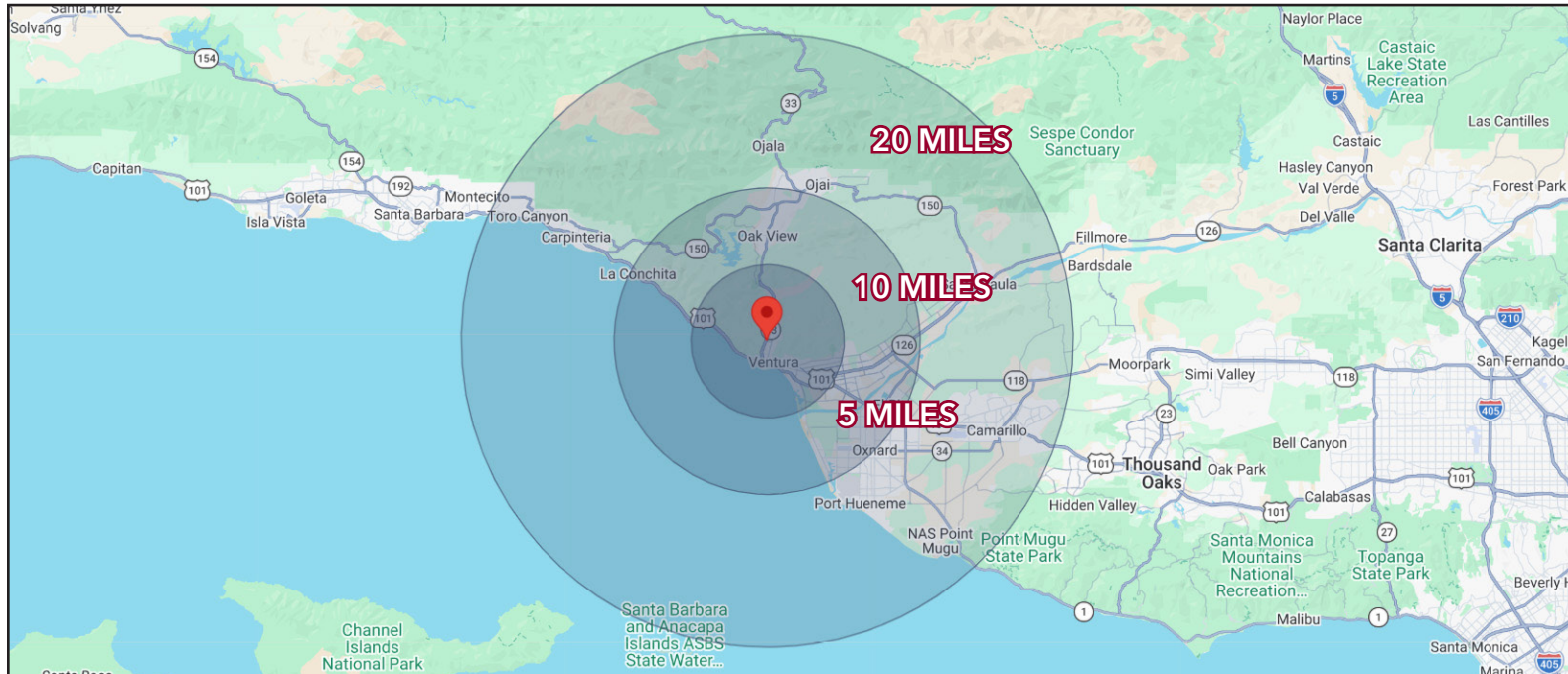
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AADT TRAFFIC COUNTS



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
POPULATION			
Total Population	52,907	240,807	518,696
Average Age	42.6	40.2	39.1
HOUSEHOLDS & INCOME			
Total Households	21,144	82,620	166,871
# of Persons per HH	2.5	2.9	3.1
Average HH Income	\$129,932	\$121,704	\$127,243
Average House Value	\$968,897	\$784,537	\$808,653

Demographics data derived from AlphaMap

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