

For Sale



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



PROPERTY DESCRIPTION

A rare opportunity to purchase one of the few automotive retail building with secure yard in the City of Ventura. The approximately 8,134sf building is split into two halves with a large showroom + offices area at the front of the building facing Thompson Blvd. and a service and parts area in the rear with roll-up doors. The building will be delivered vacant at close of escrow. Lot size: 16,440 sf. City of Ventura Zoning: T4.5.

LOCATION DESCRIPTION

The property is located in Ventura's exciting Mid-Town district with excellent access to the 101 Freeway, numerous shops, amenities and restaurants. Ventura is one of Ventura County's most popular destinations known for tourism, beaches, unique shopping/dining, the San Buenaventura Mission, Botanical Gardens and entertainment. The city continues to grow and there a numerous residential developments under construction within walking distance of the subject property.

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OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,950,000 |
| Building Size: | 8,134 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,765 | 34,561 | 110,013 |
| Total Population | 12,157 | 84,252 | 337,721 |
| Average HH Income | \$90,907 | \$91,535 | \$88,332 |

CONTACT INFO

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

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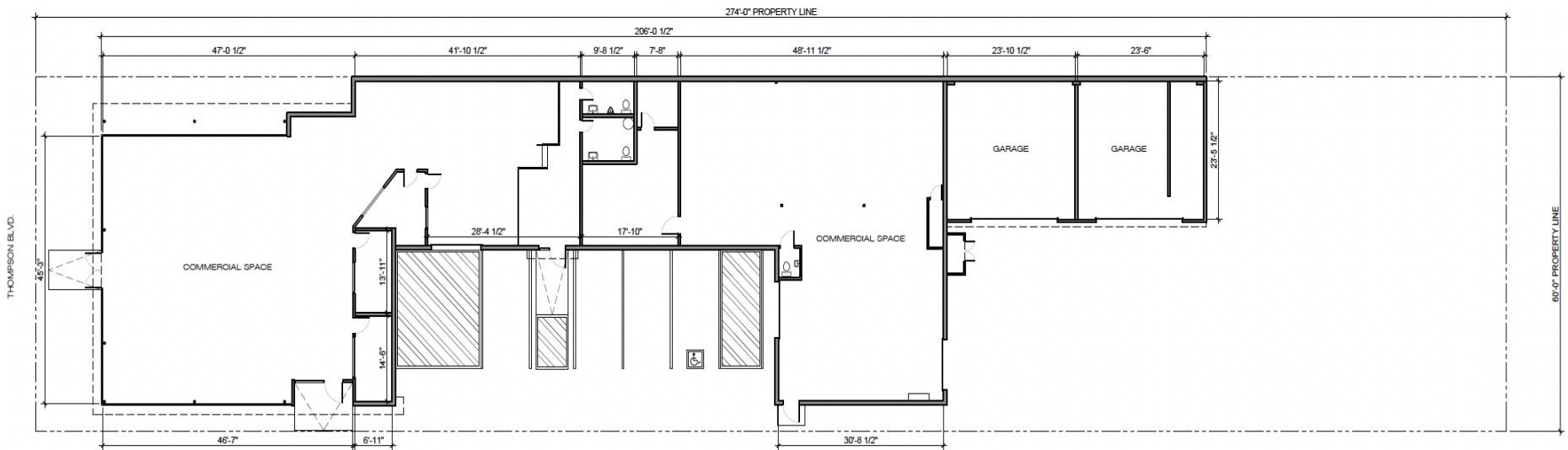


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PARCEL AREA = 16,440 SQ. FT.
TOTAL BUILDING AREA = 8,134 SQ. FT.

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