



3059 E MAIN STREET, VENTURA, CA 93003

AVAILABLE
AUTOMOTIVE /AUTO BUILDING
WITH EXISTING BUSINESS



PROPERTY Information



LOT SIZE
±0.63 Acres



TOTAL BUILDING SIZE
±7,263 SF



YEAR BUILT
1972



APN
077-0-074-185



RARE TURN-KEY REPAIR SHOP

CONSUMER SPENDING

Automotive & Maintenance

1 Mile:	\$57,425,502
3 Miles:	\$211,362,168
5 Miles:	\$411,762,078



AREA Overview

Ventura, CA

Nestled between the renowned beach cities of Oxnard and Santa Barbara, Ventura is a historic coastal community that has a strong infrastructure in employment, with many of the County's top employers in the City of Ventura. A supply constrained market with virtually no new apartments coming online, the ever-expanding shopping, retail, entertainment and tourism is robust. Adding to its desirability, Ventura residents have a live-work benefit to be employed, or commute to local and surrounding upper education, (see attached list of area upper education) or simply utilize and enjoy the extensive retail hubs, Ventura sits squarely within a five minute drive to Oxnard and 20 minutes to Santa Barbara.

The population of Ventura County is approximately 847,800 with an average percapita income of \$51,424, approximately 10% above the national average. The median age is 37-40 and estimated household size is 2.63. Median Household Income is 70,566 within a 2 mile radius and estimated to \$71,639 by 2020. Estimated 2015 Average Housing value is at \$491,981

in a 2 mile radius. In the County of Ventura, approximately 31% of the population 25 and older has at least a four-year college degree. The City of Ventura has 31.6%.

The biggest job growth in Ventura county is seen in the professional services and hospitality sectors. Multifamily real estate, wholesale and government organizations, over the last five years, total employment in the Ventura area has grown at an average annual rate of 1.3%, the equivalent of the growth rate across the US.

In Ventura County, occupancy has continued to tighten with very few apartments available to rent. The vacancy rate for the total of Ventura County stands at 2.8%, while the City of Ventura's apartments vacancy is evenless. The rental index for Ventura has grown from \$1,640 in 2013 to \$1782 in 2014, and forecasted to grow to \$1,838 in 2015.

All reports reflect virtually no concessions and such is the case at the subject property, with a current occupancy of



97%. With the economy building momentum, job growth and household formation are creating stronger demand for rental housing, driving up apartment rental rates to new highs in Ventura County, according to a recent report from a real estate consulting firm.

Additionally, apartments planned in the City of Ventura are extremely limited, keeping the occupancy levels high compared to the state and county. National rents grew 4.3% in 2014 and Ventura County's overall rent in January 2015 was up 5.7%. Millenials are entering the housing market and opting to rent instead of own often due to lack of down payment but also to prioritize lifestyle over ownership and the desire for coastal community, clean air, with access to Los Angeles and Santa Barbara.



AREA Overview

VENTURA COUNTY MARKET OVERVIEW

TOP TEN MAJOR EMPLOYERS	Employees 2014
1. Naval Base of Ventura	14,547
2. County of Ventura	8,597
3. Amgen	5,900
4. Wellpoint	2,913
5. Simi Valley School Dist.	2,229
6. Community Memorial	2,000
7. Conejo Valley Unified	1,935
8. Dignity Health	1,840
9. Ventura Unified School Dist.	1,818
10. Ventura Community College Dist.	1,557



During 2014 Ventura County added 4,800 jobs mainly in healthcare, leisure/hospitality and professional business service sectors; even construction is adding to that increase as more new housing starts and renovations begin with another 1,500 jobs; 2015 expects another 4,000-5,000 jobs overall in Ventura County. Unemployment is down to be lowest its been in 6 years to 5.9% lower than California at 6.7% and is projected to decline into 2015. Ventura County has employment clusters in biotech, information tech, and government and financial services which pay relatively higher wages.

AREA Demographics

Population	1 mile	3 mile	5 mile
2010 Population	15,028	59,781	114,737
2023 Population	15,252	61,695	120,379
2028 Population Projection	15,131	61,396	120,157
Annual Growth 2010-2023	0.10%	0.20%	0.40%
Annual Growth 2023-2028	-0.20%	-0.10%	0%
Median Age	43.2	42.7	41.1
Bachelor's Degree or Higher	37%	35%	32%
U.S. Armed Forces	19	87	202

Households	1 mile	3 mile	5 mile
2010 Households	6,210	24,184	42,079
2023 Households	6,271	24,800	43,673
2028 Household Projection	6,212	24,640	43,488
Annual Growth 2010-2023	0.40%	0.40%	0.50%
Annual Growth 2023-2028	-0.20%	-0.10%	-0.10%
Owner Occupied Households	3,163	12,202	24,419
Renter Occupied Households	3,049	12,438	19,069
Avg Household Size	2.4	2.4	2.7
Avg Household Vehicles	2	2	2
Total Consumer Spending (\$)	\$231.5M	\$864.5M	\$1.6B

Housing	1 mile	3 mile	5 mile
Median Home Value	\$741,851	\$702,716	\$684,434
Median Year Built	1956	1966	1972

Income	1 mile	3 mile	5 mile
Avg Household Income	\$109,152	\$101,458	\$107,047
Median Household Income	\$91,742	\$81,484	\$86,966
< \$25,000	748	3,159	4,960
\$25,000 - 50,000	844	4,527	7,347
\$50,000 - 75,000	813	3,695	6,064
\$75,000 - 100,000	1,090	3,929	7,241
\$100,000 - 125,000	932	2,878	5,194
\$125,000 - 150,000	476	1,801	3,575
\$150,000 - 200,000	740	2,488	4,760
\$200,000+	627	2,323	4,533





AVANT REAL ESTATE

2875 Pomona Blvd
Pomona, CA 91768

CAMILLE LOPEZ DE LEON

Executive Assistant
CA DRE Lic# 02176628
Mobile: 909-538-1110
Email: camille@avantrealestate.com

MARLENE DIAZ

Real Estate, Construction & Develop Dept.
Mobile: 323-372-4978
Email: mdiaz@avantrealestate.com

GILLY BERDIN

Mobile: 323-847-7044
Email: gill@avantrealestate.com