



REDEVELOPMENT OPPORTUNITY

5 ACRES – FREEWAY EXPOSURE, VENTURA, CA
PRICE REDUCED TO : \$7.9 Million



BUENGER

COMMERCIAL REAL ESTATE, INC.

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OVERVIEW

1655 – 1787 Mesa Verde Avenue, Ventura

4.95 ACRES, ZONED MPD

PRICE: \$7,900,000

- Redevelopment Opportunity
- Excellent Freeway Visibility
- Multiple Points of Egress / Ingress
- Five (5) buildings built in 1978
- Zoning: MPD (Industrial Planned Development - City of Ventura)
- APN 137-003-0105

EXISTING STRUCTURES:

- 1655 Mesa Verde Ave: 12,594 Sq. Ft.
- 1695 Mesa Verde Ave: 14,265 Sq. Ft.
- 1727 Mesa Verde Ave: 12,025 Sq. Ft.
- 1757 Mesa Verde Ave: 14,265 Sq. Ft.
- 1787 Mesa Verde Ave: 12,594 Sq. Ft.

Total Leasable Square Feet: 65,743 Sq. Ft.



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CITY OF
VENTURA

PROPERTY

101 Freeway

Ralston Street

Telephone Road

Freeway Access

Walmart

TRADER JOE'S



HARBOR FREIGHT



VONS



Peet's Coffee



Victoria Avenue



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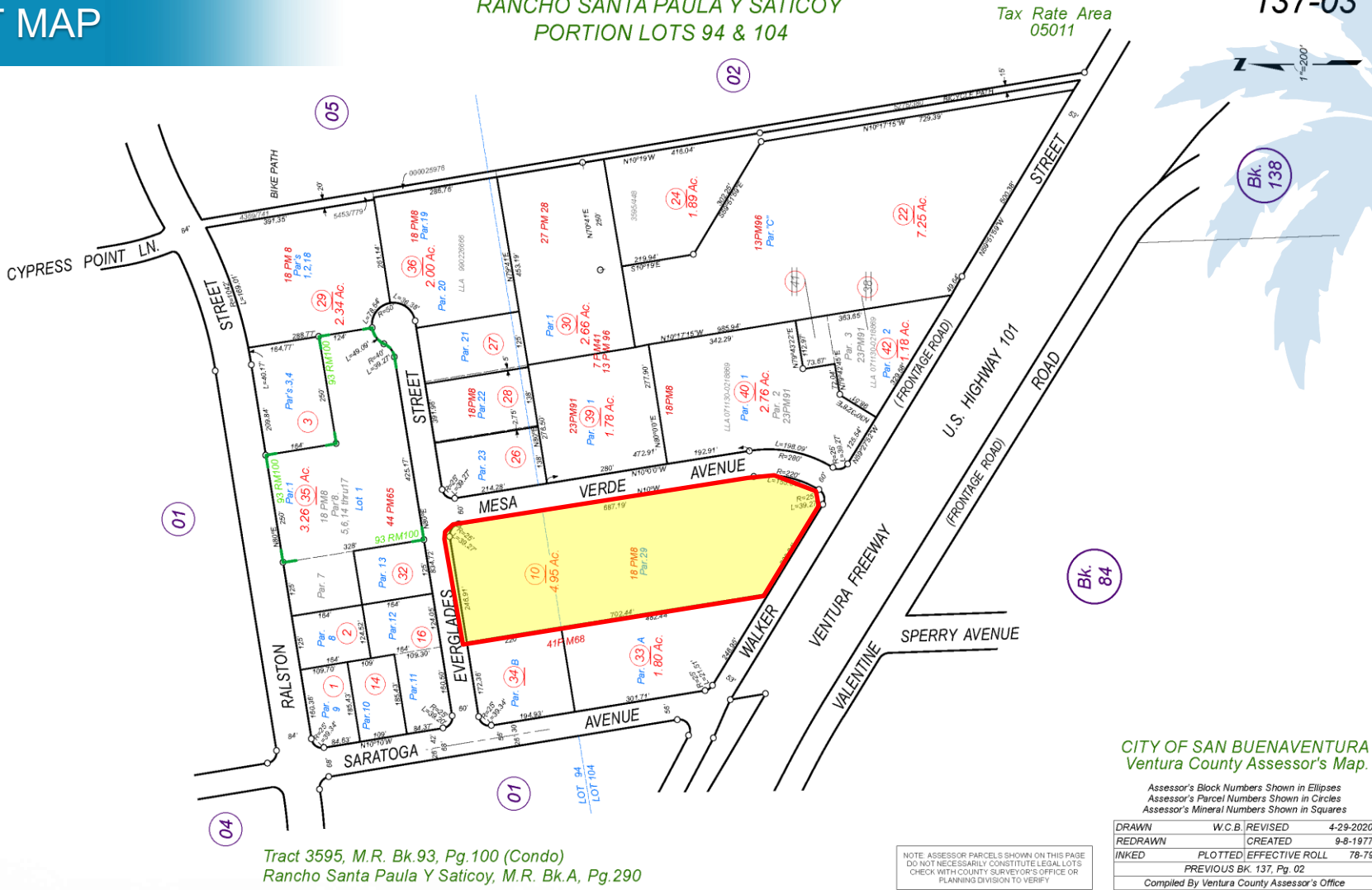
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PLAT MAP

RANCHO SANTA PAULA Y SATICOY
PORTION LOTS 94 & 104

137-03



CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Mineral Numbers Shown in Squares

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY

DRAWN	W.C.B.	REVISED	4-29-2020
REDRAWN		CREATED	9-8-1977
INKED		PLOTTED	EFFECTIVE ROLL 78-79
			PREVIOUS BK 137, Pg. 02
			Compiled By Ventura County Assessor's Office



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M-P-D Zone: (Manufacturing Planned Development)

- Provide areas in which a wide variety and complexity of industrial and manufacturing uses may function safely, efficiently, and harmoniously;
- Regulate, with both general and specific development standards, a high level of site development and operational performance with due consideration to creating a quality industrial environment, enhancing views from main transportation routes, and protecting existing and future adjacent land uses.
- Preserve the city's industrial base and protect industrial and improvements from encroachment of incompatible uses more properly located in other zoning districts.

*MPD Allowed Uses:

- Administrative, Business, and Professional Services
- Assembly and Light Manufacturing
- Automotive and Accessories: Automotive Sales & Repair, Wholesale, Parking
- Boating and Harbor Activities: Boat Building or Repair Business and Professional Support
- Commercial Kitchen
- Construction Sales and Services: Building Contractor Yards Cultural and Library Services
- Construction and Contractor Yards.
- Dining Establishments: Ancillary Service, Fast Counter Service Full Service, Take Out
- Education Services: Commercial & General
- Food and Fish Processing: Fish and Meat Processing
- Laundry Services Light Industrial
- Medical Services
- Professional Offices
- Recycling Services: Consumer Recycling Collection Points Repair Services, Appliance and Electronics
- Research or Laboratory Services
- Retail Sales
- Safety Services
- Transportation Services
- Utility or Equipment Substations
- Warehouse and Distribution
- Wholesaling

*Allowed Uses WITH CUP

- Animal Boarding
- Animal Sales and Services: Grooming and Pet Stores
- Animal Sales and Services: Veterinary
- Automotive and Accessories: Automotive Repairs, Systems
- Automotive and Accessories: Cleaning
- Automotive and Accessories: Gasoline Sales
- Automotive and Accessories: Operable Vehicle Storage
- Day Care Centers
- Day Services Facility
- Education Services: General Group Care
- Oil Equipment Services: Heavy
- Oil Equipment Services: Light
- Recreation Services: Indoor Sports and Recreation
- Recycling Services: Recycling Transfer Transportation Services



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY			
	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	14,422	95,064	205,596
2029 Population	14,131	94,303	203,388
Pop Growth 2024-2029	-2.0%	-0.8%	-1.1%
2024 Average Age	41	42	40
HOUSEHOLDS			
2024 Households	5,362	34,936	69,742
2029 Households	5,242	34,641	69,042
Household Growth 2024-2029	-2.2%	-0.8%	-1.0%
Average Household Size	2.5	2.7	2.8
Average HH Vehicles	2	2	2

Income	1 mile	3 miles	5 miles
Avg Household Income	\$104,063	\$112,330	\$107,378
Median Household Income	\$83,500	\$93,157	\$87,545
< \$25,000	2,011	7,414	12,846
\$25,000 - 50,000	2,443	10,808	20,248
\$50,000 - 75,000	2,537	10,274	18,987
\$75,000 - 100,000	1,697	9,461	16,985
\$100,000 - 125,000	2,073	9,743	16,169
\$125,000 - 150,000	1,124	6,284	10,419
\$150,000 - 200,000	1,806	8,789	13,117
\$200,000+	1,445	7,962	12,438



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