



PROPERTY DESCRIPTION

A rare premium investment opportunity to purchase an assisted living facility leased by Ventura County. The building has a 26 bed capacity and is operated by Turning Point Foundation. Financials and lease terms are available with a signed NDA.

APN: 073-0-212-240 | Building: Approximately 4,473sf | Lot: 13,612sf | City of Ventura Zoning: T4.5 Res1

Tenant:

<https://venturacounty.gov/>

<https://www.turningpointfoundation.org/>

CONTACT INFORMATION

To find out more, please contact:

Matthew Kingsley | 805.653.6794 ext. 214 | mkingsley@beckergrp.com

JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

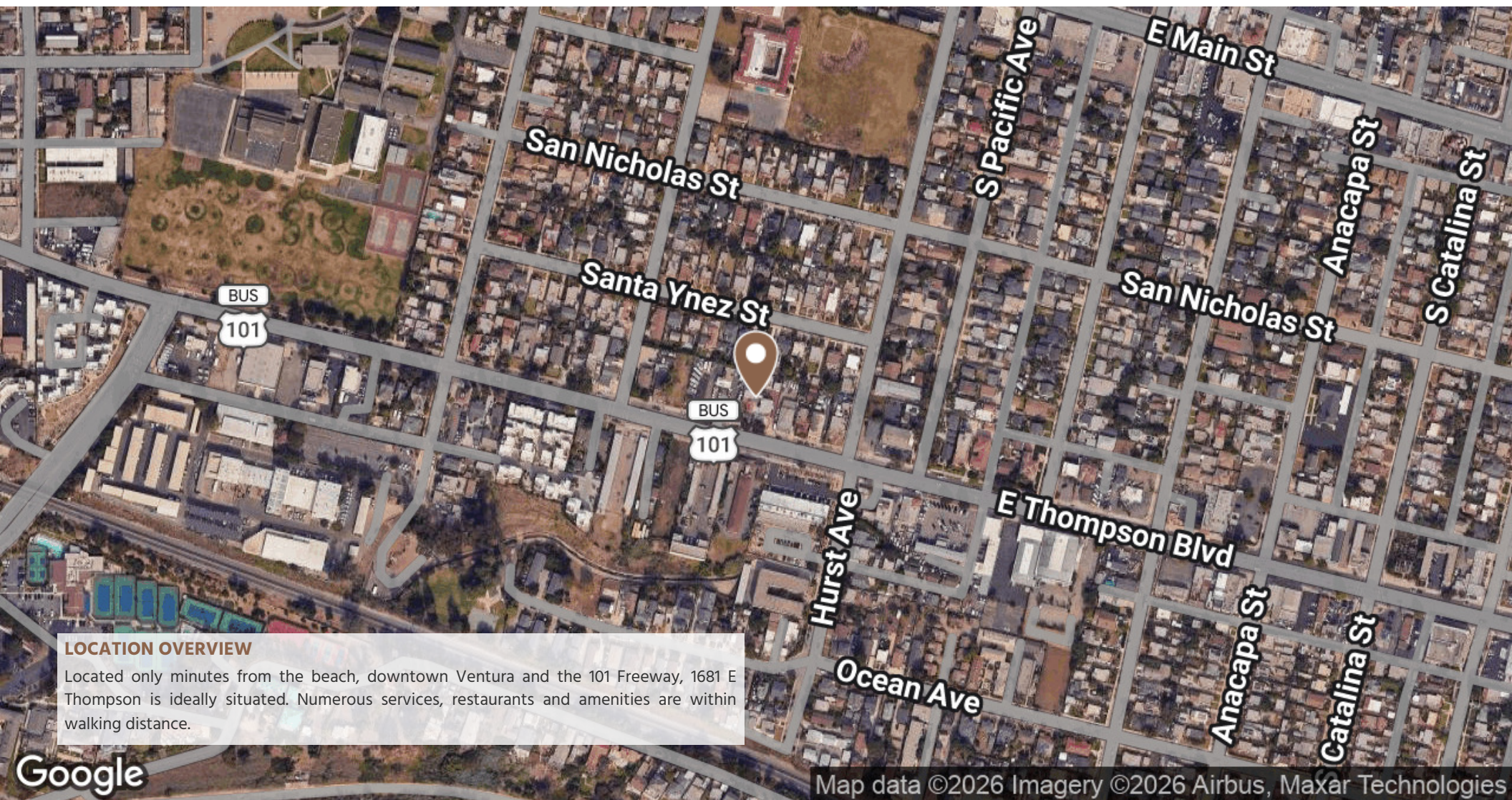
jbecker@beckergrp.com

CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	13
Lot Size:	13,612 SF
Building Size:	4,473 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	591	1,989	5,420
Total Population	1,495	4,414	11,757
Average HH Income	\$144,742	\$135,321	\$129,722



LOCATION OVERVIEW

Located only minutes from the beach, downtown Ventura and the 101 Freeway, 1681 E Thompson is ideally situated. Numerous services, restaurants and amenities are within walking distance.

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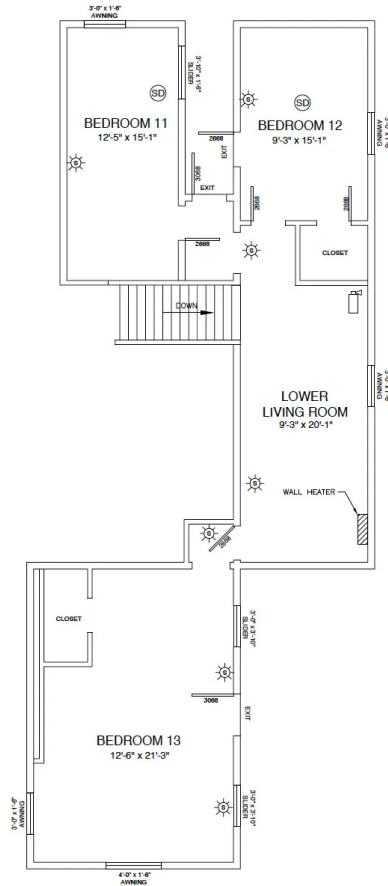


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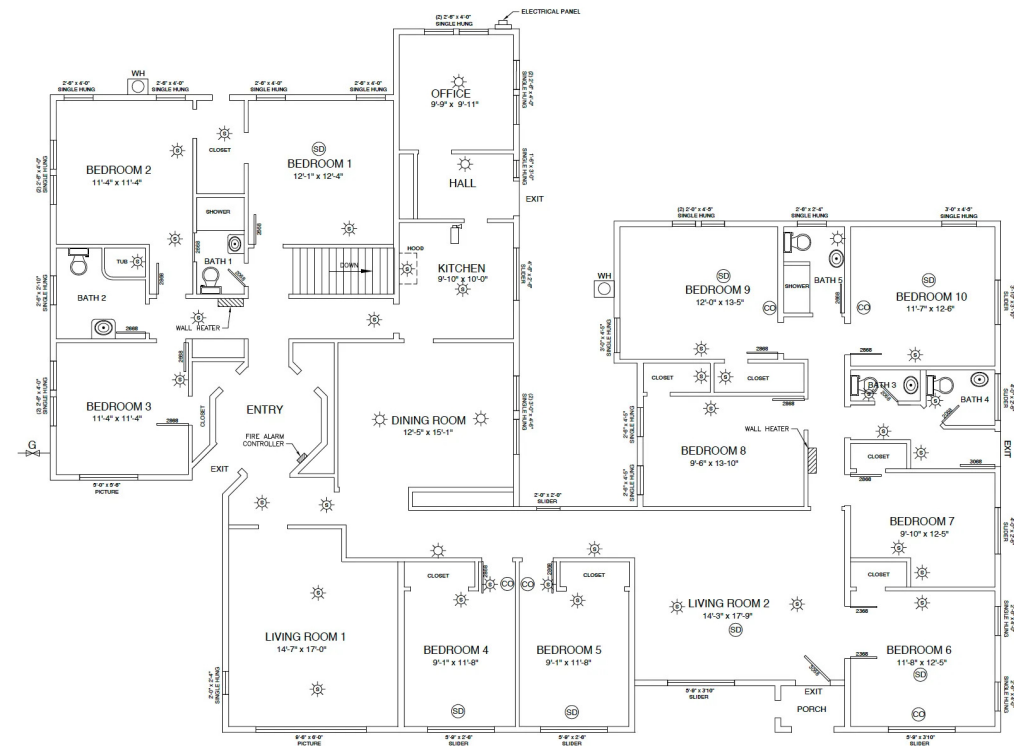
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LOWER FLOOR PLAN

1/4"=1'-0"



UPPER FLOOR PLAN

1/8"=1'-0"



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