



Offering Memorandum

1876 E. MAIN STREET
VENTURA | CA | 93001

**Excellent Owner/User
Opportunity**

Retail - Restaurant - Fast Food



Colin Lancaster
Direct 310.436.6488
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CAL DRE LIC. 02197733

BUILDING DETAILS

LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present a highly visible retail corner property located in the heart of Midtown Ventura, one of the city's most dynamic commercial corridors. Positioned at the intersection of E. Main Street and S. Santa Rosa Street, this property benefits from heavy automobile traffic, strong neighborhood exposure, and proximity to established local businesses and dining destinations.

FOR SALE

PRICING

\$1,590,000

ADDRESS

1876 E. Main Street
Ventura, CA 93001

APN

073-0-201-250

YEAR BUILT

1959

PARKING

6 Striped Spaces

DAILY TRAFFIC COUNT

E Main Street/Jordan Ave SE

2025: 19,804

Distance: .34 Miles from Property

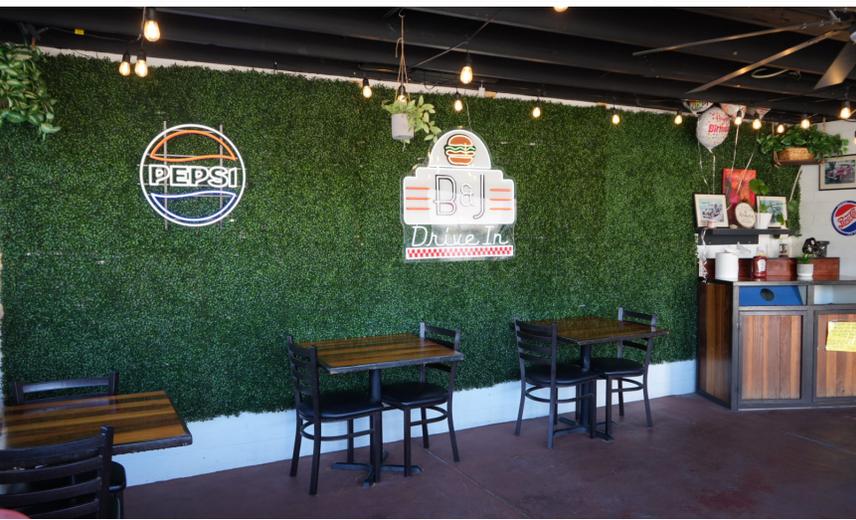
SITE AREA

5,966 SF

ZONING

C1





1876 E. MAIN STREET, VENTURA CA 93001

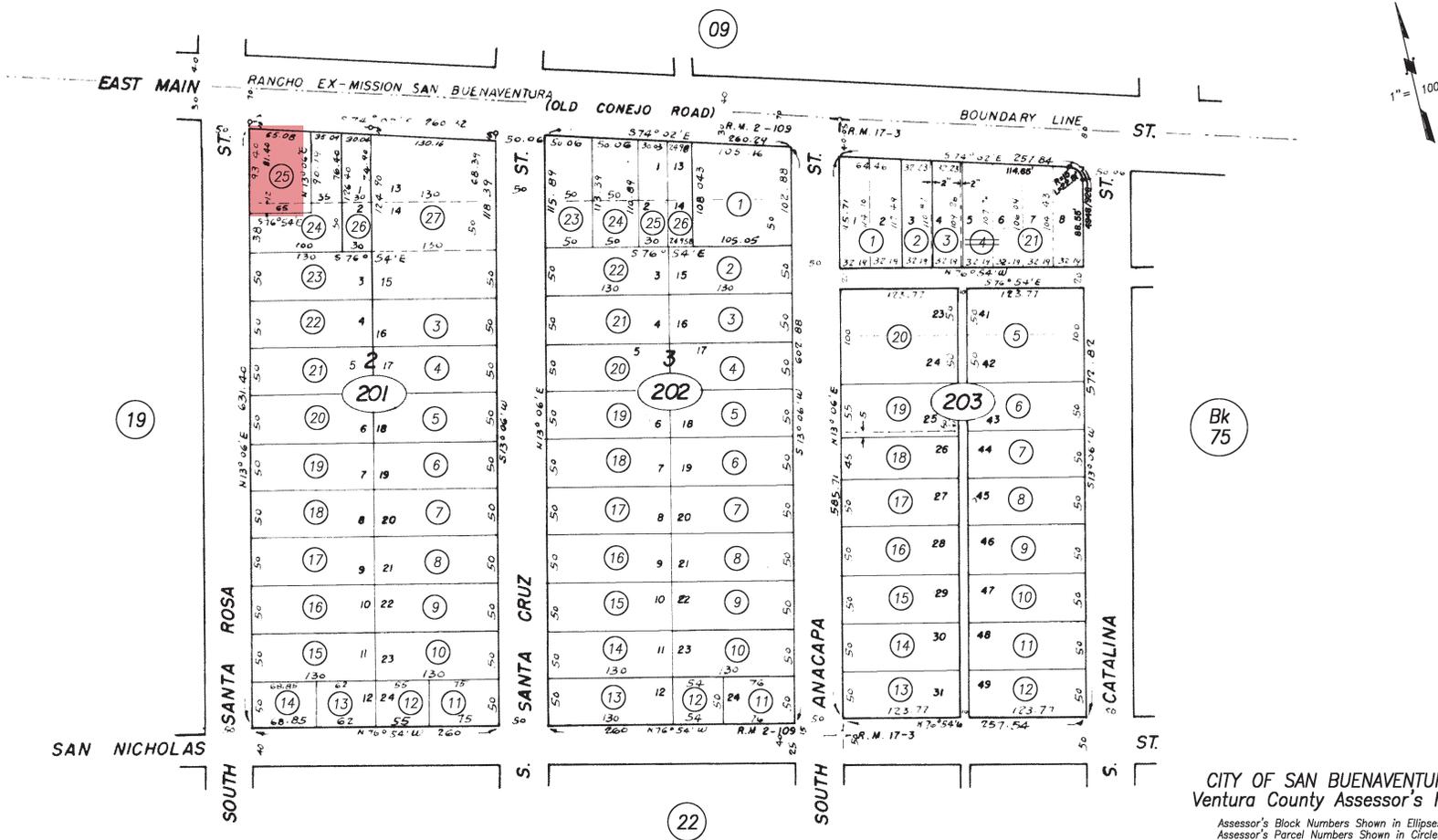
PARCEL MAP

073-0-201-250

RANCHO SAN MIGUEL

Tax Rate Area
05001

73-20



Portion T.W. McGlinchey Tract, M.R. Bk.17, Pg.3
Portion Island View Tract, M.R. Bk.2, Pg.109

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

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-29-2004
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		

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E. MAIN STREET



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.