

TWO WAREHOUSE UNITS AND MEZZANINE ALL WITH SEPARATE ENTRANCES, POTENTIAL TO OCCUPY 51% AND GENERATE INCOME.



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CENTRAL VENTURA LOCATION, MINUTES TO OXNARD, CAMARILLO, PORT HUENEME



Property Highlights

- **±23,954 SF TOTAL**
 - ±16,912 SF Warehouse
 - ±925 SF Production Area (Under Mezzanine)
 - ±2,596 SF Office (First Floor)
 - ±2,478 SF Finished Mezzanine
 - ±1,043 SF Unfinished Mezzanine
- ±1.07 Acre Parcel
- 21' Clear Height
- MPD Zoning – Ideal for Manufacturing and/or Distribution
- 36 Parking Spaces
- Concrete Parking Lot / Yard Area
- Monument Signage
- Each Warehouse Unit has Two (2) Ground Level Doors
- Four (4) Ground Level Doors – 14' x 14' (1 Side, 3 Rear)
- 1,600 Amps (2-800 Amp Switch Gears), 120/208 Volt, 3-Phase, 4-Wire, 2 Electrical Meters
- LED-Lit Warehouse, Divided Approximately Equally
- Deluxe Office Buildout with Break Room (Sink) and Restrooms on Ground Floor & Mezzanine
- Separate Ground-Level Entrances for 2 Warehouse Units & Mezzanine, Allowing Potential to Lease up to 3 Tenants or occupy 51%+ as Owner/User and Lease Balance of Building
- Excellent Visibility on Walter St. with 195 Feet of Frontage
- Central Ventura Location
- Minutes to Oxnard, Camarillo & Port Hueneme
- Near Retail & Dining Amenities at Telephone / Main
- Close to 101 & 126 Freeways
- **Asking Price \$5,988,500.00**

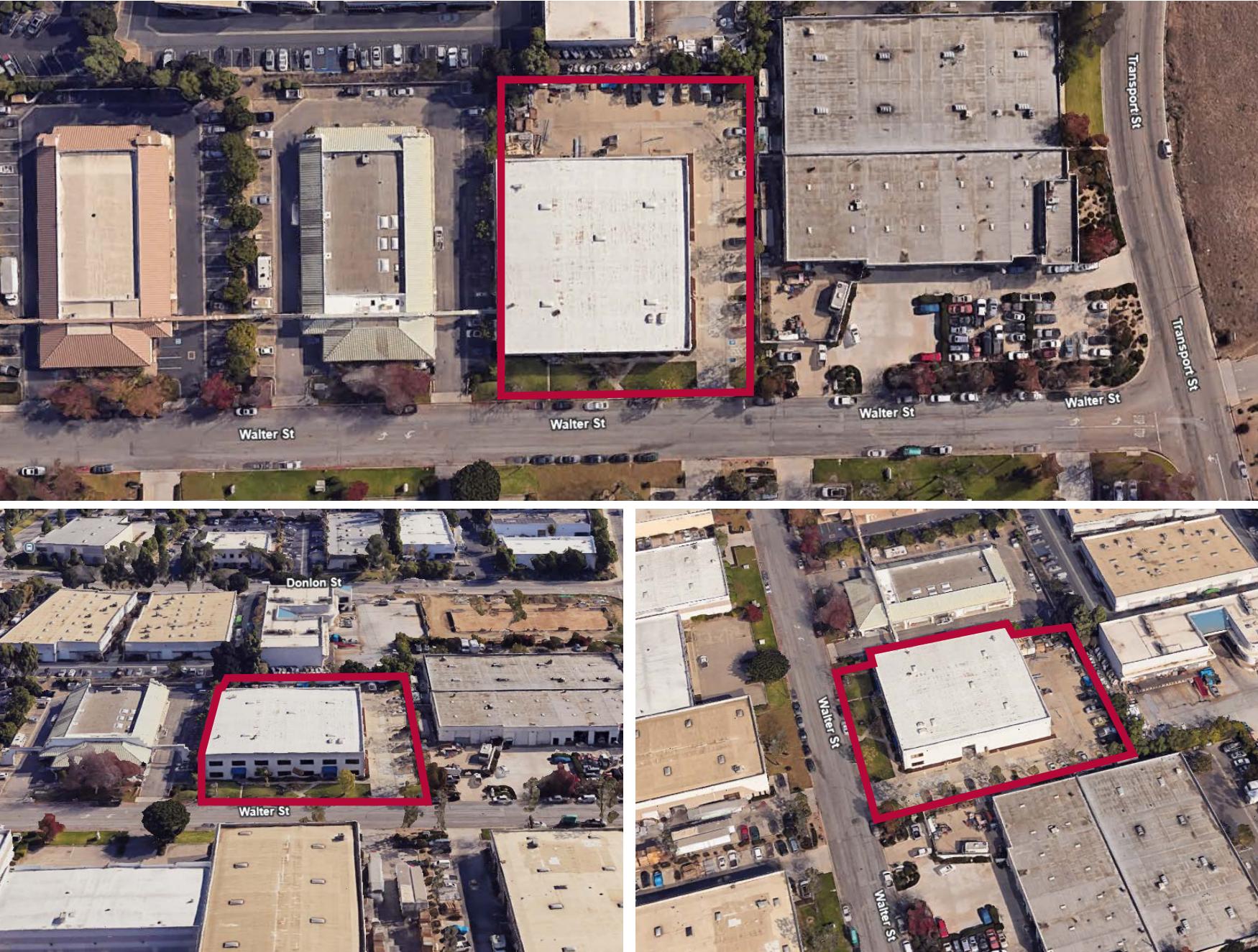
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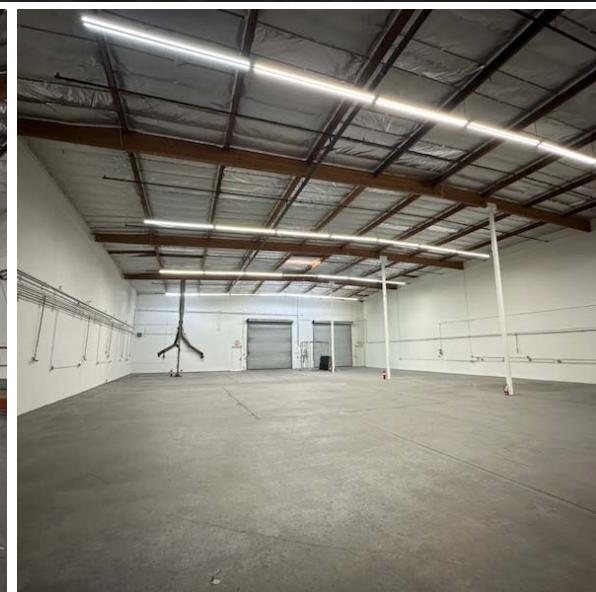
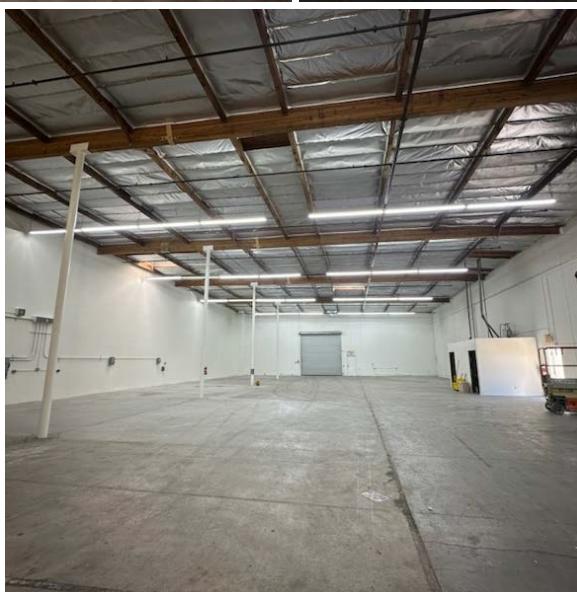


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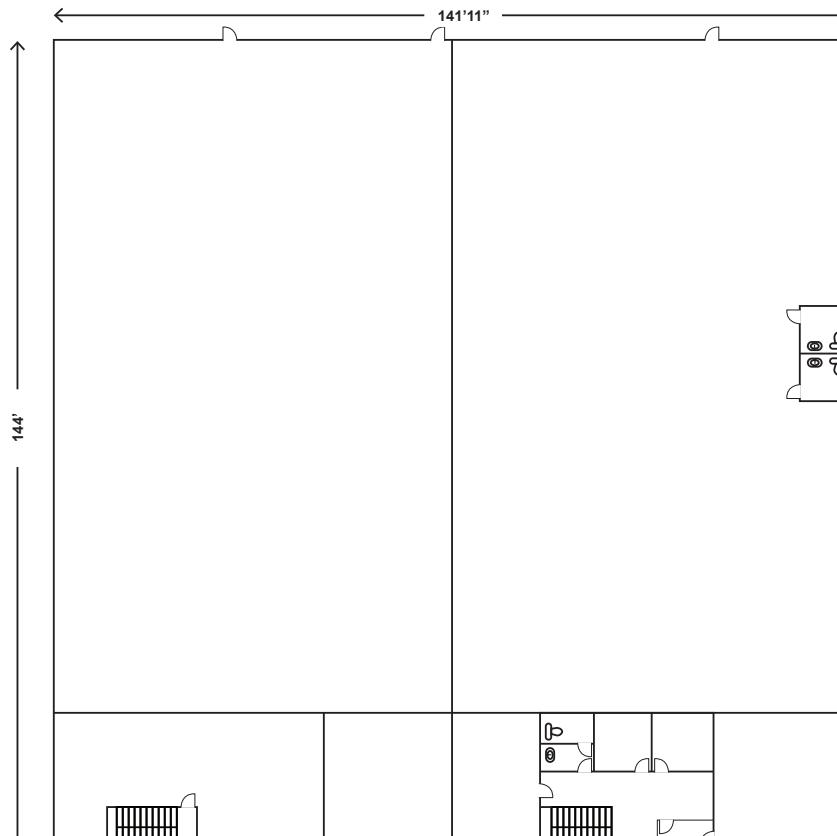
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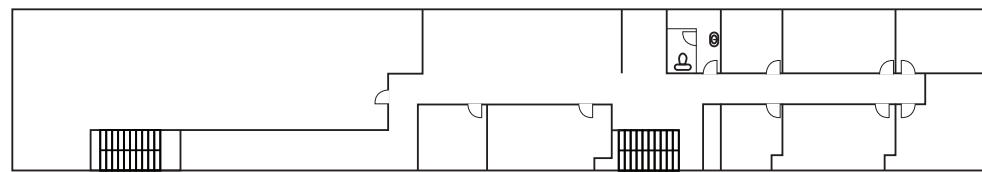
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FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN

*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

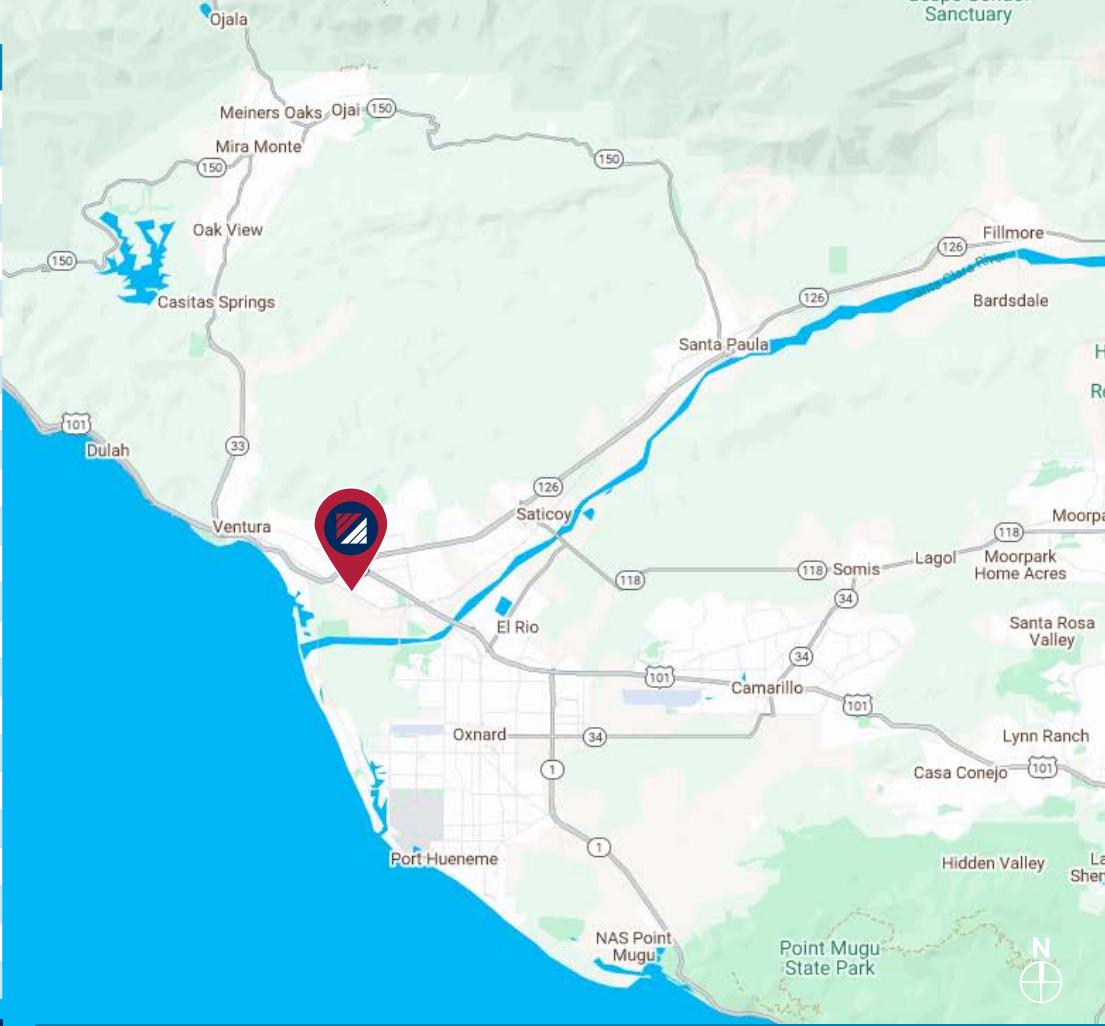
Demographics

5 Miles

Total Specified Consumer Spending	\$2.4B
Population Avg. Age	40
2024 Population	181,092
2024 Pop. by Occupation	
Real Estate & Finance	5,834
Professional & Management	10,995
Public Administration	12,158
Education & Health	18,558
Information	2,055
Other Services	5,132
2024 Worker Travel Time	
< 30 Mins.	60,130
2024 Household by HH Income	
\$100,000 - \$125,000	8,760
\$125,000 - \$150,000	5,314
\$150,000 - \$200,000	7,745
\$200,000+	7,299
2024 Avg. Household Income	\$112,348
2024 Owner Occupied Households	34,611
2024 Renter Occupied Households	28,414
2024 Housing Value	
\$500,000 - \$1,000,000	23,799
\$1,000,000+	3,873
2024 Median Home Value	\$714,515

Location Highlights

- Located in heart of Ventura industrial area close to Main / Telephone close to Retail and Food Amenities.
- Central Location in Ventura, and minutes to Oxnard, Santa Paula and Fillmore.
- Close to 101 and 126 Freeways



Traffic Counts

COLLECTION ST.	CROSS ST.	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Market St	Walter St NW	7,708	2022	0.13 mi
Callens Rd	Transport St S	3,036	2022	0.15 mi

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Walterst.
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Ventura, CA



SUBJECT PROPERTY

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Jennifer Zev | Vice President, Business Banker III
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P: 805.444.4599

Conventional Fixed Rate Loan			Conventional Fixed Rate Loan			Conventional Fixed Rate Loan		
Project Amount	\$5,988,500		Project Amount	\$5,988,500		Project Amount	\$5,988,500	
Loan Amount	\$5,090,225		Loan Amount	\$5,090,225		Loan Amount	\$4,491,375	
Amortized For	15 Years		Amortized For	20 Years		Amortized For	25 Years	
Fixed For	5 Years		Fixed For	5 Years		Fixed For	5 Years	
Interest Rate	Low: 5.0 %	High: 5.3%	Interest Rate	Low: 5.0 %	High: 5.3%	Interest Rate	Low: 5.0 %	High: 5.4%
Monthly Payment	Low: \$40,227	High: \$40,919	Monthly Payment	Low: \$33,593	High: \$34,443	Monthly Payment	Low: \$26,256	High: \$27,313
Cash Down	15%	\$898,275	Cash Down	15%	\$898,275	Cash Down	25%	\$1,497,125
Estimated Cost Summary			Estimated Cost Summary			Estimated Cost Summary		
Loan Fee	1.00%	\$50,902	Loan Fee	1.00%	\$50,902	Loan Fee	1.00%	\$44,914
Other Fees	\$0		Other Fees	\$0		Other Fees	\$0	
Title & Insurance	\$5,090		Title & Insurance	\$5,090		Title & Insurance	\$5,090	
Escrow Fee	\$2,000		Escrow Fee	\$2,000		Escrow Fee	\$2,000	
Appraisal/Review	\$3,000		Appraisal/Review	\$4,000		Appraisal/Review	\$4,000	
Environmental/ Review	\$700		Environmental/ Review	\$700		Environmental/ Review	\$700	
Recording Fee	\$250		Recording Fee	\$250		Recording Fee	\$250	
**Misc	\$0		**Misc	\$0		**Misc	\$0	
Total Fees	\$61,942		Total Fees	\$62,942		Total Fees	\$56,954	

**These are today's rates and are subject to change without notice.*

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ventura | ca

1696
Walterst.



for sale

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walterst.
ventura | ca

industrial

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