

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



for sale

1696  
**walterst.**  
ventura | ca

industrial

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

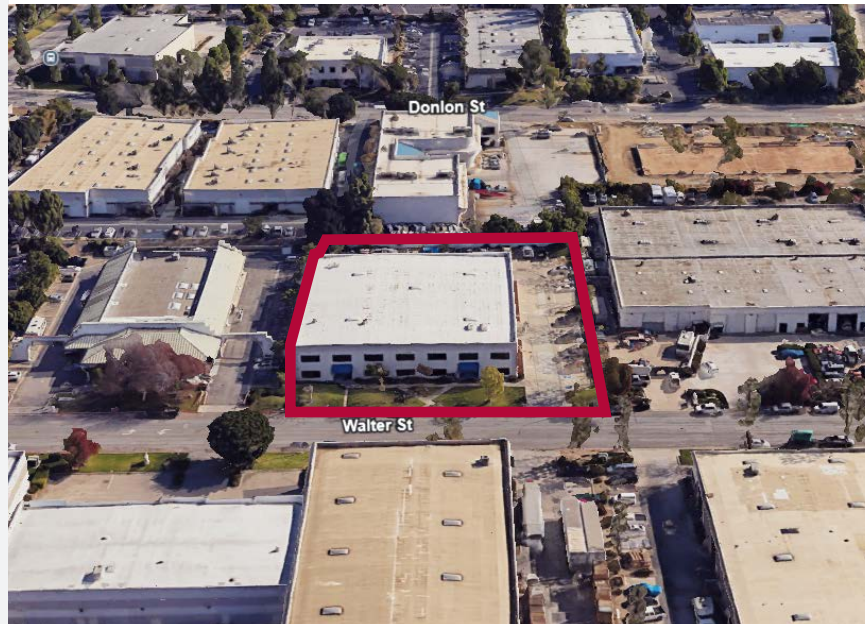


### Property Highlights

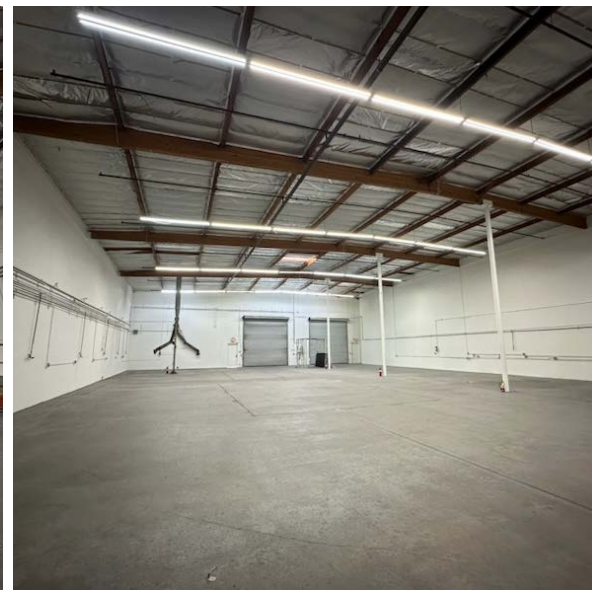
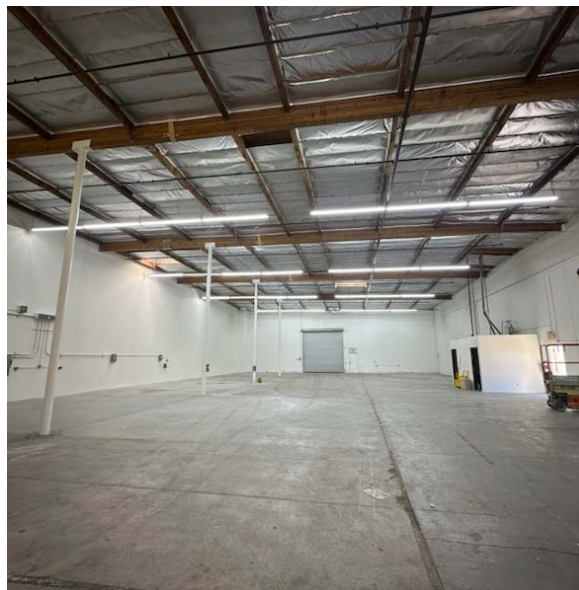
- **±23,954 SF TOTAL**
  - ±16,912 SF Warehouse
  - ±925 SF Production Area (Under Mezzanine)
  - ±2,596 SF Office (First Floor)
  - ±2,478 SF Finished Mezzanine
  - ±1,043 SF Unfinished Mezzanine
- ±1.07 Acre Parcel
- 21' Clear Height
- MPD Zoning – Ideal for Manufacturing and/or Distribution
- 36 Parking 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**

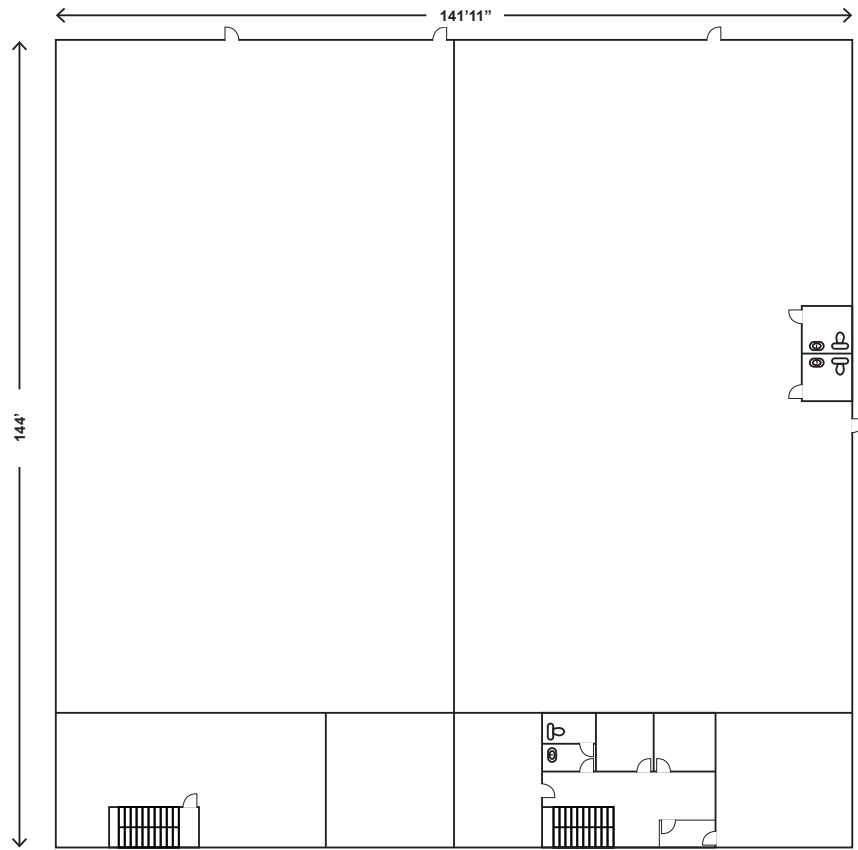
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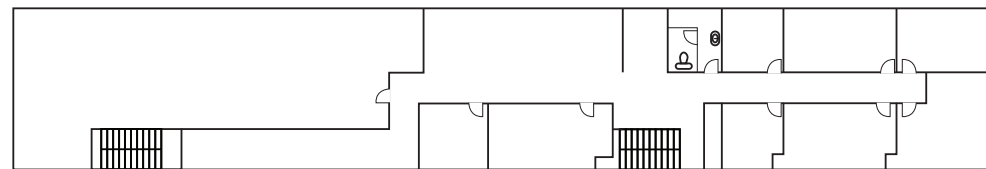








**FIRST FLOOR PLAN**



**MEZZANINE FLOOR PLAN**

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



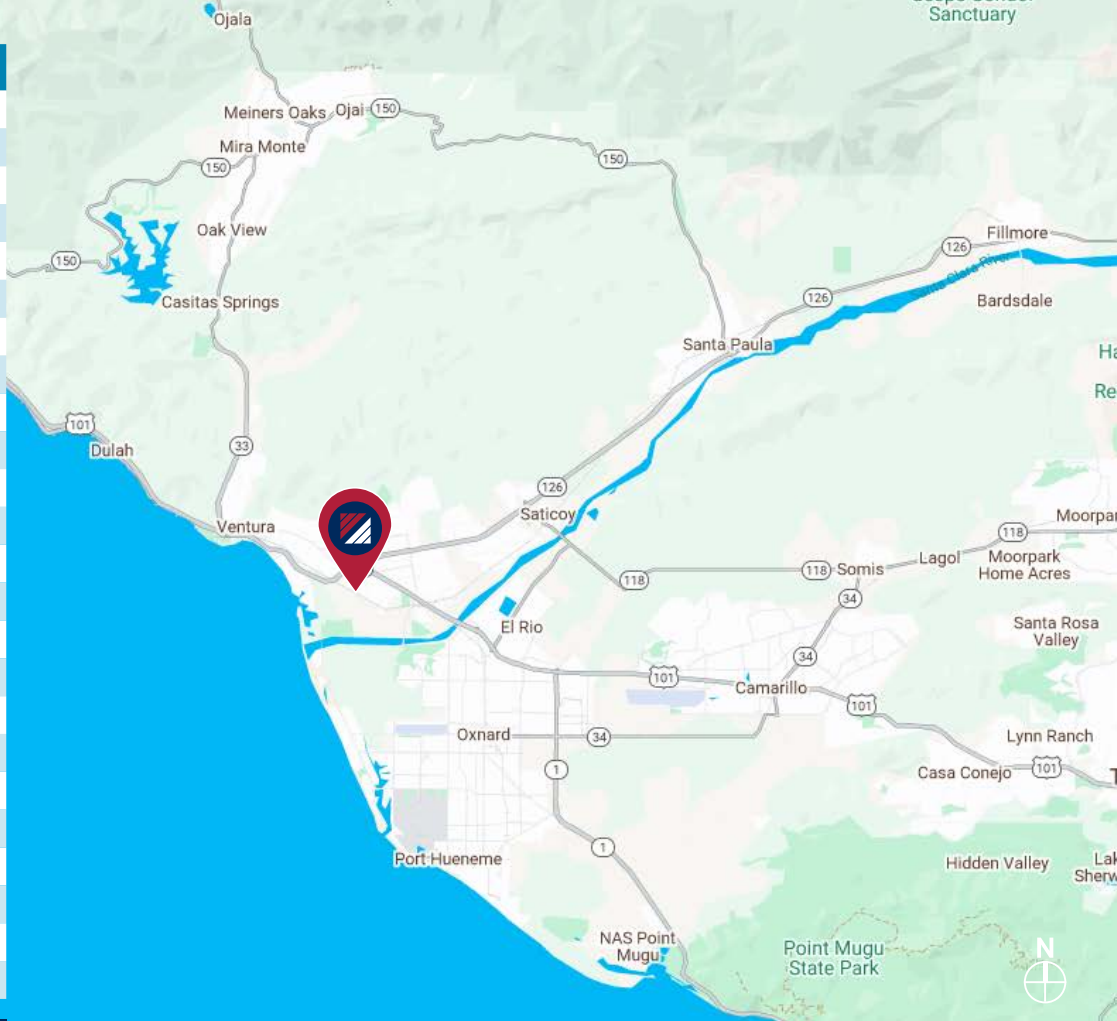
## Demographics

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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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
<b>Total Fees</b>		<b>\$61,942</b>	<b>Total Fees</b>		<b>\$62,942</b>	<b>Total Fees</b>		<b>\$56,954</b>

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

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