

# 660

N VENTURA AVE



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## THE OFFERING



**Westcord is pleased to present an outstanding commercial prospect situated along Ventura Avenue in coastal Ventura, California.**

With a rich history of ownership and operation spanning multiple generations, this versatile property, currently serving as a religious facility, presents a unique opportunity for discerning buyers, whether it be kept as the same use or redevelop for multifamily. With 5 total bathrooms, 2 kitchens on the property, upgraded electrical, and the notoriety within the community, there is limitless potential. Positioned less than a mile from Downtown Ventura, just over a mile from the Pacific Ocean, with convenient proximity to both US Highway 101 and CA Highway 33, this property offers an enviable location for various commercial endeavors, ensuring easy access to a wealth of amenities, residents, and attractions. Enhanced by captivating mountain vistas, this property boasts an enchanting backdrop that adds to its allure. Don't miss out on this exceptional chance to acquire a property with remarkable potential and coveted features in the city of Ventura, California.

# FOR SALE

SF

**5,053 SF**

Square Footage



**14,090**

Lot Size



**\$1,990,000 (\$394/SF)**

Purchase Price:



**2 Kitchens**



**5 Restrooms**

- **Current Use:** Religious Facility
- **Seating Capacity:** +/- 175
- **Zoning:** C2
- **Year Built:** 1926
- **Renovations:** 1963
- **County:** Ventura
- **Sale Type:** Owner/User, Investment

Will be delivered vacant at close of escrow.

Contains Living Quarters, Offices,  
Worship Hall with Baptismal, Fellowship  
Hall, Private Parking

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# PROPERTY OUTLINE



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# AREA OVERVIEW



Ventura County Fairgrounds

US 101 Highway

CA 33 Highway

Main St  
Downtown Ventura

Cedar St  
5,000 CPD

Ventura Ave  
13,733 CPD

Residential & Multifamily Zone

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# AREA OVERVIEW



**CA 33  
Highway**

**320 Unit Senior Center & Early  
Childhood Development Center  
Under Construction**

**Ramona St**

**City Fire  
Station 1**

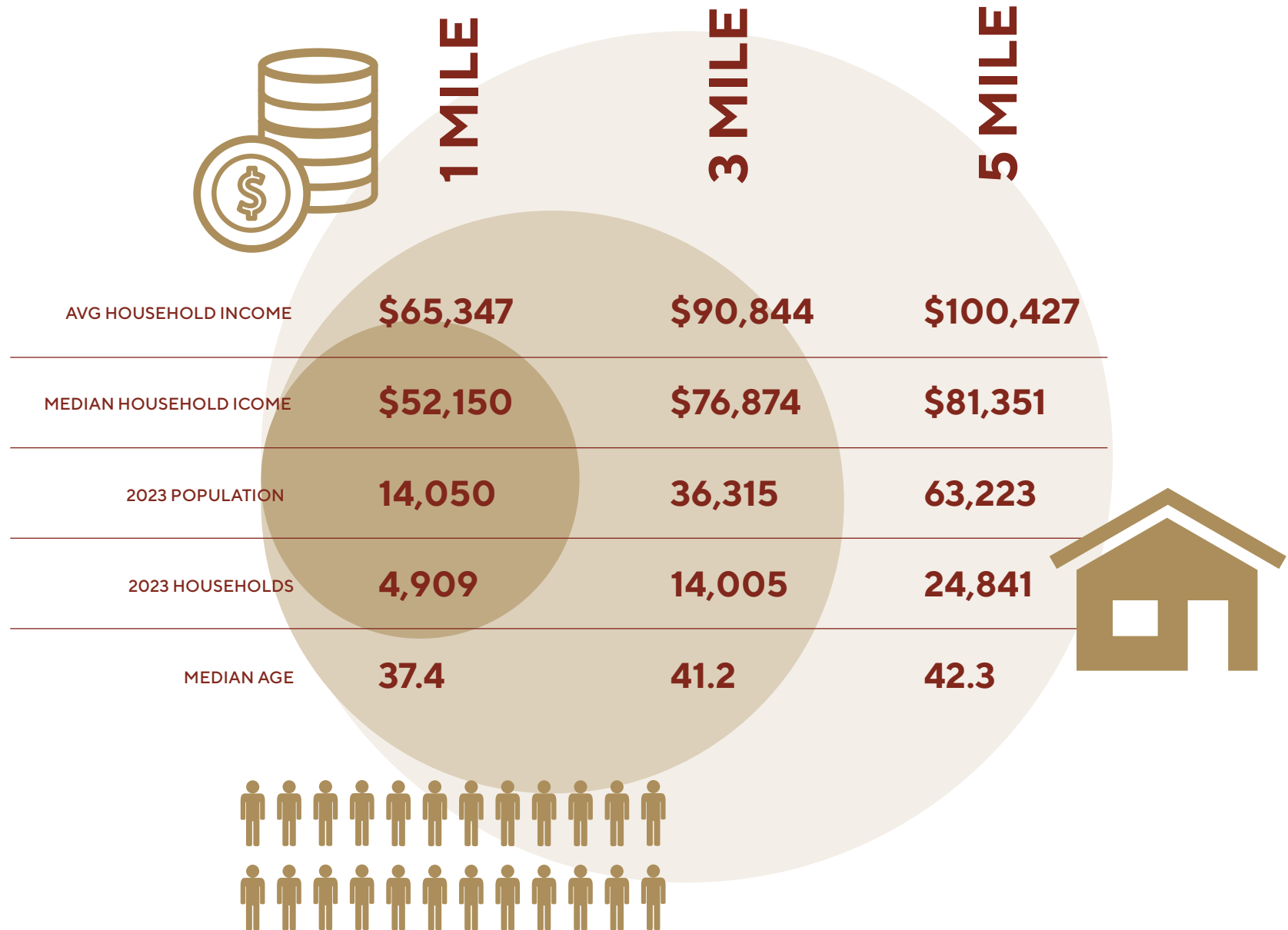
**Ventura Ave**

**Kellogg Park**

**23 Unit Multifamily  
Development  
Under Construction**

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# DEMOGRAPHICS







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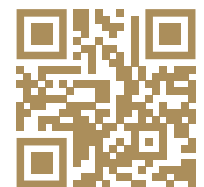
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