

For Sale



JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

jbecker@beckergrp.com

CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | BECKERGRP.COM



PROPERTY DESCRIPTION

Introducing a prime investment or owner/user opportunity in the heart of Downtown Ventura, CA. These Two Historic Victorian Houses are comprised of 1,400 SF (128 S California - Dr. T.E. Cunnane Residence) and 1,350 SF (144 S California - Vernacular Victorian Cottage), erected in the 1888 and 1892, offer a remarkable canvas for an office building investment. Boasting timeless charm, this property is an ideal space to establish or expand a professional footprint. Its central location in Ventura presents a strategic advantage for businesses seeking accessibility and visibility. Within walking distance to Historic Downtown, City Hall, Beach, Restaurants, Hotels and Shops.

LOCATION DESCRIPTION

The property enjoys proximity to a range of notable points of interest, including the Ventura Pier and Promenade, offering an array of dining and leisure options. The area is also home to thriving businesses, creating a bustling commercial atmosphere. With its quintessential California charm and a thriving business community, the surrounding area presents an exciting opportunity for investors seeking to establish a presence in this sought-after coastal location. Located on South California Street between Main Street and East Thompson Boulevard.

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OFFERING SUMMARY

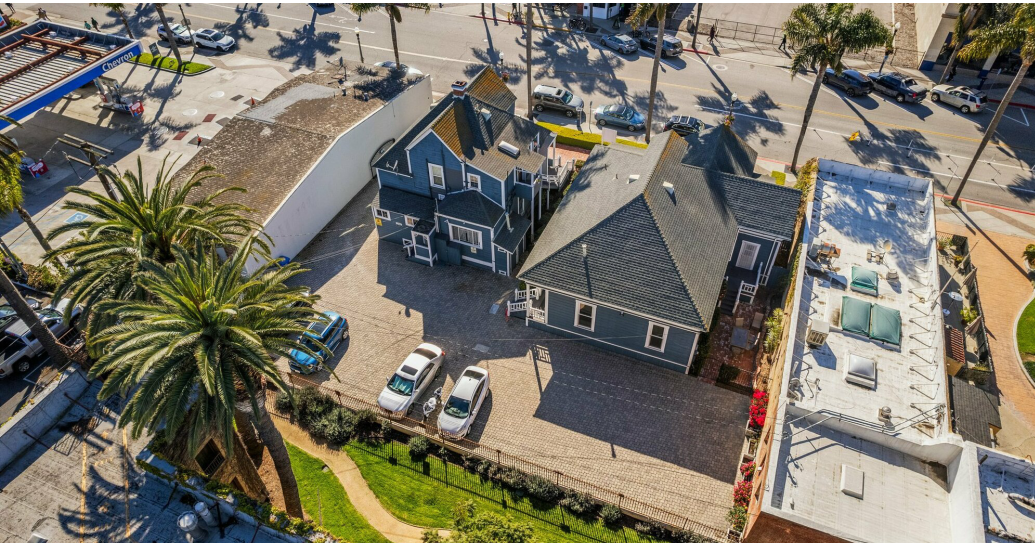
Sale Price:	\$2,495,000
Building Size:	2,750 SF
NOI:	\$75,000
Cap Rate:	3%

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
Jeffrey R. Becker | 805.653.6794 ext. 201 | jbecker@beckergroup.com
Hutton Becker | 805.653.6794 ext. 212 | hbecker@beckergroup.com

SELLER FINANCING AVAILABLE

Subject to Substantial Downpayment and Credit Review

**PROPERTY HIGHLIGHTS**

- Two Historic Buildings
- Queen Anne Victorian - Dr. T.E. Cunnane Residence at 128 S. California Street - 1,400 SF
- Vernacular Victorian Cottage - 144 S. California Street - 1,350 SF
- Built in 1888 & 1892
- Ideal for office or office building investment
- Central location in Downtown Ventura - within walking distance to Historic Downtown, City Hall, Beach, Restaurants, Hotels and Shops
- Timeless charm
- Strategic accessibility and visibility
- Blend of historical character and modern investment potential
- On-Site Private Parking
- Fully Leased Investment or Potential Owner User Opportunity

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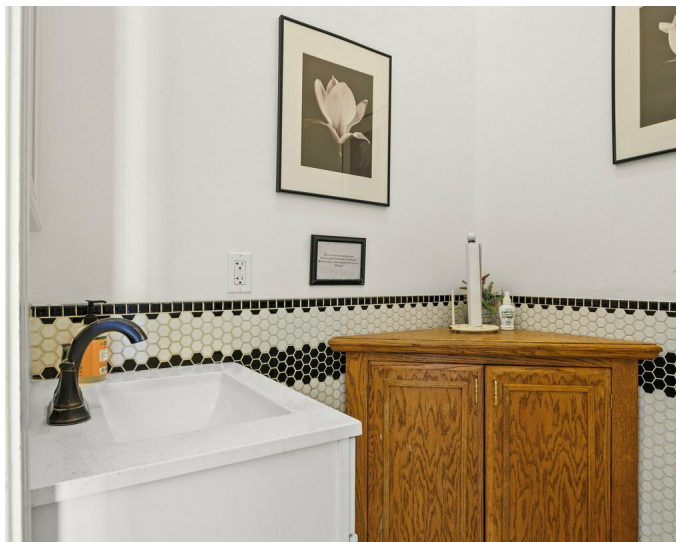


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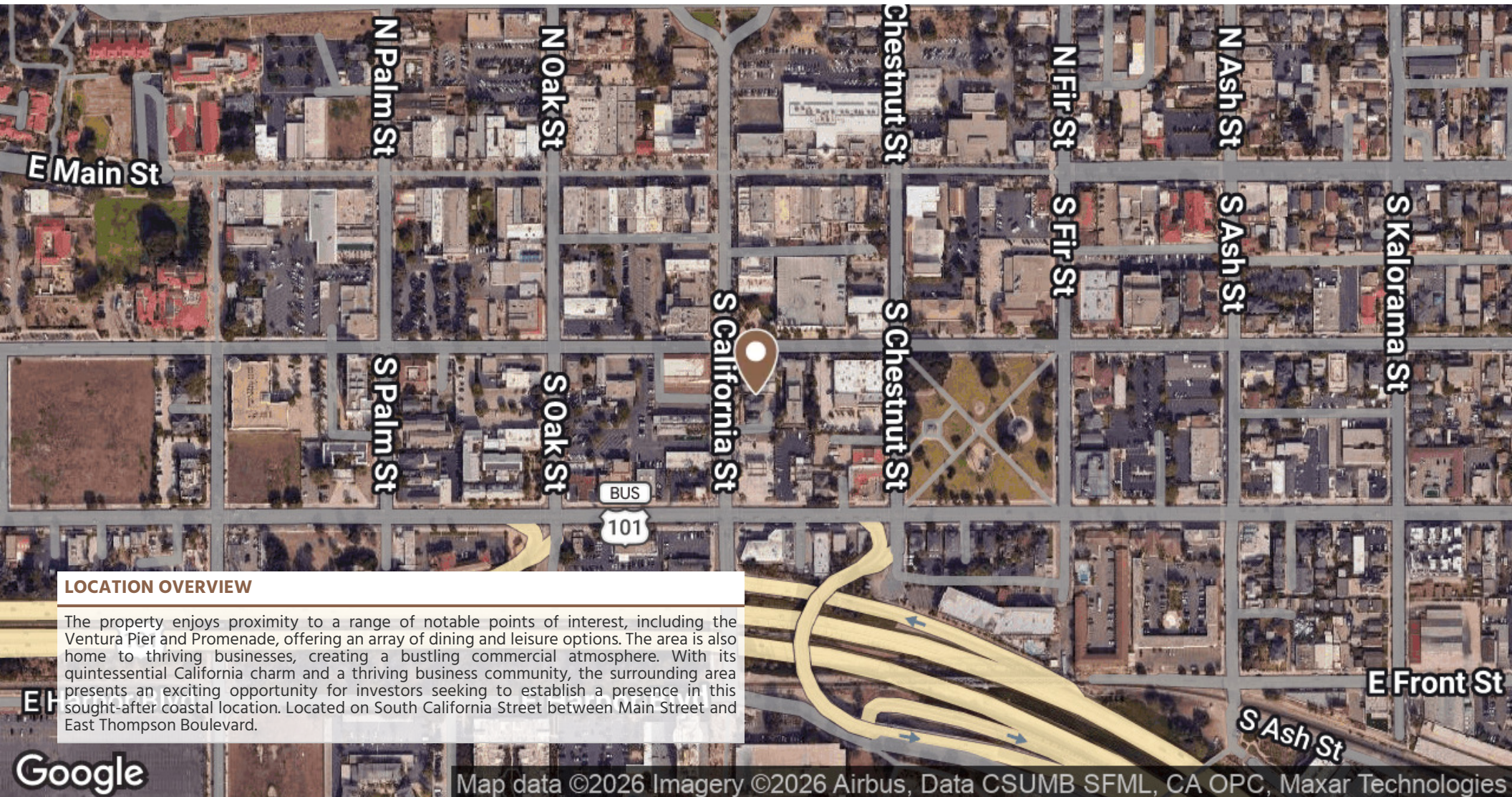
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LOCATION OVERVIEW

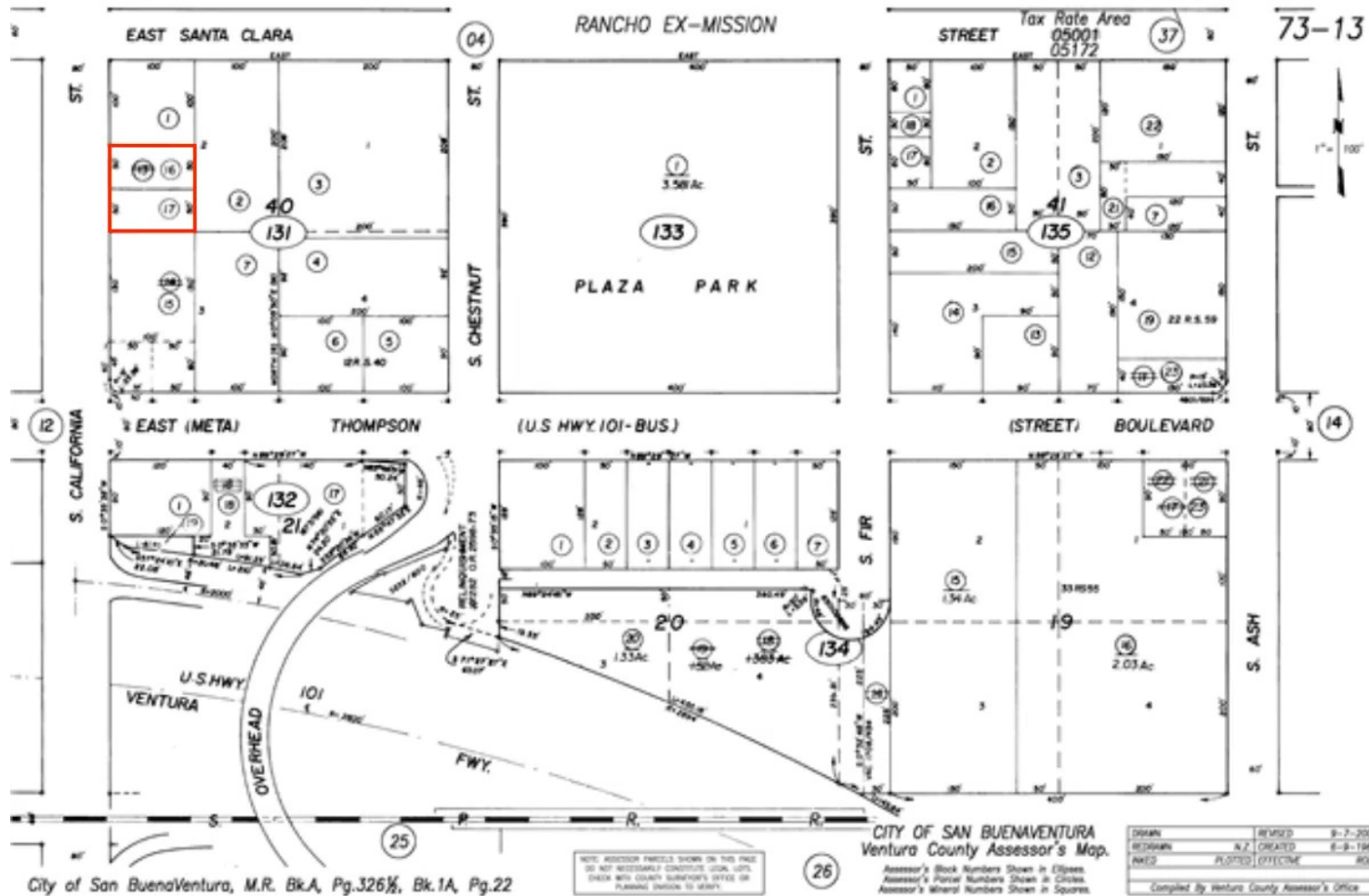
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