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FOR SALE

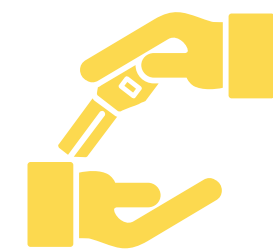
2495 Palma Drive, Ventura, CA

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EXCLUSIVELY LISTED BY



FOR SALE



6,100 SF on 1.05 Acres

\$3,000,000.00 (\$65.59 PSF)

LAND VALUE DEAL!



EXECUTIVE SUMMARY



OFFERING PRICE

\$3,000,000

CAP RATE

2.50%

NOI

\$74,955.00

PRICE PER SF
OF LAND

\$65.59

PROPERTY ADDRESS

2495 Palma Drive, Ventura, CA

APN

084-0-021-075

VITAL DATA

UNITS

3 (divisible to 6)

GROSS SQUARE FEET

6,100 SF

LOT SIZE

45,738 SF

OCCUPANCY

100%

YEAR BUILT

1973

ZONING

San Buenaventura, Industrial

SCHEDULED RENT INCOME

TENANT	TYPE	CURRENT	OPTIONS
Fleet Services, Inc	Industrial Gross	\$7,500.00	2 - 1 Year at FMR

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

PRICED AT LAND VALUE

Offered at a basis supported primarily by the underlying land, providing investors with strong downside protection and long-term redevelopment optionality.

IN PLACE INCOME AND RENTAL UPSIDE

The property is currently leased to an existing tenant paying \$7,500 per month, producing approximately \$74,995 in annual NOI, allowing investors to generate immediate cash flow while evaluating future plans. Existing rents are below market, presenting an opportunity for significant income growth upon lease rollover or renegotiation.

OWNER-USER FLEXIBILITY

The property can serve both investors and future owner-users seeking a functional industrial facility with yard space. Owners can also rent out additional yard space while maintain requirements for SBA by occupying the 6,100 SF structure

STRONG INDUSTRIAL FUNDAMENTALS

Located within a well-established industrial corridor with consistent demand for small-to-mid-size industrial product. Historically low vacancy rates between 2-5%



PROPERTY OVERVIEW

2495 Palma Drive is a freestanding industrial facility located in Ventura, offering a unique combination of stable income, functional improvements, and long-term land value potential. The property consists of a 6,100 square foot concrete tilt-up building constructed in 1973 and situated on a large 1.05-acre parcel. The building features a practical industrial layout suitable for a wide range of manufacturing, warehouse, or contractor uses, while the expansive site provides valuable yard space, parking flexibility, and potential for future reconfiguration or expansion.

The asset is currently occupied by a tenant paying \$7,500 per month under a gross lease structure, generating approximately \$74,995 in annual net operating income after taxes and insurance expenses. This existing income stream provides investors with immediate cash flow while maintaining the flexibility to reposition the asset over time. The lease structure also presents a clear value-add opportunity through conversion to a triple-net format and adjustment of rental rates to align with market levels.

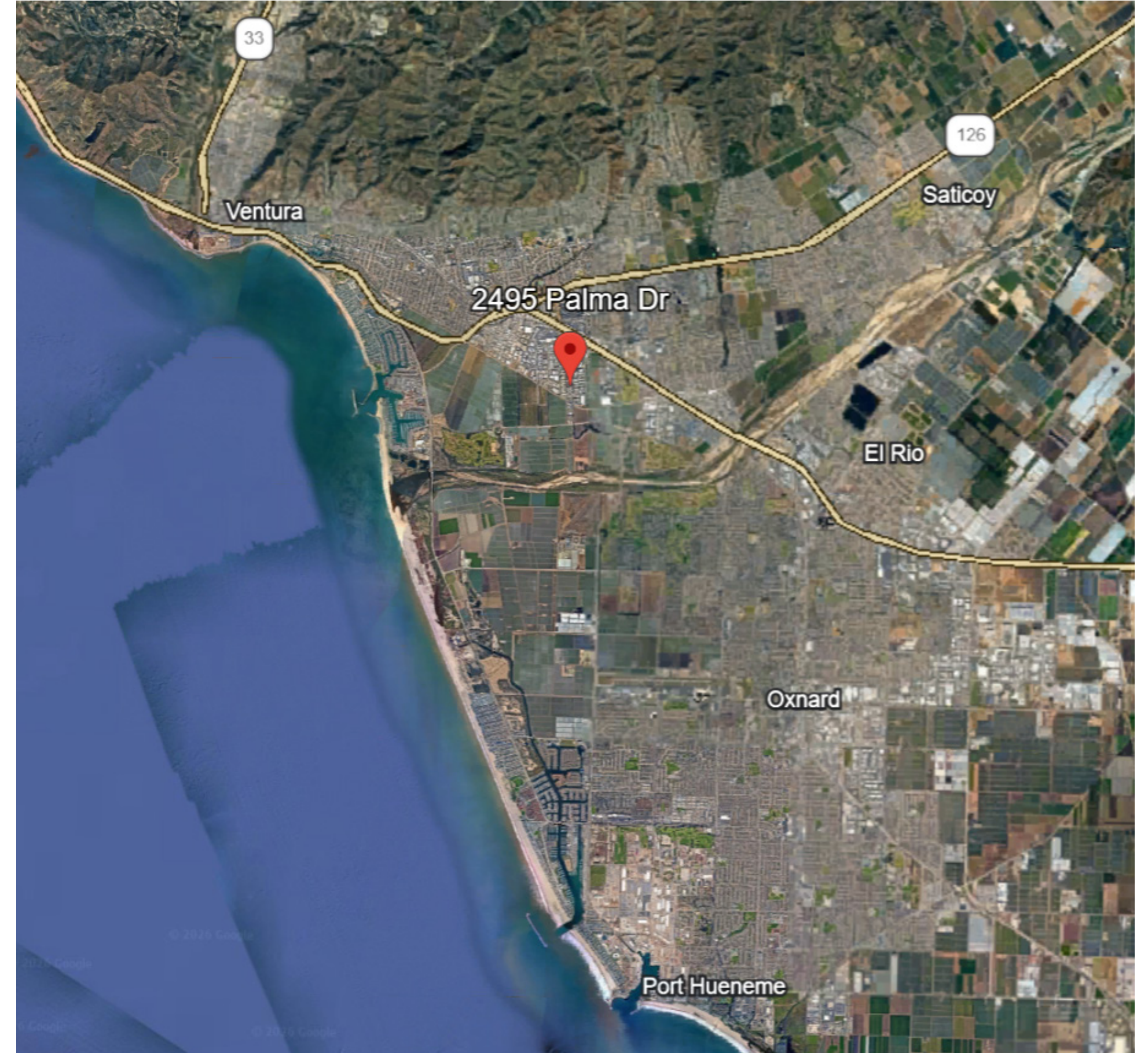
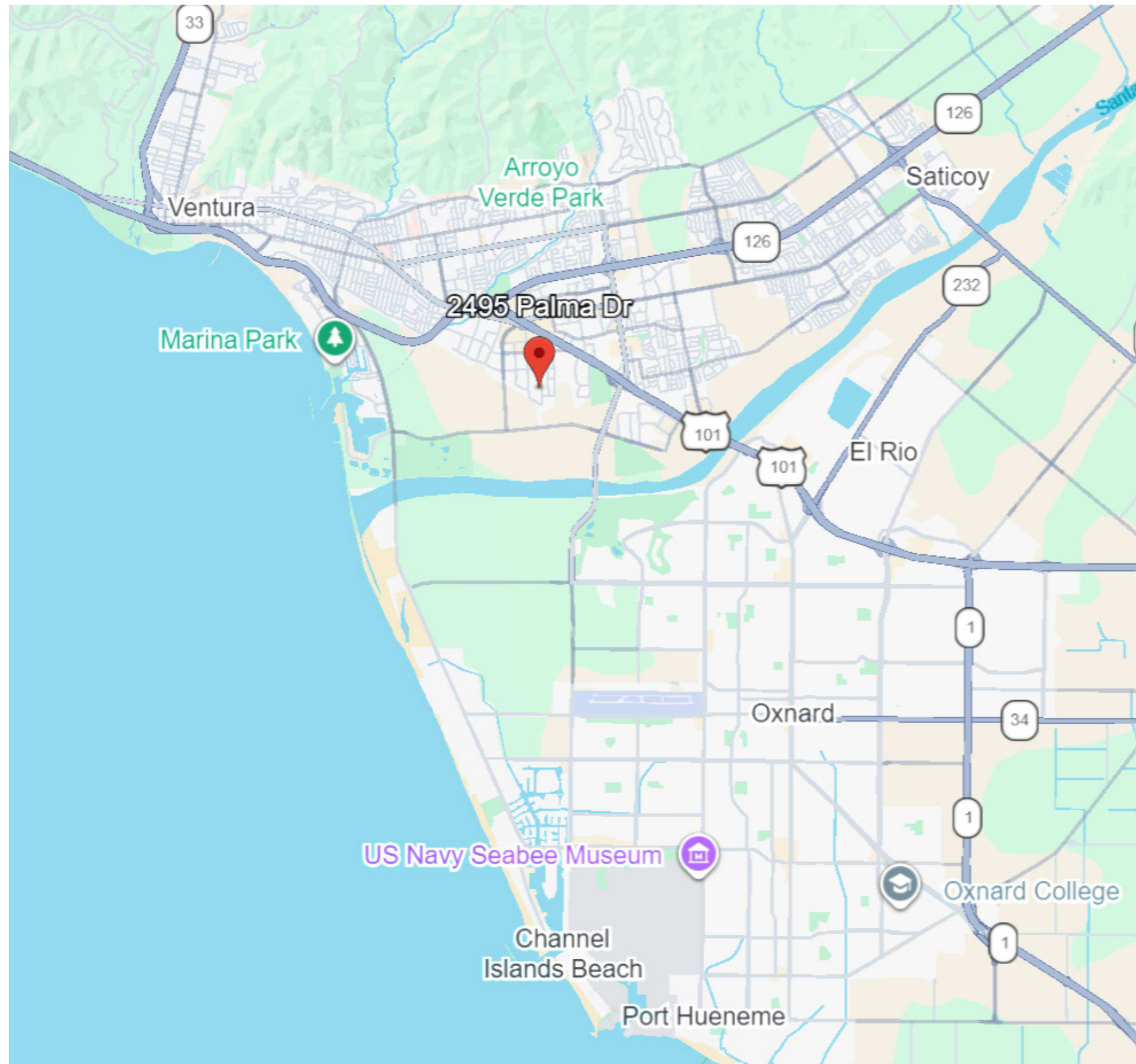
One of the most compelling aspects of the offering is its pricing relative to the underlying land value. With low site coverage and a large industrial parcel size, the property provides investors with long-term optionality, whether maintaining it as a stabilized income property, repositioning the tenancy, or pursuing redevelopment in the future. Additionally, the property may appeal to owner-users seeking a well-located industrial building with significant yard area in a supply-constrained market.



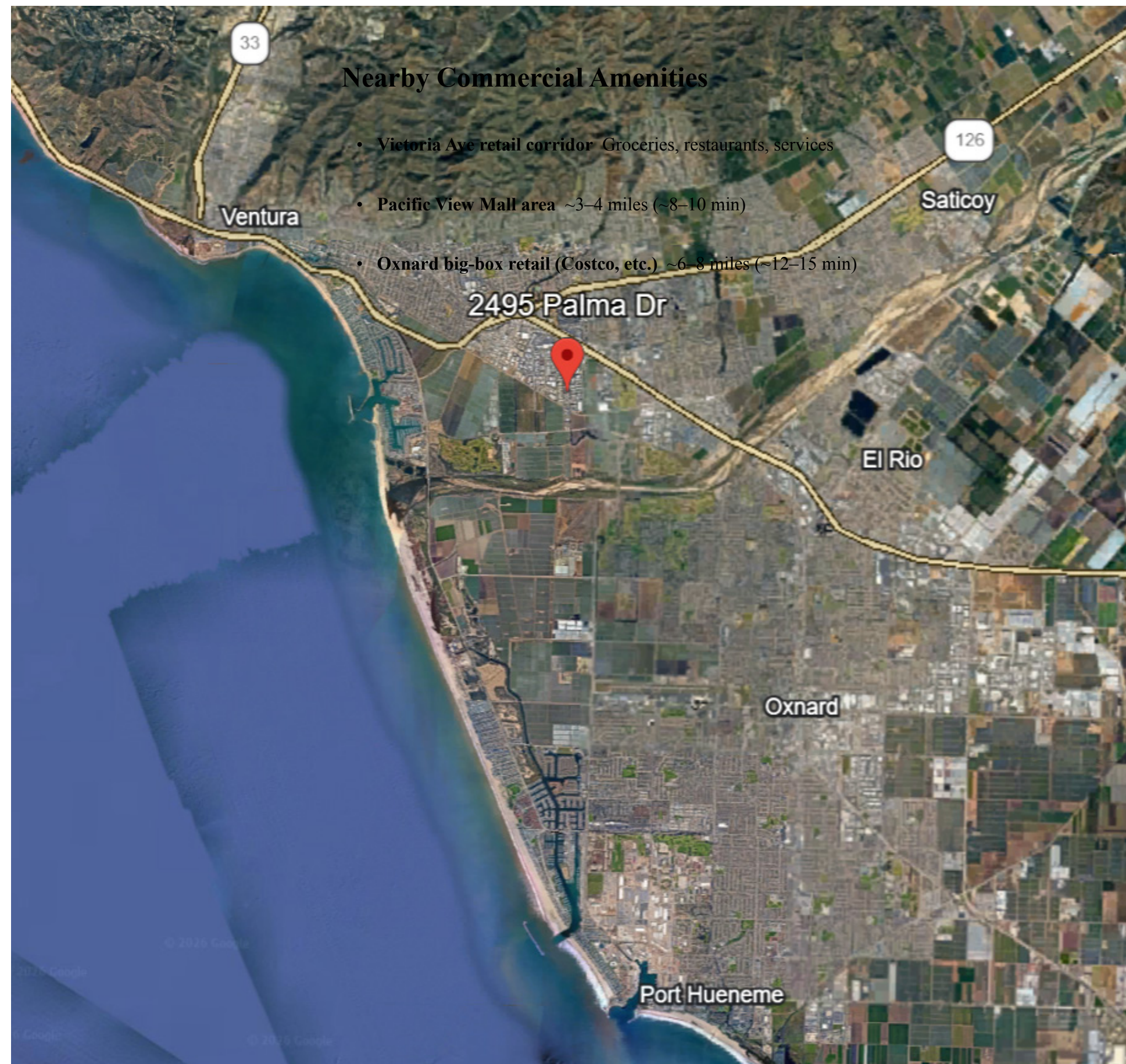
EXTERIOR PHOTOS



AERIAL VIEW



POINTS OF INTEREST



Freeway Access

- US-101 (Ventura Freeway) Distance: ~1.5–2.5 miles
 - Drive time: ~3–6 minutes
- Access points: Victoria Ave / Market St interchanges
- Major coastal artery connecting Los Angeles ↔ Santa Barbara

Port & Airport Access (Critical for Industrial Users)

- Port of Hueneme Distance: ~9–10 miles
 - Drive time: ~15–20 minutes
- Oxnard Airport (regional/general aviation) Distance: ~5 miles
 - Drive time: ~10 minutes
- Los Angeles International Airport (LAX) Distance: ~65–70 miles
 - Drive time: ~75–90 minutes (traffic dependent)
 - Santa Barbara Airport Distance: ~40–45 miles
 - Drive time: ~45–55 minutes

Nearby Commercial Amenities

- Victoria Ave retail corridor Groceries, restaurants, services
 - Pacific View Mall area ~3–4 miles (~8–10 min)
- Oxnard big-box retail (Costco, etc.) ~6–8 miles (~12–15 min)



THE ANSHAR GROUP



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CA DRE LIC # 00948939

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property information attached hereto.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real Property. All information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of The Anshar Group. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Interested parties are expected to review all other documents of whatever nature, independently, and not rely on the contents of this Memorandum in any manner.

Neither The Anshar Group nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The owner of the Property expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Anshar Group shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property, unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the owner of the Property, and any conditions to The Anshar Group's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it with the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner of the property. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner of the Property. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to The Anshar Group.

Please consult your own advisor to fully understand the investment being made.



CONTACT INFO

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