

4663
DONLON ROAD

THE
ALEXANDER
GROUP
COMMERCIAL REAL ESTATE



SOMIS, CA 93066

SALE / LEASE OFFERING - 33 ACRES of PRIME VENTURA COUNTY FARMLAND



SALE / LEASE OFFERING
33 ACRES of PRIME FARMLAND



OFFERING SUMMARY

SALE PRICE	\$3,699,000
LEASE RATE	\$4,500 per acre / year
ADDRESS	4663 Donlon Road
CITY / STATE / ZIP	Somis, CA 93066
PRICE/AC LAND	\$110,748
WATER SOURCE	County Water District 19
LAND AREA ACRES	33.4 Acres
LAND AREA SF	1,454,904
Home Size	806 Sq. Ft.
PARCEL #'S	110-0-170-150 110-0-170-190

The information contained herein is not a substitute for a thorough due diligence investigation. The broker has not made any investigation, and makes no warranty or representation, whether express or implied, with respect to the use, income, or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements.

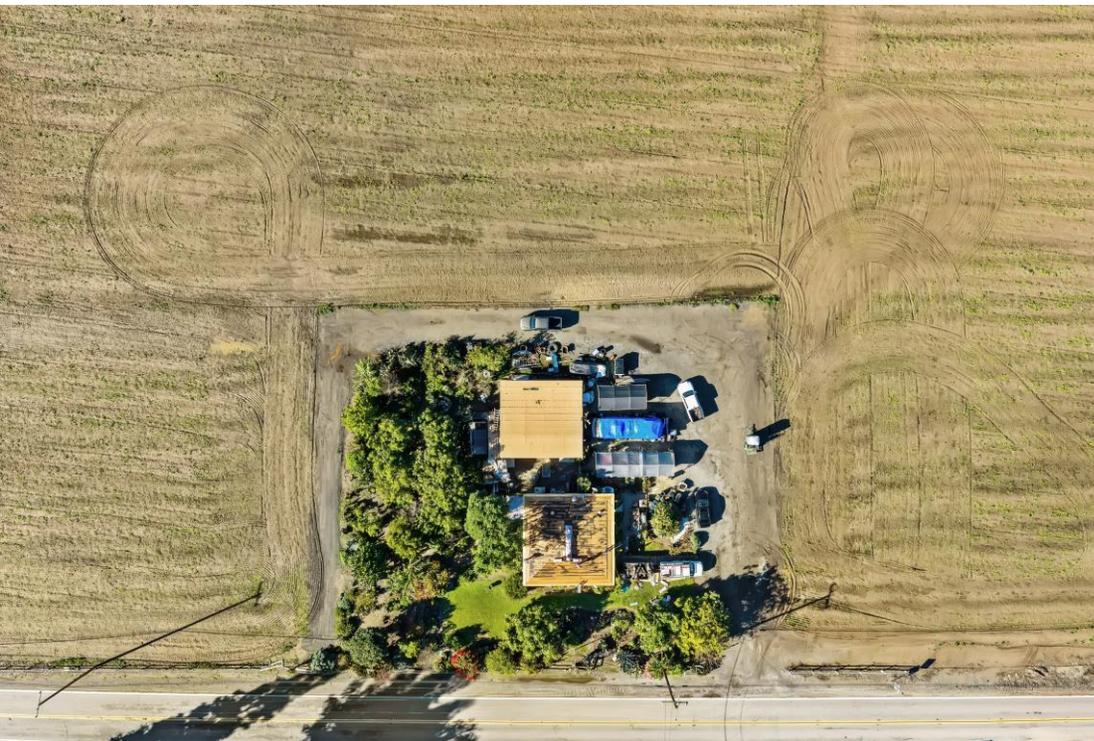
OPPORTUNITY

- ❑ ± 33 Acres of Prime Farmland Real Estate
- ❑ Access to High Quality District 9 County Water
- ❑ Convenient Access to Los Angeles Avenue / the 118 Freeway and The 34 Freeway
- ❑ Most Recently Used to Cultivate Raspberries

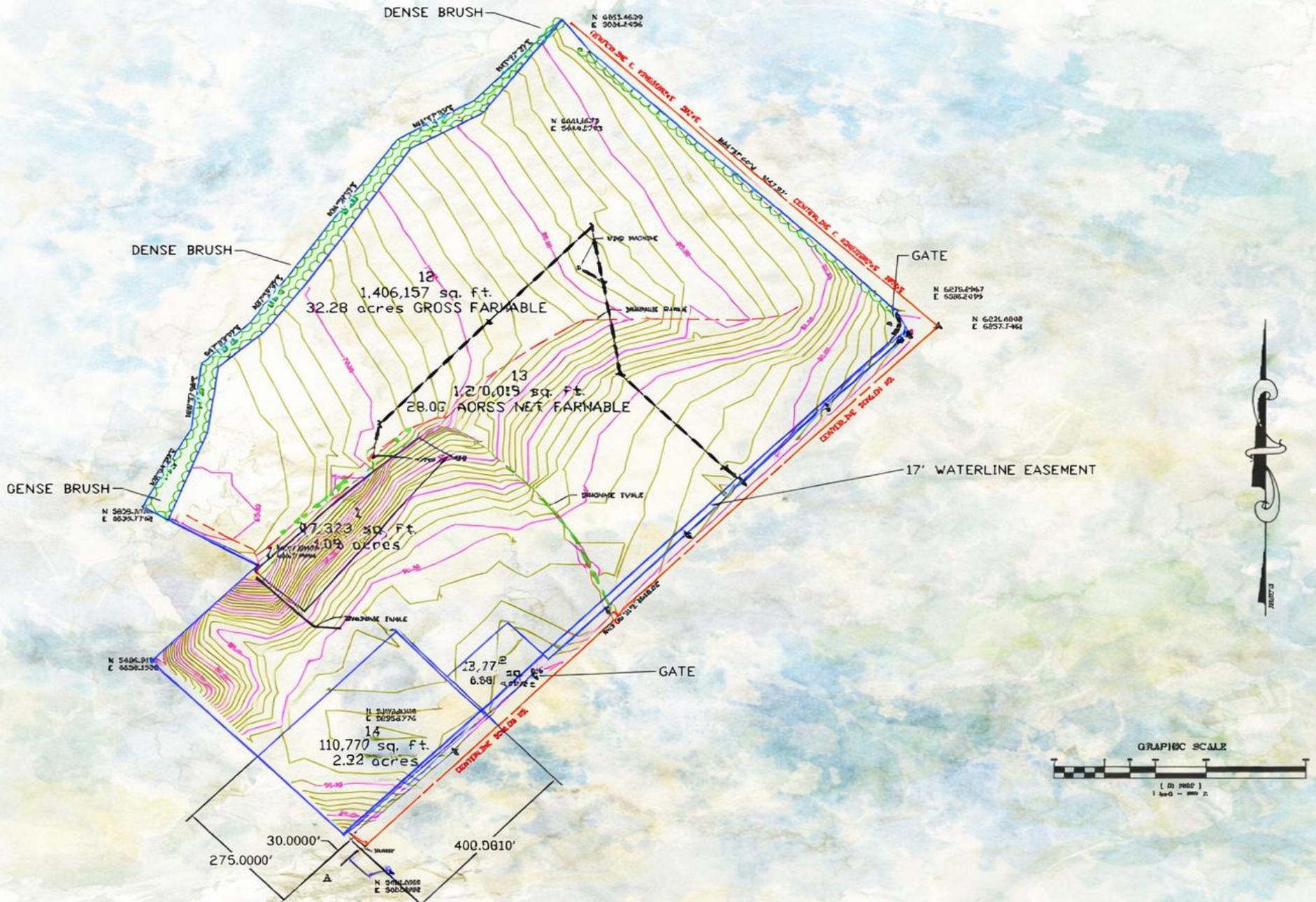


OVERVIEW

Located at 4663 Donlon Road, this approximately 33.4-acre parcel offers a rare opportunity to own productive land in the heart of Somis. Recently operated as a raspberry farm, the property benefits from access to high-quality District 19 County Water and a convenient location along Highway 118, providing easy connectivity to Camarillo, Ventura, and the greater Los Angeles region. Surrounded by ranch estates, avocado groves, and an established equestrian community, the site captures what makes Somis truly unique—an exceptional balance of space, serenity, and proximity. Free from overdevelopment yet close to the coast, amenities, and major employment centers, this property is ideally positioned for those seeking land, lifestyle, and long-term value in Ventura County.

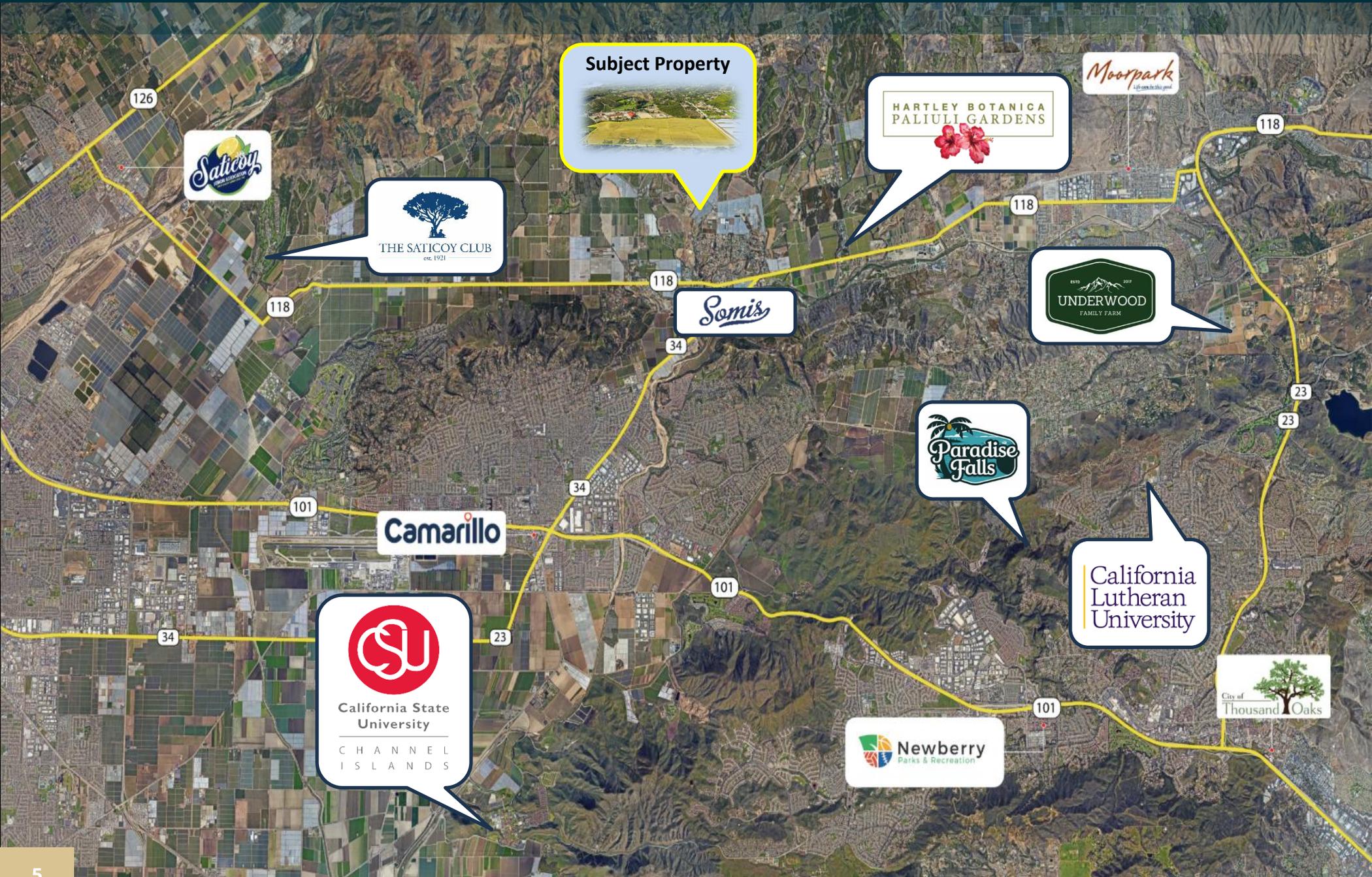


TOPOGRAPHICAL MAP



AERIAL MAP

POINTS OF INTEREST



4663 Donlon Road

33 ACRES OF PRIME SOMIS FARMLAND





Somis, CA

What makes Somis truly unique is its rare balance of space, serenity, and proximity. With expansive ranch properties, thriving avocado groves, and unobstructed countryside views, Somis offers a level of privacy and authenticity that's increasingly hard to find in Southern California. Free from overdevelopment yet moments from the coast, major highways, and neighboring cities, Somis stands apart as a place where land, lifestyle, and legacy quietly endure.

HARTLEY BOTANICA
PALIULI GARDENS



Ventura County



843,843
POPULATION



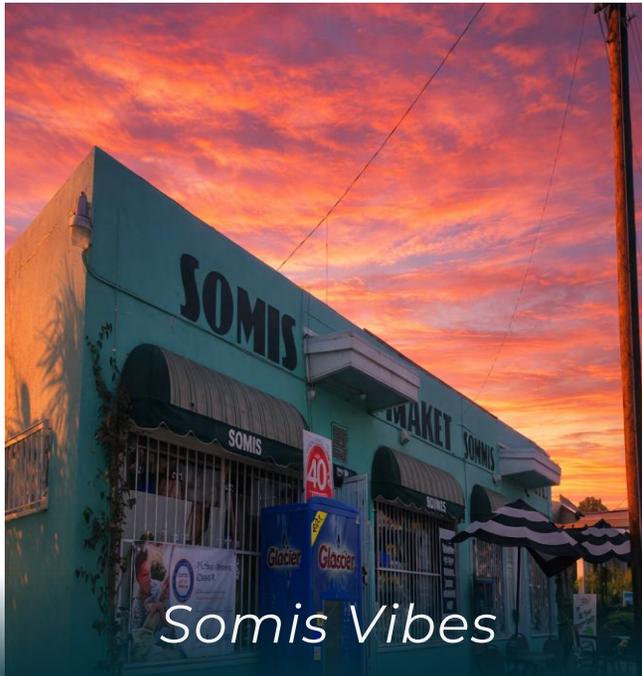
\$768,400
AVG HOME PRICE



\$107,327
MED HH INCOME

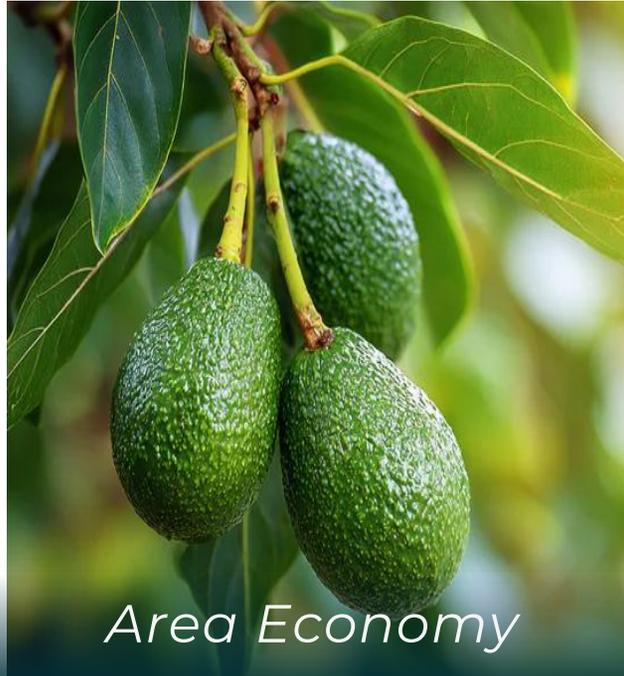


The equestrian community of Somis is a defining part of its character, offering an authentic country lifestyle rooted in land and tradition. With spacious horse properties, private barns, riding arenas, and scenic trails, Somis is ideal for riders who value space, privacy, and a connection to nature. Its peaceful rural setting—paired with nearby training facilities, veterinarians, and coastal amenities—makes Somis a highly desirable equestrian destination in Ventura County.



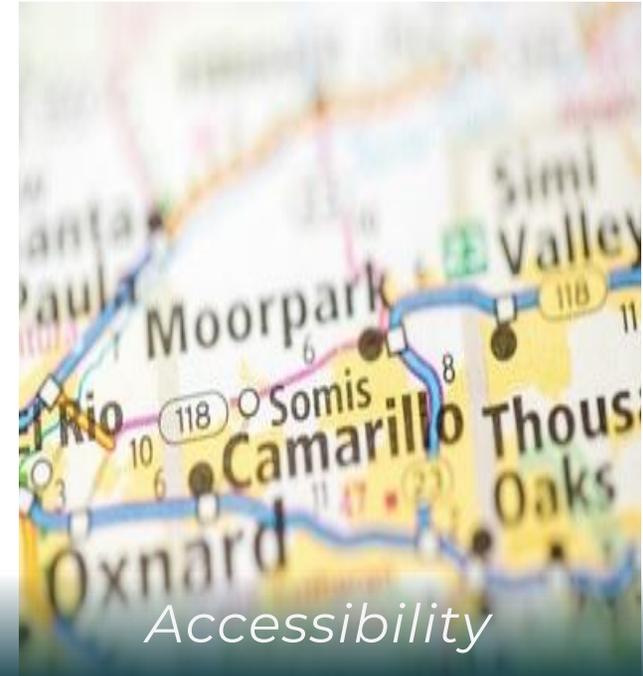
Somis Vibes

While proudly rural in character, Somis offers convenient access to everyday amenities just minutes away. Residents enjoy nearby shopping, dining, schools, and healthcare in Camarillo and Ventura, along with quick access to beaches, wineries, hiking trails, and equestrian facilities. This rare balance of peaceful open space and nearby modern conveniences makes Somis ideal for those seeking comfort, simplicity, and a refined country lifestyle—without sacrificing connectivity, accessibility, or quality of life.



Area Economy

Nestled between Ventura and Camarillo, Somis offers a quiet yet resilient local economy rooted in agriculture, land ownership, and lifestyle-driven investment. Known for its avocado groves, citrus orchards, and spacious ranch properties, Somis attracts residents and investors seeking stability, privacy, and long-term value rather than volatility. With limited commercial development, strong proximity to major employment centers, and a steady demand for rural living near the coast, Somis maintains an understated but durable economic character—defined by land, legacy, and low turnover.



Accessibility

Located along Highway 118, Somis offers exceptional accessibility while preserving its rural charm. Residents enjoy quick, direct connections to Camarillo, Ventura, and the greater Los Angeles region, with seamless access to major highways, employment centers, and the coast—all without the congestion of denser urban areas. This balance of convenience and tranquility makes Somis uniquely accessible for daily commuting, regional travel, and long-term living.

SALE COMPARABLES

	ADDRESS	LAND SQ. FT.	PRICE / AC	LAND ACRES	PROPERTY TYPE	STATUS	SALE PRICE	SALE DATE	PRICE/SF LAND
	1. 3171 E Los Angeles Ave. Somis, CA 93066	1,337,728 Sq. ft.	\$83,035	30.71 AC	Agricultural	SOLD	\$2,550,000	10/23/25	\$1.91
	2. 9005 Vista Anacapa Moorpark, CA 93021	972,695 Sq. ft.	\$103,000	22.33 AC	Agricultural	SOLD	\$2,300,000	02/07/25	\$2.36
	3. 13922 Foothill Rd. Santa Paula, CA 93060	1,910,542 Sq. ft.	\$106,019	43.86 AC	Agricultural	SOLD	\$4,650,000	02/14/25	\$2.43
	4. 9037 Vista Anacapa Moorpark, CA 93021	1,256,706 Sq. ft.	\$169,844	28.85 AC	Agricultural	SOLD	\$4,900,000	07/17/25	\$3.90
AVERAGES		1,369,090 Sq. ft.	\$115,474	31.43 AC	Agricultural		\$3,600,000		\$2.65
	S. 4663 Donlon Road Somis, CA 93066	1,454,904	\$110,748	33.4 AC	Agricultural		\$3,699,000		\$2.54
Potential Uses: Agricultural Farmland • Equestrian • Owner/User • Residential									

VENTURA COUNTY OVERVIEW

Somis is located in Ventura County which is a rare blend of coastal beauty, agricultural richness, and economic diversity. Stretching from the Pacific shoreline to rolling valleys and mountain backdrops, the county offers an exceptional quality of life—where beaches, farmland, and vibrant communities coexist. With strong employment centers, renowned outdoor recreation, and a deep-rooted agricultural heritage, Ventura County stands out as a place where natural beauty, opportunity, and balance define everyday living.



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DONLON ROAD

33 ACRES OF PRIME FARMLAND



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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Alexander Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Alexander Group has not verified, and will not verify, any of the information contained herein, nor has

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