

OFFERING MEMORANDUM

1450 LIRIO AVE

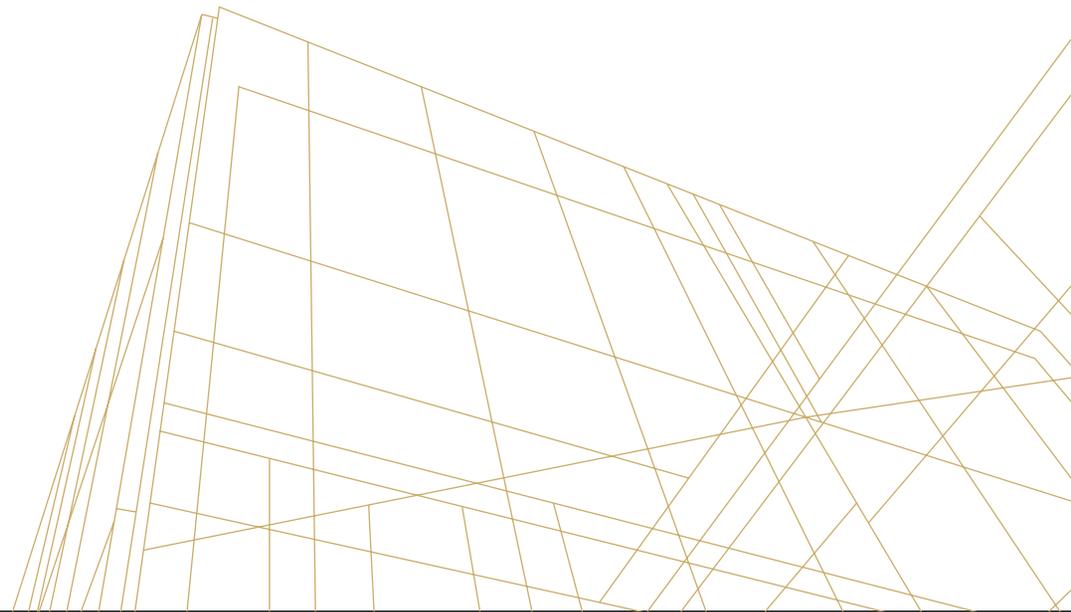
51,000 SF M2 Zoned Land

VENTURA, CA 93004

km Kidder
Mathews



1450 LIRIO AVE VENTURA, CA 93004



*Exclusively
listed by*

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RARE INDUSTRIAL ZONED LAND IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 51,000 SF of industrial zoned land in a highly competitive, infill industrial market.

ADDRESS	1450 Lirio Ave, Ventura, CA 93004
APN	128-0-022-075
LOT SIZE	51,000 SF
ZONING	M2
AVAILABILITY	Q1 2026
SPECIFIC PLAN	Old Town Saticoy (see below for link)

→ [SATICOY AREA PLAN](#)

\$9,180

PRICE/MONTH

\$0.18/SF/MO

PRICE/SF/MONTH



EXECUTIVE SUMMARY



SPEC IMAGE



PROPERTY INFORMATION

OVERVIEW

APN	128-0-022-075
PRICE/MO	\$9,180
PRICE/SF/MO	\$0.18
LOT SIZE	51,000 SF
ZONING	M2 - General Industrial

COUNTY ZONING USES

Administrative, Business, and Professional Services

Animal Boarding, Sales and Services, Veterinary

Automotive and Accessories: Automotive Rentals, Repairs, Sales, Retail, Operable Vehicle Storage, Parking

Boating and Harbor Activities: Boat Building or Repair, Sales and Services

Construction Sales and Services: Building Contractor Yards, Building Supply Stores, Lumberyards

Equipment Rentals, Sales, and Services: Heavy, Light

Food and Fish Processing: Fish and Meat Processing

General Industrial

Light Industrial

Oil Equipment Services: Heavy

Oil Equipment Services: Light

Personal Storage

Property Maintenance Services

Recycling Services: Consumer Recycling Collection Points

Repair Services

Wholesaling and Distribution

Wireless Telecommunications Facilities: Major

Agricultural

→ [VIEW FULL USES](#)

LOCATION OVERVIEW



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