

AVAILABLE



COMMERCIAL
REAL ESTATE
the sign of a profitable property



NORTH VENTURA AVE

VACANT LAND AVAILABLE IN VENTURA, CA

4573 N. Ventura Avenue, Ventura, CA 93001



JOHN AQUINO
(805) 410-0423 | johnaquino16@yahoo.com
DRE#00604472



PROPERTY FEATURES

4573 N. Ventura Avenue, Ventura, CA 93001



APPROX. 2.91 AC

VACANT LAND FOR SALE

- ✓ Income-producing property featuring signage leased at \$4,000 per month, with 12 years remaining & a 3% annual rent increase
- ✓ APN#: 063-0-120-295, 063-0-120-305, 063-0-120-315, 063-0-140-665
- ✓ A great opportunity for growth and would be ideal for an owner-user operator
- ✓ An opportunity for possible billboard income
- ✓ Outside storage allowed
- ✓ Great for an industrial park
- ✓ M-2 zoning

AREA AMENITIES

- ✓ Prime highway visibility with an ongoing RV parking project in progress
- ✓ Great exposure from Highway 33

\$2,600,000

LIST PRICE

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	2,129	15,039	45,722
 Avg. HH Income	\$96,383	\$86,760	\$105,592
 Daytime Pop	2,007	14,094	43,804
 Traffic Count	± 30,439 CPD ON HWY 33		



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ASSOCIATE

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5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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