

FOR SALE

PHENOMENAL DEVELOPMENT OPPORTUNITY
33,581 SF VACANT PARCEL

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003

Premier Ventura, CA Location

SITE

- New General Plan Designation - Highest Density Multi-Family Land Use in City
- Ideal Senior Housing/Assisted & Independent Living Project
- One of the last remaining undeveloped Commercial/Multi-Family infill sites in the City

**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

Cal BRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com

FOR SALE

PHENOMENAL DEVELOPMENT OPPORTUNITY
33,581 SF VACANT PARCEL

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003

Sale Price: \$2,950,000

Lot Size: 33,581 Net SF with 326' of frontage on Dean Dr. and 103' of frontage on Chapel Dr. Call Listing Agent for possible increased lot size to approximately 1 acre.

Price per SF/Land: \$88

APN: 031-302-012

Zoning: C-1A (Intermediate Commercial Zone) with land use designation based on upcoming new General Plan of Mixed Use 6.

New General Plan Land Use: The Mixed Use 6 designation is the highest density land use designation allowed in the city. It is limited to commercial corridors and districts where new development could occur over the time horizon of the General Plan. The land use designation allows for high-density mixed-use corridors or districts that create a more walkable, urban environment.

New General Plan Land Use Density and FAR: 65.1-80 du/ac | 3.25 FAR. A vertical or horizontal mix of uses with retail, office, and/or residential, senior housing, assisted/independent living. Building can be residential over retail, commercial, or just residential (including low-rise residential, low-rise mixed use, retail, office mixed, and townhome live-work).

Topography: Flat

Building Height Limitations: 6 stories or 75 feet.

Utilities: All utilities at or near site.

Seller Preference: Seller will give preference to a developer of Senior Housing or Assisted/Independent Living. However, other uses will be considered on a case-by-case basis.



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

Cal BRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com

FOR SALE

PHENOMENAL DEVELOPMENT OPPORTUNITY
33,581 SF VACANT PARCEL

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003

Highlights:

- **Dynamic Location:**
Phenomenal Development Opportunity in a premier Ventura Location, near Pacific View Mall and Lowe's. This very centrally located infill property, benefits from excellent characteristics such as good access to employment centers, shopping facilities, governmental services and freeways.
- **Strong Intrinsic Value & New General Plan:**
Priced very attractively at \$88/SF with significant upside due to new soon to be adopted General Plan, allowing for the highest density and Floor Area Ratio in the City. High Barriers to Entry/Constrained Market due to City of Ventura's limited growth policy limiting future zone changes to commercial/multi-family uses.
- **Rare Offering:**
One of the last large infill undeveloped commercial/multifamily/Senior/ Assisted/Independent Living Housing sites in Ventura.
- **Top Tier Coastal California City:**
The City of Ventura has experienced explosive growth in the last several years, and is very much poised to continue this upward trajectory into the future due to strong migratory and demographic trends, along with a variety of employment options and excellent quality of life.



PHOTOS

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003



EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003



 | mitchell.s.stark@gmail.com

AMENITIES MAP

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

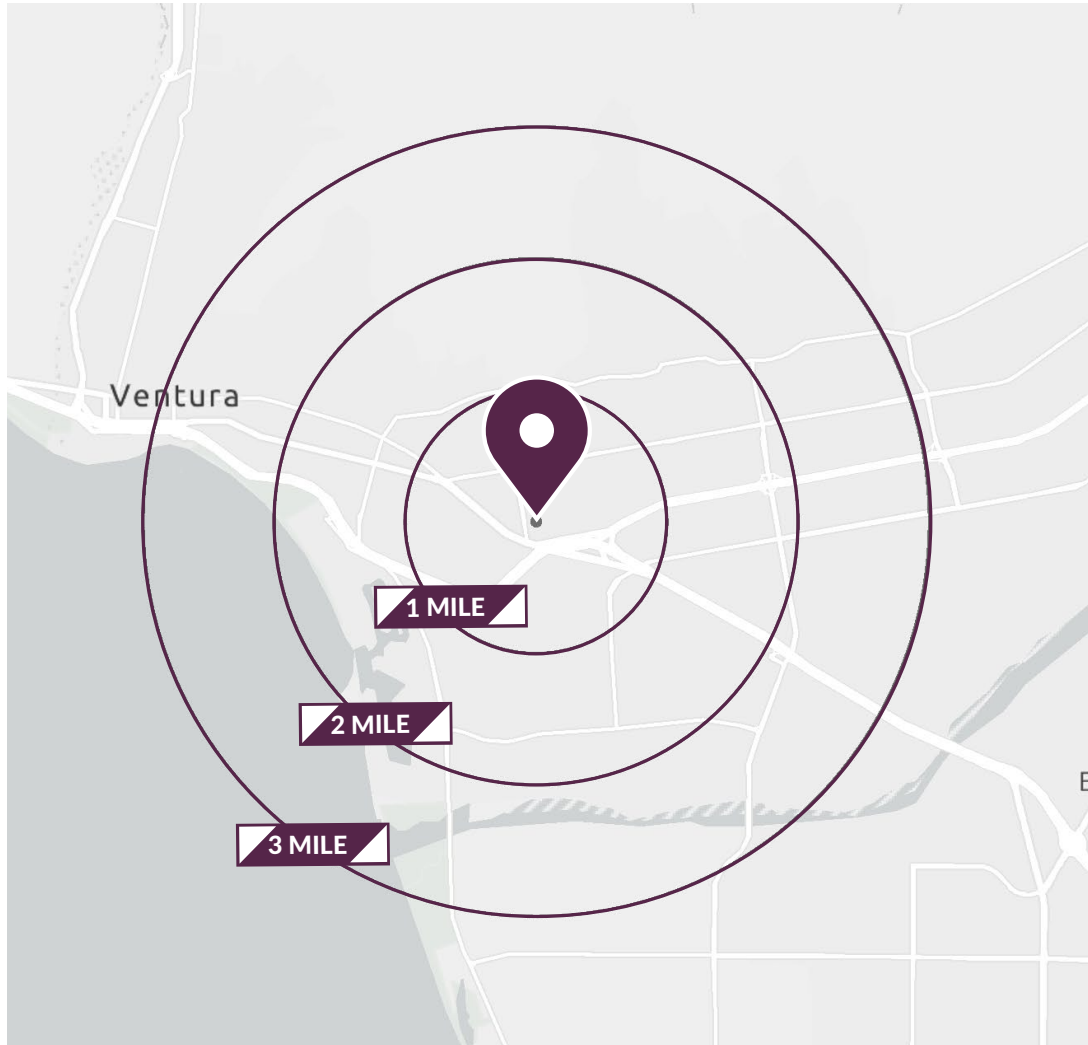
Cal BRE | 01196532

📞 | 805.689.2429

✉ | mitchell.s.stark@gmail.com

DEMOGRAPHICS

EXTREMELY WELL LOCATED NEAR LOWES
& PACIFIC VIEW MALL
3637 DEAN DR., VENTURA, CA 93003



2025 Summary

	1 Mile	2 Mile	3 Mile
Population	12,713	39,569	61,683
Households	5,277	16,345	25,365
Families	3,152	9,787	15,046
Average Household Size	2.35	2.35	2.36
Owner Occupied Housing Units	2,825	8,846	13,221
Renter Occupied Housing Units	2,452	7,499	12,144
Median Age	43.4	44.5	43.7
Median Household Income	\$104,509	\$102,638	\$100,126
Average Household Income	\$132,703	\$132,908	\$129,651

2030 Summary

	1 Mile	2 Mile	3 Mile
Population	12,558	39,242	61,439
Households	5,255	16,342	25,517
Families	3,139	9,787	15,099
Average Household Size	2.33	2.33	2.34
Owner Occupied Housing Units	2,859	8,940	13,454
Renter Occupied Housing Units	2,397	7,402	12,063
Median Age	44.4	45.8	45.1
Median Household Income	\$114,373	\$113,110	\$109,835
Average Household Income	\$145,910	\$144,940	\$141,724