

OFFERING MEMORANDUM

# DUPONT CT LAND

VENTURA, CA 93003

**km** Kidder  
Mathews



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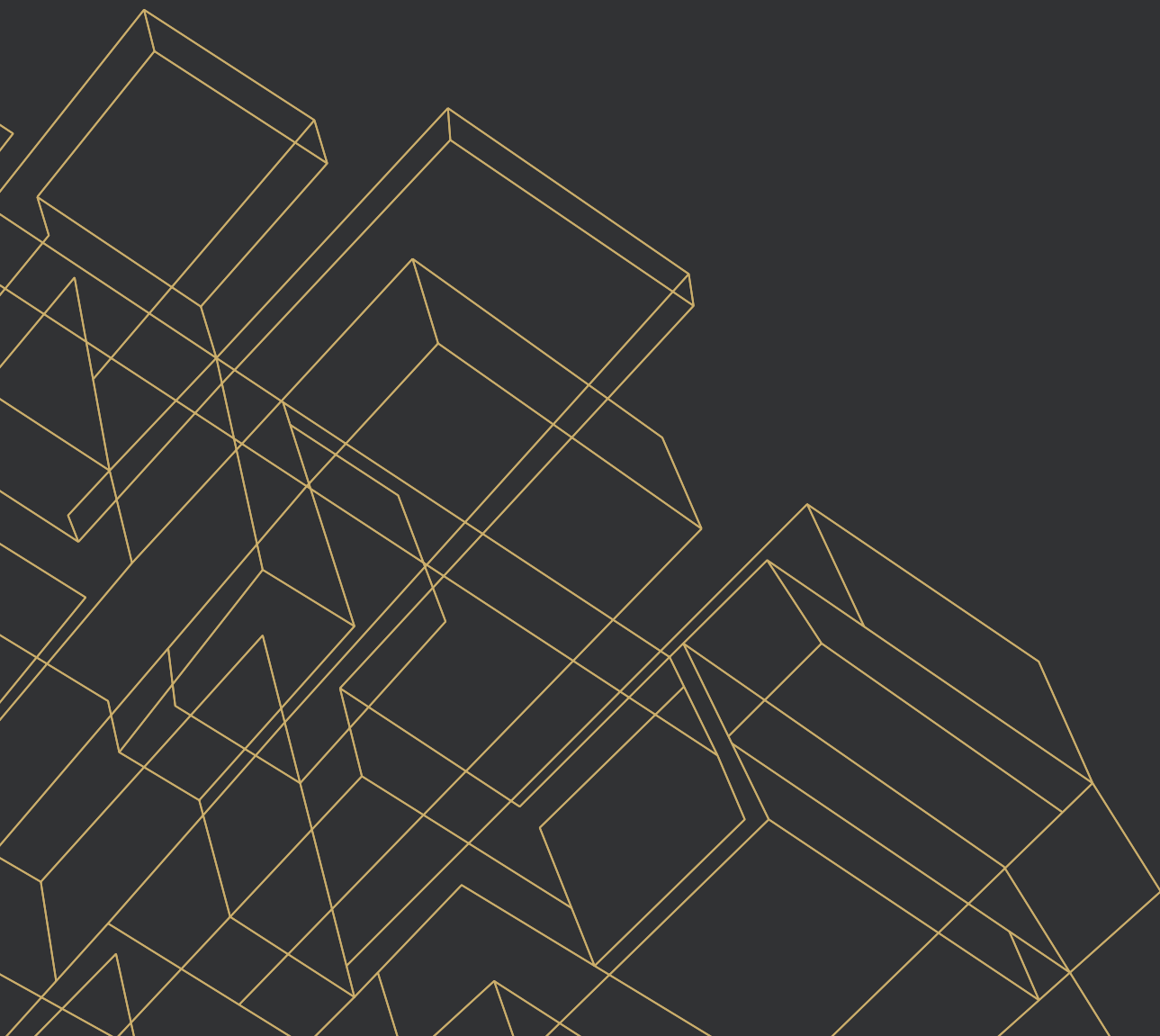
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# EXECUTIVE SUMMARY

# *RARE* INDUSTRIAL ZONED LAND IN VENTURA, CA

Kidder Mathews, as exclusive advisor, is pleased to present the rare opportunity to acquire 2.3 acres of industrial zoned land in a highly competitive, infill industrial market.

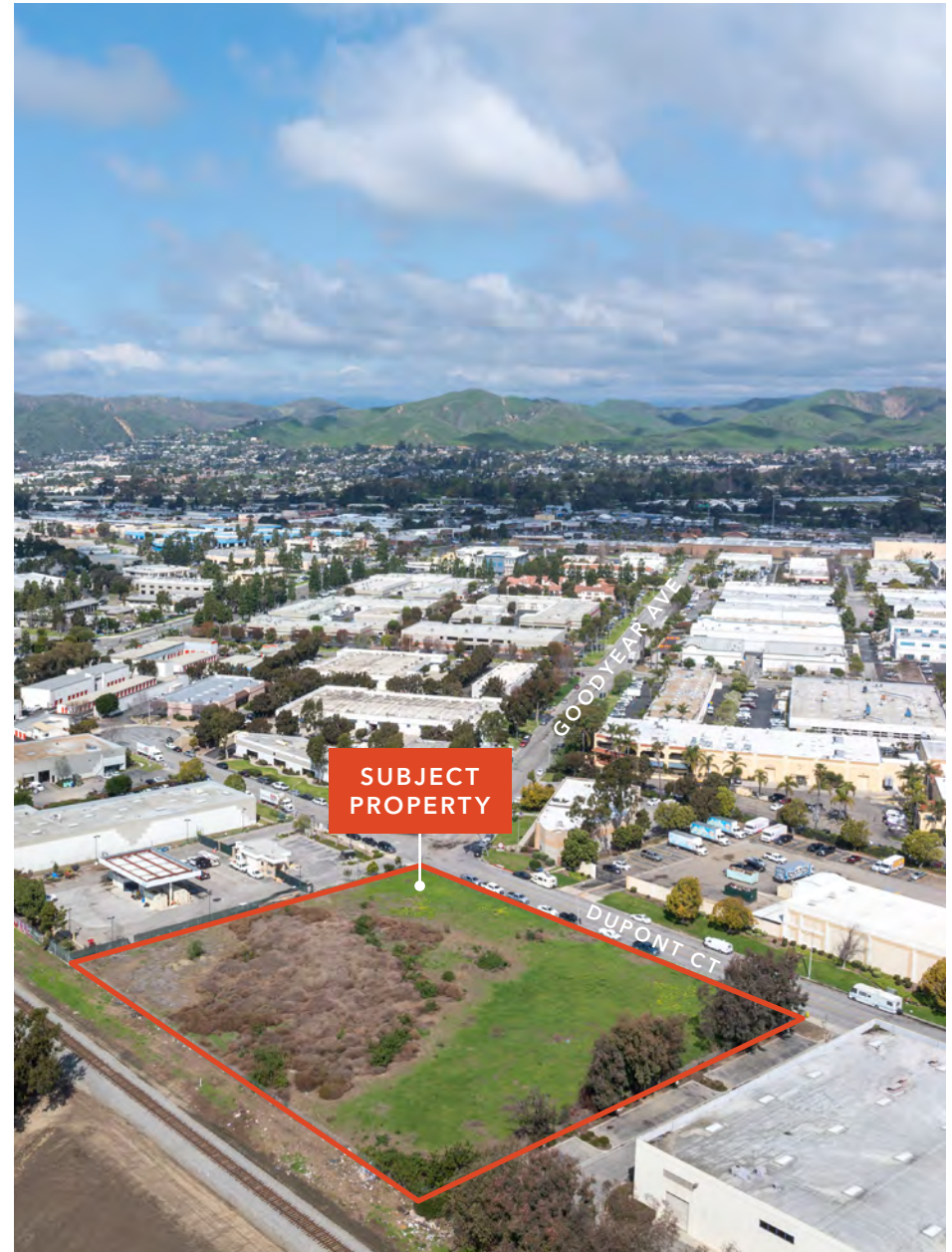
ADDRESS	Dupont Ct, Ventura, CA 93003
APN	084-0-0132-365
LOT AC	2.29 AC
LOT SF	99,752 SF
ZONING	MPD

*\$2.75M*

ASKING PRICE

*\$27.50*

PRICE / SF



SUBJECT  
PROPERTY

### *Infill Industrial Opportunity*

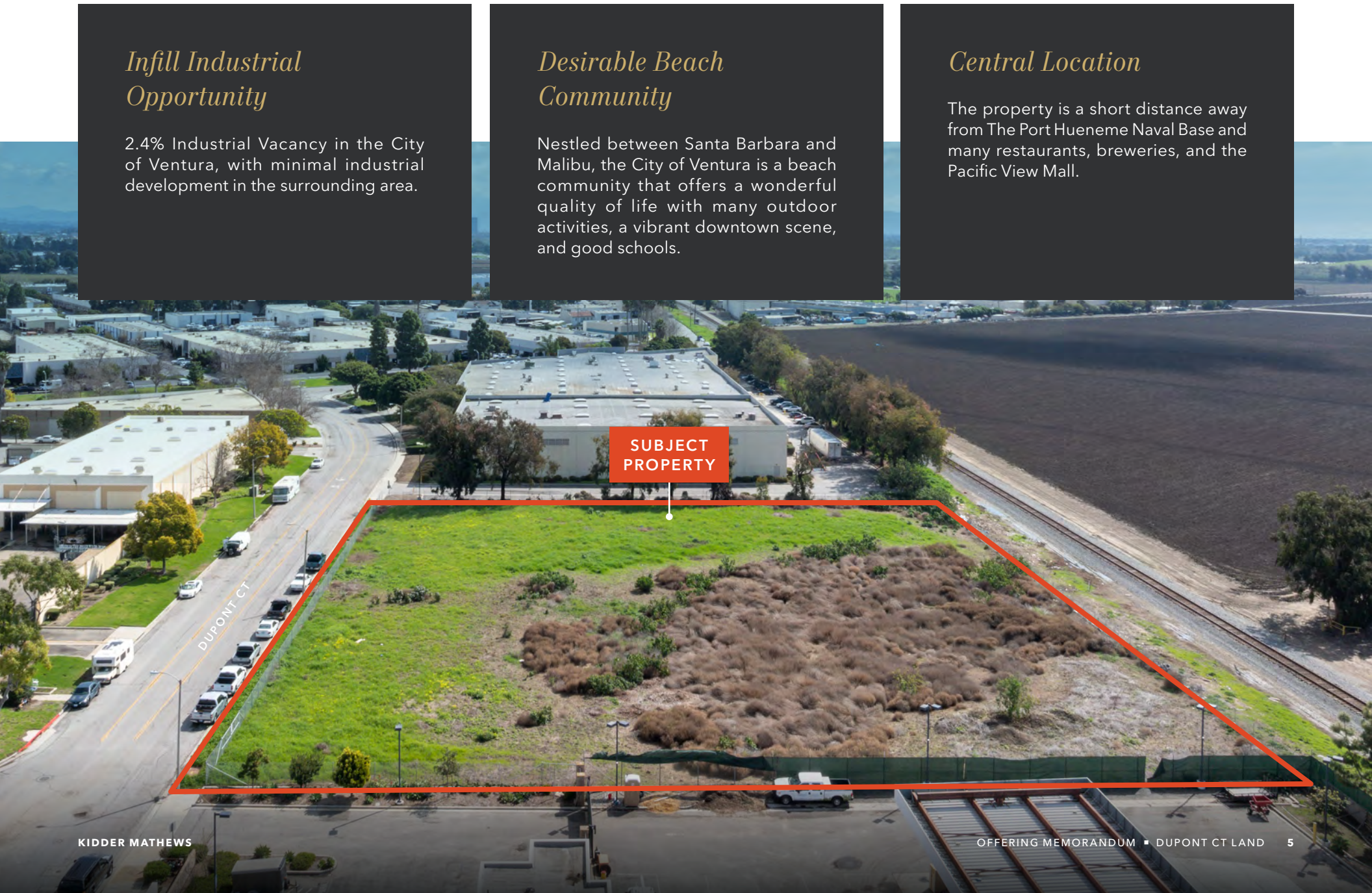
2.4% Industrial Vacancy in the City of Ventura, with minimal industrial development in the surrounding area.

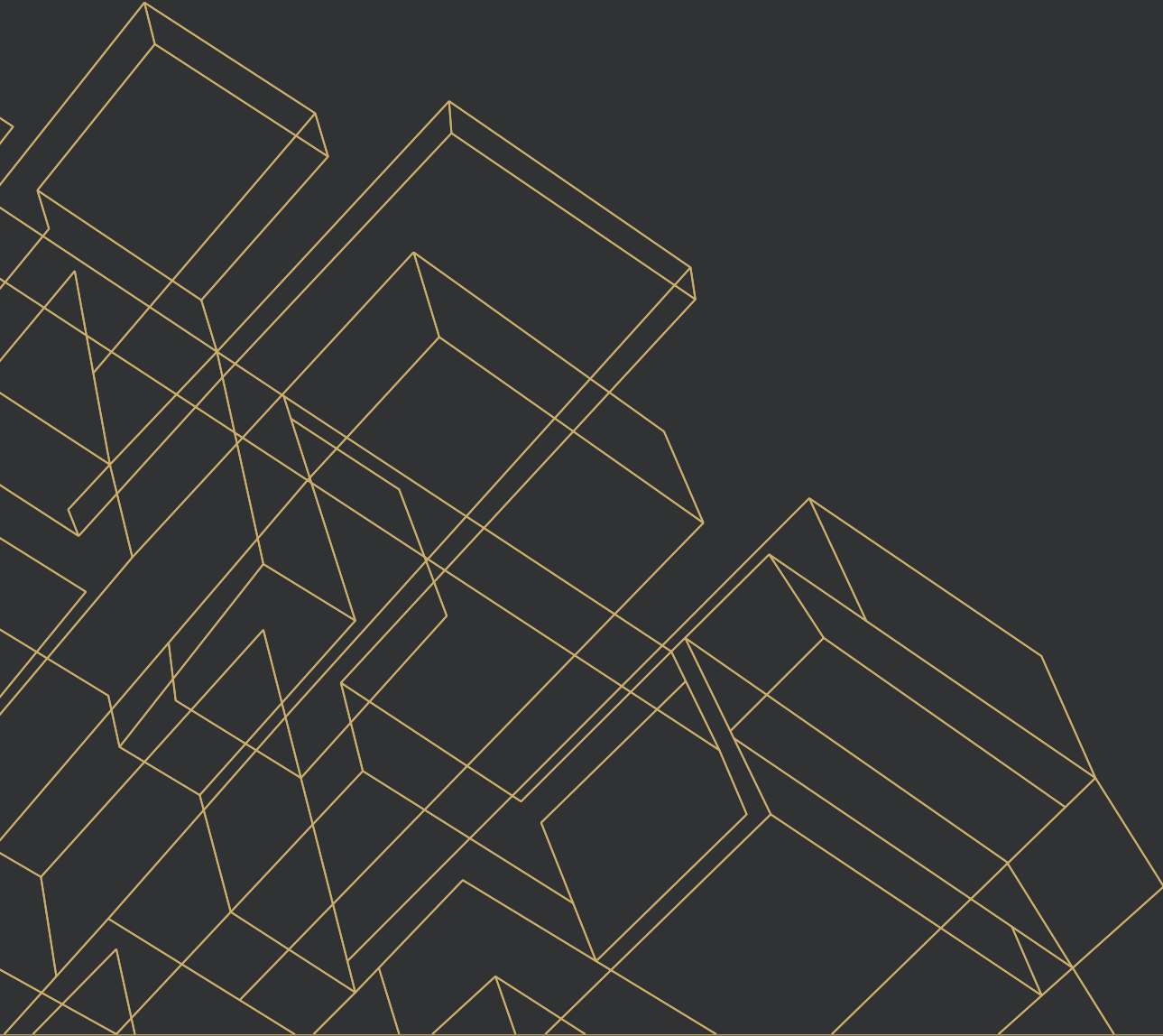
### *Desirable Beach Community*

Nestled between Santa Barbara and Malibu, the City of Ventura is a beach community that offers a wonderful quality of life with many outdoor activities, a vibrant downtown scene, and good schools.

### *Central Location*

The property is a short distance away from The Port Hueneme Naval Base and many restaurants, breweries, and the Pacific View Mall.





# PROPERTY OVERVIEW

# PROPERTY INFORMATION

## PROPERTY OVERVIEW

APN	084-0-0132-365
PRICE	\$2,750,000
PRICE / SF	\$27.50/SF
ZONING	MPD (Manufactured Planned Development)



# ZONING INFORMATION

## USES PERMITTED

Automotive sales, wholesale, and Parking

Construction Yard

Dining and Education

Personal storage

Light Industrial

Wholesale & Distribution

## USE PERMIT REQUIRED

Animal Boarding and Services

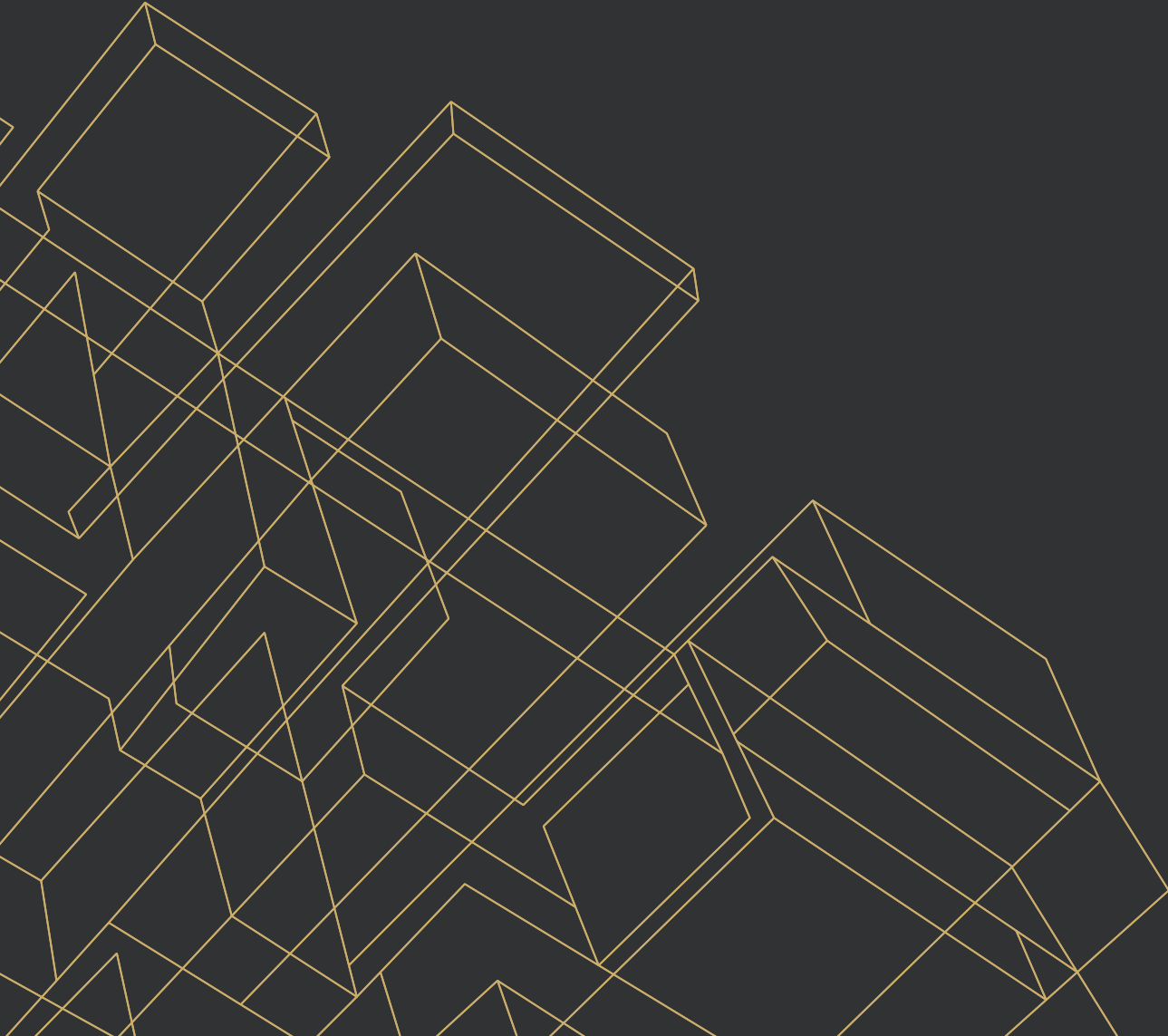
Automotive repairs and storage

Recycling Services

Daycare facilities

Indoor Sports and Recreation

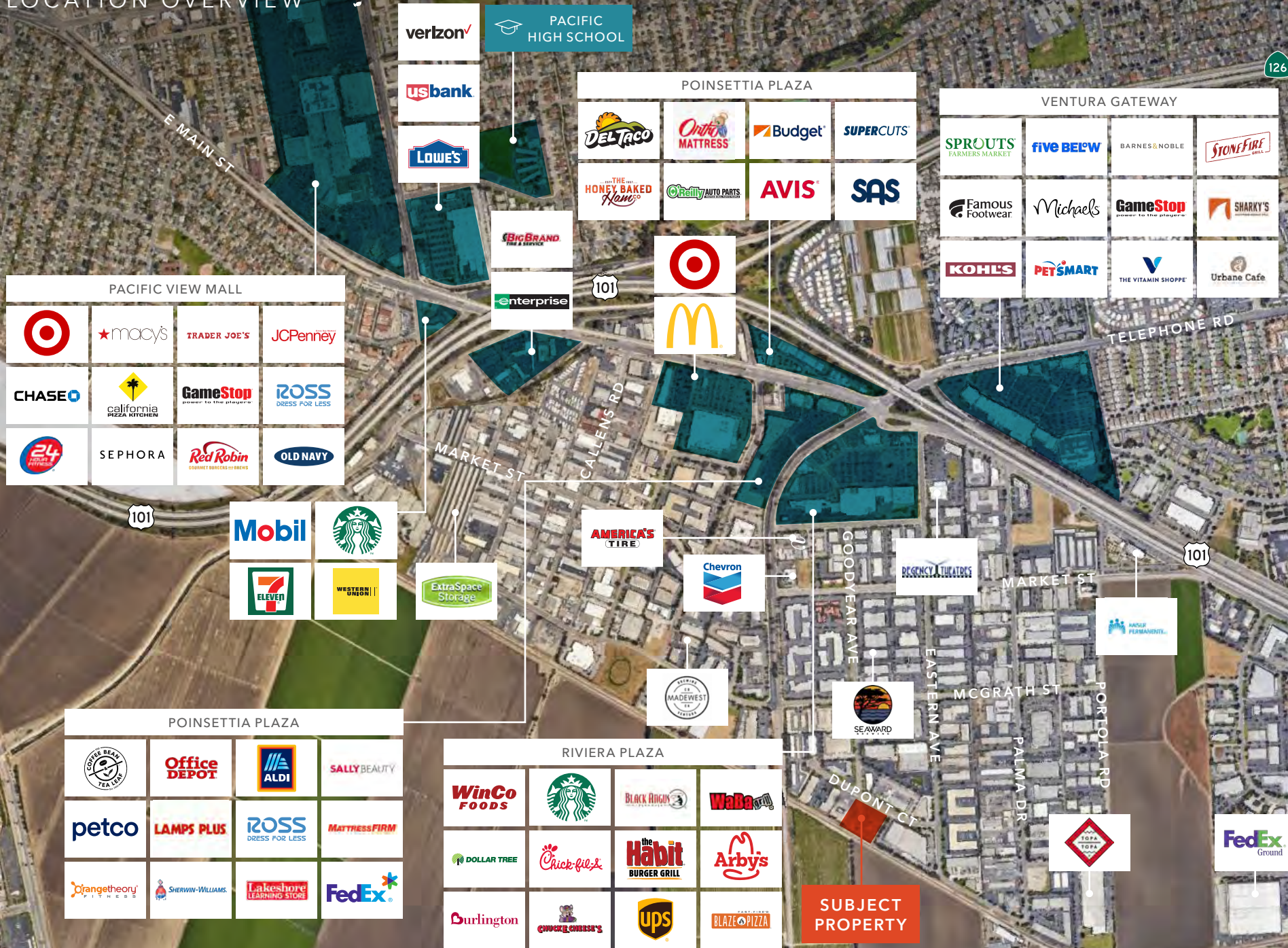
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# LOCATION OVERVIEW



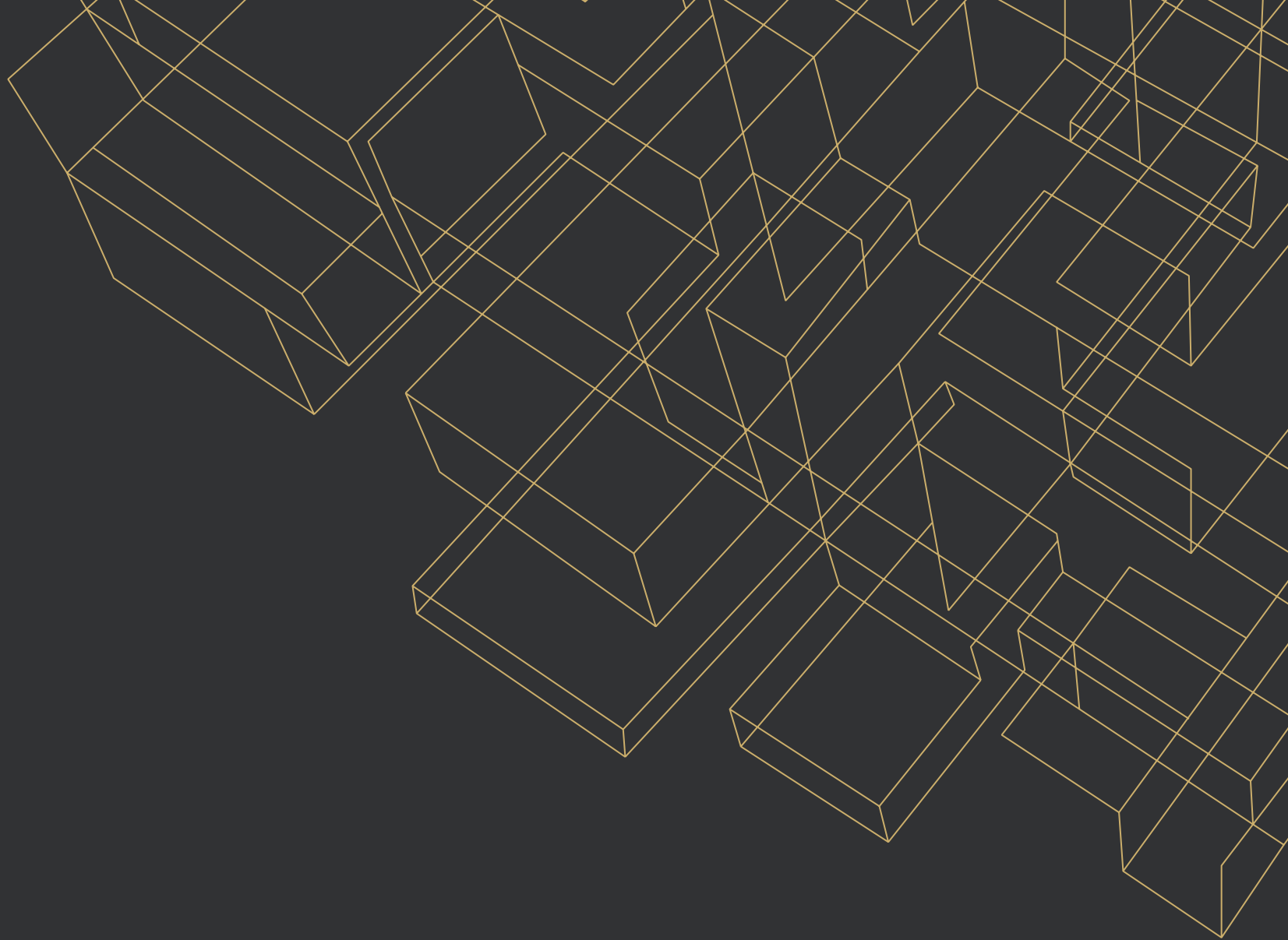
# LOCATION OVERVIEW



# DRIVE TIME MAP

30 MIN DRIVE ■ 60 MIN DRIVE ■ 90 MIN DRIVE ■





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