

# INDUSTRIAL UNITS FOR SALE

1,162 - 2,950 SQ FT

*\*Adjacent Units May Be Combined*

2889

## Ventura Commerce Center

2889 Bunsen Ave

**90% FINANCING AVAILABLE**

### GRANT FULKERSON, SIOR

Principal  
818.304.4956  
gfulkerson@lee-re.com  
DRE# 01483890

### BRETT SAUNDERS

Principal  
818.581.7061  
bsaunders@lee-re.com  
DRE# 01991011



LEE & ASSOCIATES

**2889 BUNSEN AVE.  
VENTURA, CA 93003**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

CID #01191898



**GROUND LEVEL  
LOADING**



**14' CLEAR  
HEIGHT**



**2/1,000 PARKING**



**200 AMPS/ UNIT**



**RENOVATIONS  
UNDERWAY**



**PROFESSIONALLY  
MANAGED**



**RARE PURCHASE  
OPPORTUNITY**

# 2889 BUNSEN AVE. VENTURA, CA 93003

## PROPERTY HIGHLIGHTS

- Attractive & Flexible Deal Structure
- Recently Renovated Project
- Units Can Be Combined
- Rare Purchase Opportunity
- Close Proximity to Highway 101



# 90% FINANCING

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Ventura Commerce Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

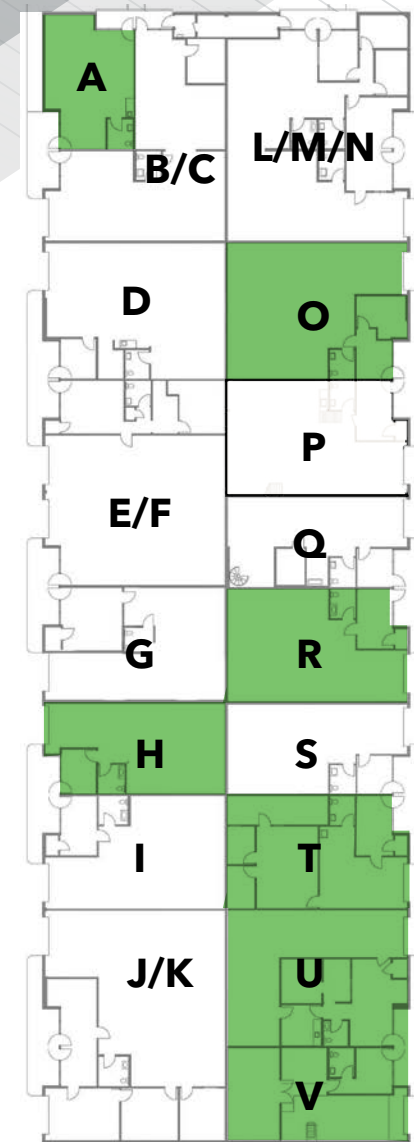


For SBA and conventional financing:

**Raffi Sarkissian**  
Regional Director  
Horizon Commercial Capital  
Office: 866.903.7773  
Mobile: 818.355.8973 | Mobile: 424.230.2056  
Fax 818.475.5033  
[www.horizonwest-cc.com](http://www.horizonwest-cc.com)

# AVAILABLE INDUSTRIAL UNITS & PRICES

UNIT	SQ. FT	PRICE (PSF)	SALE PRICE	STATUS
A	870	\$375.00	\$326,250.00	IN ESCROW
B/C	1,932	\$365.00	\$705,180.00	LEASED TO 12/31/24
D	1,739	\$365.00	\$634,735.00	AVAILABLE
E/F	2,614	\$365.00	\$954,110.00	AVAILABLE
G	1,457	\$375.00	\$546,390.00	AVAILABLE
H	1,174	\$365.00	\$428,400.50	IN ESCROW
I	1,448	\$375.00	\$543,000.00	LEASED TO 2/28/25
J/K	2,950	\$375.00	\$1,106,250.00	AVAILABLE
L/M/N	2,799	\$375.00	\$1,049,625.00	AVAILABLE
O	1,741	\$365.00	\$635,465.00	IN ESCROW
P	1,459	\$365.00	\$532,629.90	AVAILABLE
Q	1,162	\$365.00	\$423,951.15	LEASED TO 2/31/25
R	1,444	\$365.00	\$527,191.40	IN ESCROW
S	1,162	\$365.00	\$423,951.15	AVAILABLE
T	1,444	\$375.00	\$541,635.00	IN ESCROW
U	1,738	\$365.00	\$634,475.85	IN ESCROW
V	1,211	\$375.00	\$454,252.50	IN ESCROW



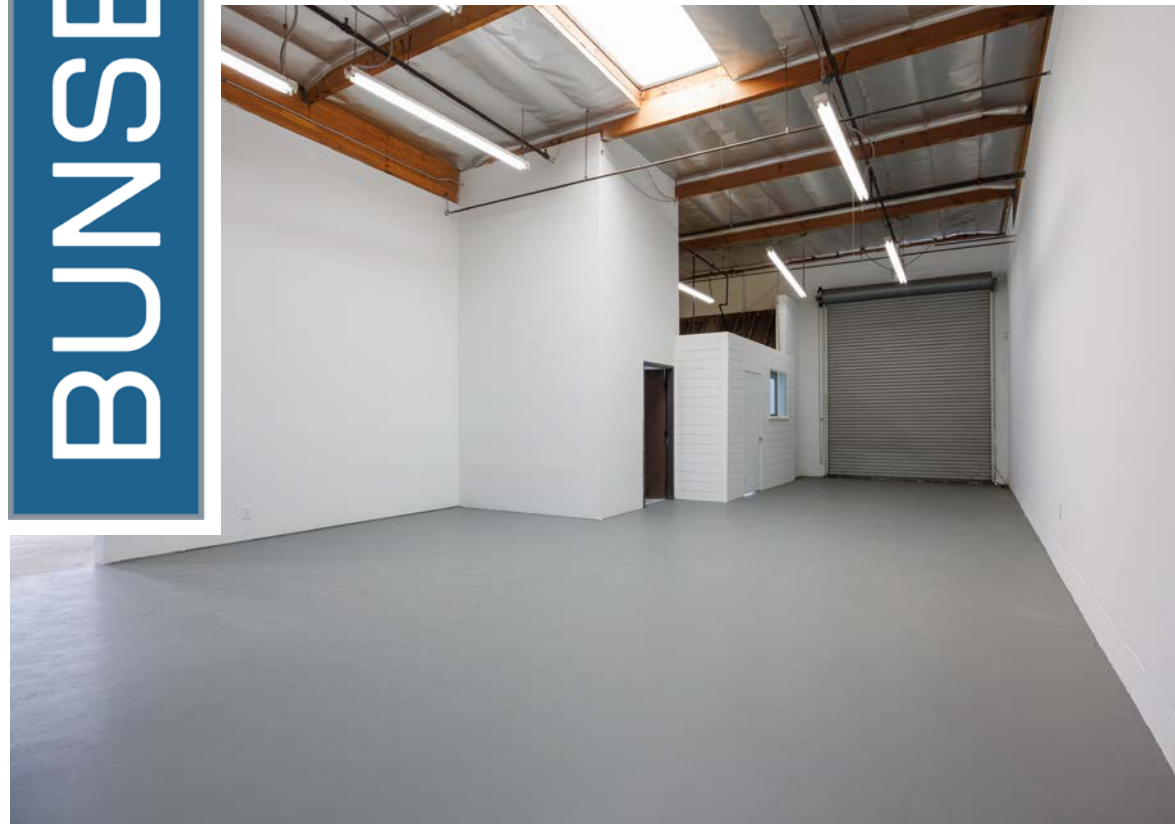
Adjacent units may be combined.  
Leased units may be purchased with the leases in place.



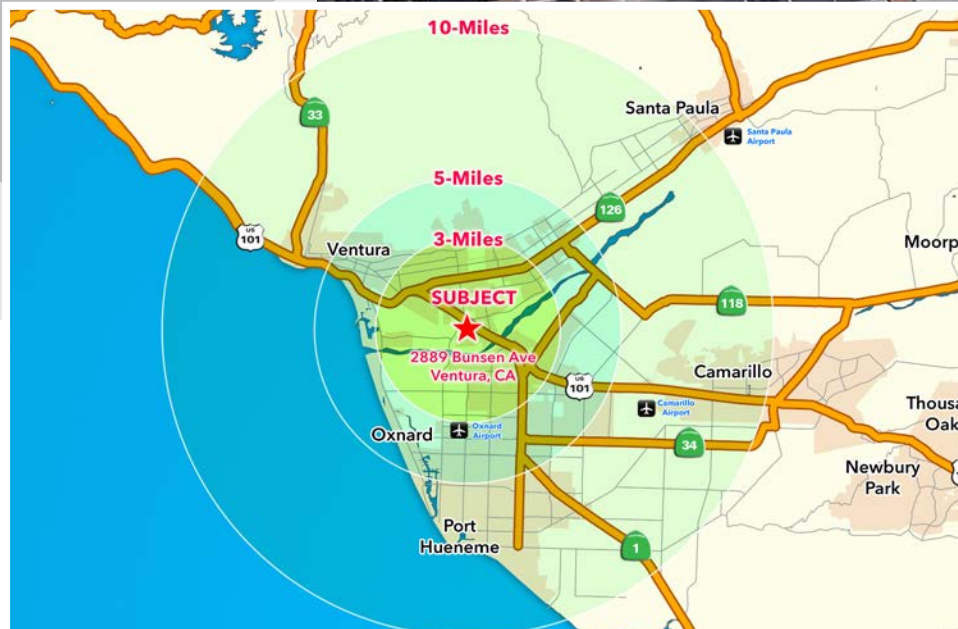
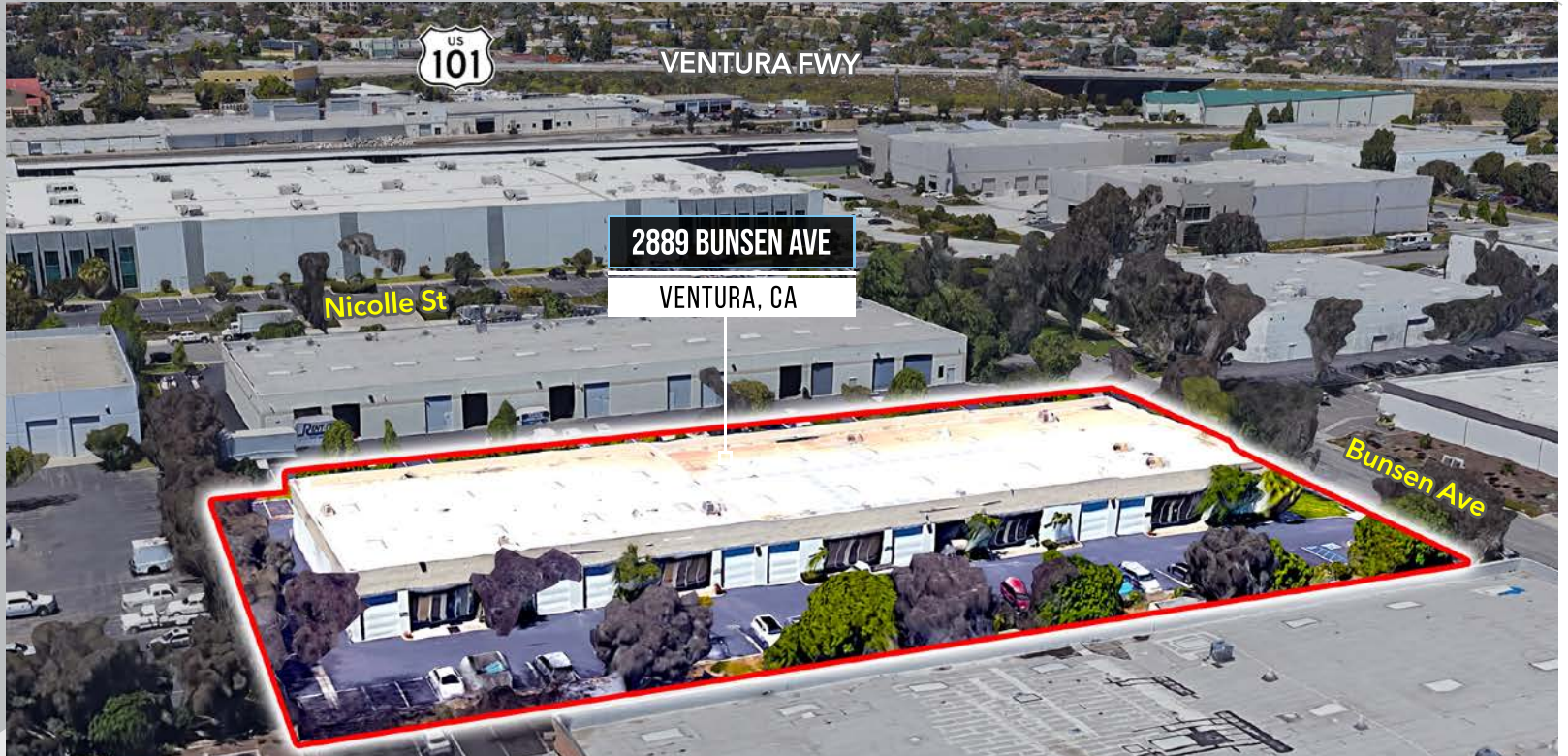


28  
89

BUNSEN



# LOCATOR MAP



# AMENITIES





**2889 BUNSEN AVE.  
VENTURA, CA 93003**

For building availability, please contact:

**GRANT FULKERSON, SIOR**

Principal

818.304.4956

[gfulkerson@lee-re.com](mailto:gfulkerson@lee-re.com)

DRE# 01483890

**BRETT SAUNDERS**

Principal

818.581.7061

[bsaunders@lee-re.com](mailto:bsaunders@lee-re.com)

DRE# 01991011

Ventura  
Commerce Center  
2889 Bunsen Ave.

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
CID #01191898