

TWO WAREHOUSE UNITS AND MEZZANINE ALL WITH SEPARATE ENTRANCES, POTENTIAL TO OCCUPY 51% AND GENERATE INCOME.



1696  
for sale **walterst.** industrial  
ventura | ca

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CENTRAL VENTURA LOCATION, MINUTES TO OXNARD, CAMARILLO, PORT HUENEME



## Property Highlights

- ±23,954 SF TOTAL
- ±1.07 Acre Parcel
- 21' Clear Height
- MPD Zoning – Ideal for Manufacturing and/or Distribution
- 36 Parking Spaces
- Concrete Parking Lot / Yard Area
- Monument Signage
- Each Warehouse Unit has Two (2) Ground Level Doors
- Four (4) Ground Level Doors – 14' x 14' (1 Side, 3 Rear)
- 1,600 Amps (2–800 Amp Switch Gears), 120/208 Volt, 3-Phase, 4-Wire, 2 Electrical Meters
- LED-Lit Warehouse, Divided Approximately Equally
- Deluxe Office Buildout with Break Room (Sink) and Restrooms on Ground Floor & Mezzanine
- Separate Ground-Level Entrances for 2 Warehouse Units & Mezzanine, Allowing Potential to Lease up to 3 Tenants or occupy 51%+ as Owner/User and Lease Balance of Building
- Excellent Visibility on Walter St. with 195 Feet of Frontage
- Central Ventura Location
- Minutes to Oxnard, Camarillo & Port Hueneme
- Near Retail & Dining Amenities at Telephone / Main
- Close to 101 & 126 Freeways
- Asking Price \$5,390,000.00

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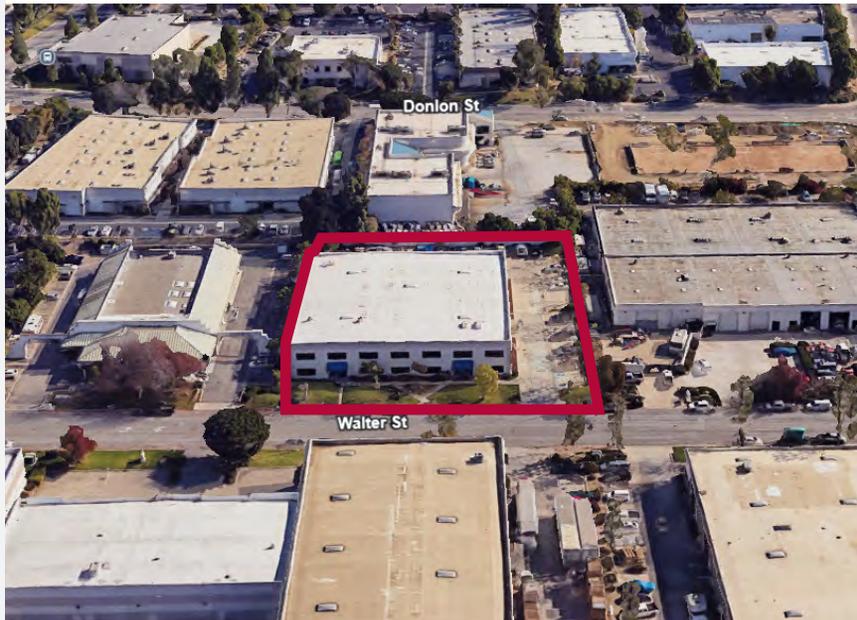
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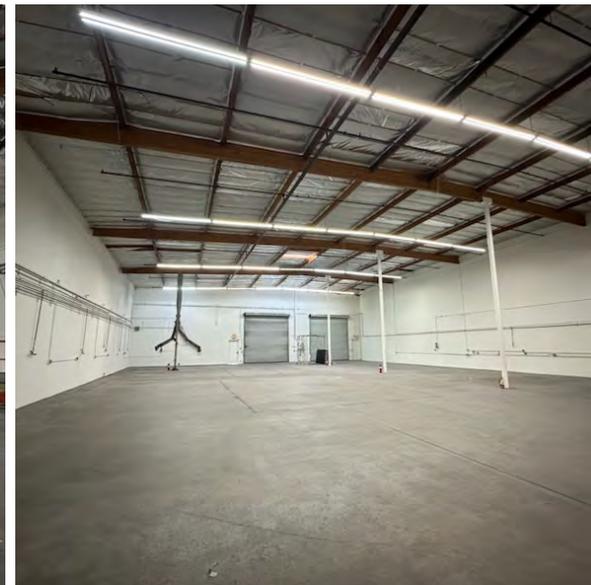
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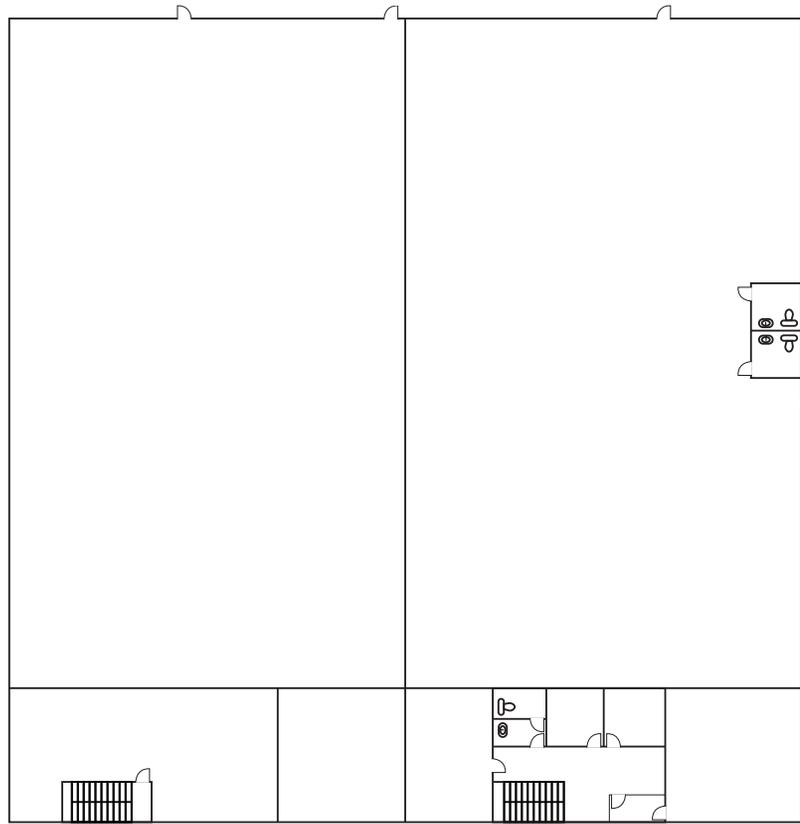


  
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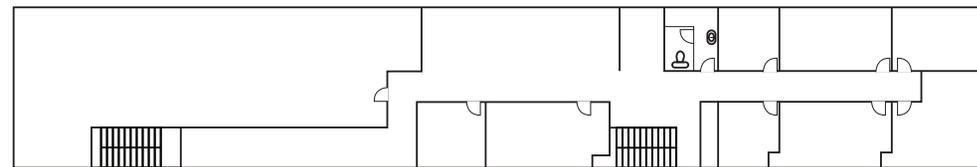
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FIRST FLOOR PLAN



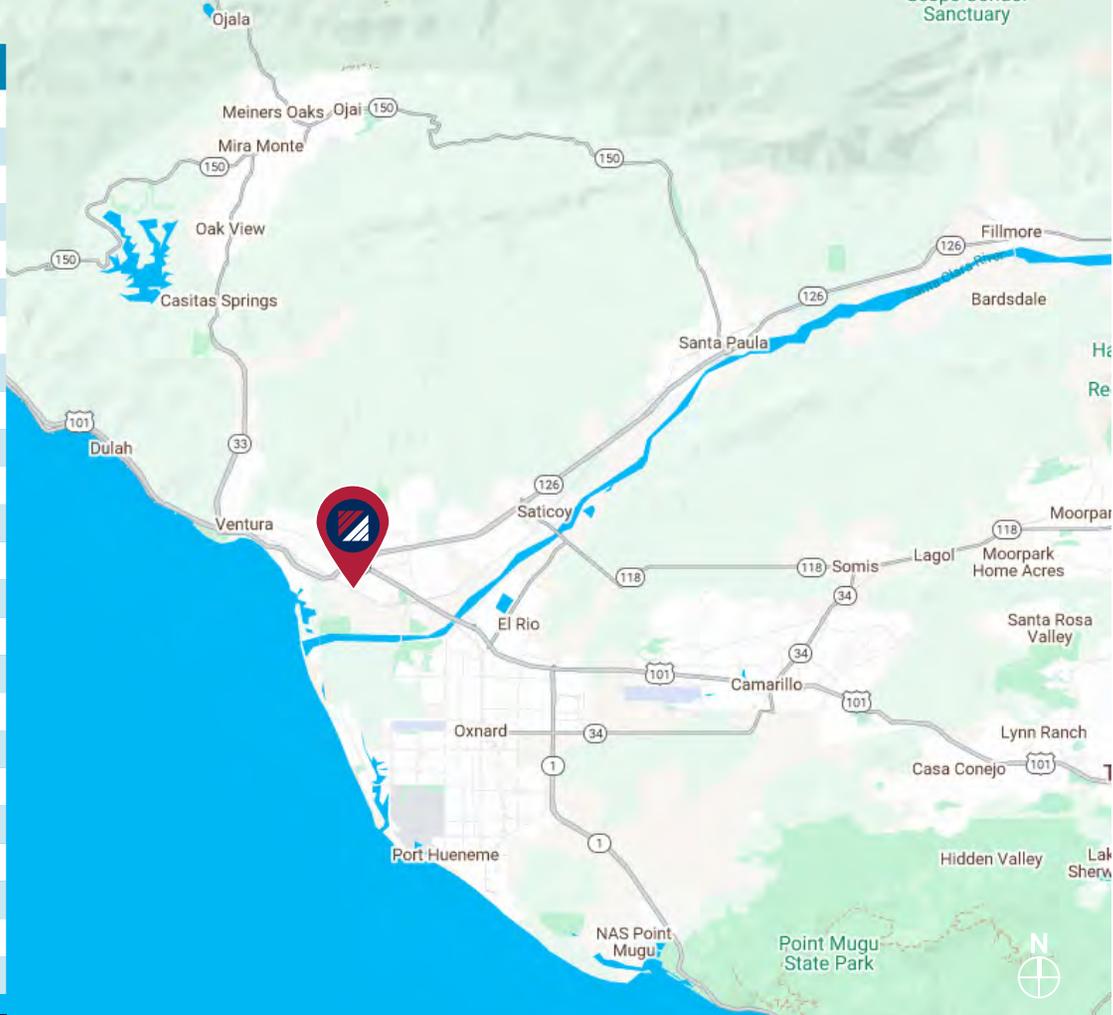
MEZZANINE FLOOR PLAN

\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

## Demographics

5 Miles

Total Specified Consumer Spending	\$2.4B
Population Avg. Age	40
2024 Population	181,092
2024 Pop. by Occupation	
Real Estate & Finance	5,834
Professional & Management	10,995
Public Administration	12,158
Education & Health	18,558
Information	2,055
Other Services	5,132
2024 Worker Travel Time	
< 30 Mins.	60,130
2024 Household by HH Income	
\$100,000 - \$125,000	8,760
\$125,000 - \$150,000	5,314
\$150,000 - \$200,000	7,745
\$200,000+	7,299
2024 Avg. Household Income	\$112,348
2024 Owner Occupied Households	34,611
2024 Renter Occupied Households	28,414
2024 Housing Value	
\$500,000 - \$1,000,000	23,799
\$1,000,000+	3,873
2024 Median Home Value	\$714,515



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## Location Highlights

- Located in heart of Ventura industrial area close to Main / Telephone close to Retail and Food Amenities.
- Central Location in Ventura, and minutes to Oxnard, Santa Paula and Fillmore.
- Close to 101 and 126 Freeways

## Traffic Counts

COLLECTION ST.	CROSS ST.	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Market St	Walter St NW	7,708	2022	0.13 mi
Callens Rd	Transport St S	3,036	2022	0.15 mi

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**SUBJECT PROPERTY**

Google

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Conventional Fixed Rate Loan			Conventional Fixed Rate Loan			Conventional Fixed Rate Loan		
Project Amount	\$5,390,000		Project Amount	\$5,390,000		Project Amount	\$5,390,000	
Loan Amount	\$4,581,500		Loan Amount	\$4,042,500		Loan Amount	\$4,581,500	
Amortized For	20 Years		Amortized For	20 Years		Amortized For	25 Years	
Fixed For	5 Years		Fixed For	7 Years		Fixed For	5 Years	
Interest Rate	Low: 5.50 %	High: 5.80%	Interest Rate	Low: 5.90 %	High: 6.00%	Interest Rate	Low: 5.65 %	High: 5.80%
Monthly Payment	Low: \$31,516	High: \$32,297	Monthly Payment	Low: \$28,729	High: \$28,962	Monthly Payment	Low: \$28,546	High: 28,961
Cash Down	15.0%	\$808,500	Cash Down	15.0%	\$808,500	Cash Down	25.0%	\$1,347,500
Estimated Cost Summary			Estimated Cost Summary			Estimated Cost Summary		
Loan Fee	0.75%	\$34,361	Loan Fee	0.75%	\$30,319	Loan Fee	0.75%	\$34,361
Other Fees		\$0	Other Fees		\$0	Other Fees		\$0
Title & Insurance		\$4,582	Title & Insurance		\$4,582	Title & Insurance		\$4,582
Escrow Fee		\$2,000	Escrow Fee		\$2,000	Escrow Fee		\$2,000
Appraisal/Review		\$3,000	Appraisal/Review		\$4,000	Appraisal/Review		\$4,000
Environmental/ Review		\$700	Environmental/ Review		\$700	Environmental/ Review		\$700
Recording Fee		\$250	Recording Fee		\$250	Recording Fee		\$250
**Misc		\$0	**Misc		\$0	**Misc		\$0
<b>Total Fees</b>		<b>\$44,893</b>	<b>Total Fees</b>		<b>\$41,850</b>	<b>Total Fees</b>		<b>\$45,893</b>

\*These are today's rates and are subject to change without notice.

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