



RARE INVESTMENT OPPORTUNITY

**FOR SALE**

**BEACH-FRONT TROPHY RETAIL**

1124-1140 S SEAWARD AVE | VENTURA, CA

# TABLE OF CONTENTS

01

PROPERTY  
OVERVIEW

02

FINANCIAL  
ANALYSIS

03

PHOTOS

04

SALES  
COMPARABLES

05

MARKET  
OVERVIEW

*Exclusively Listed By*

**TOM PARK**

Keller Williams Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

**KW.COM**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial and should not be made available to any other person or entity without the written consent of Keller Williams Commercial.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams Commercial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

# PROPERTY OVERVIEW

## PROPERTY DETAIL

Welcome to 1124–1140 S Seaward Avenue, an exceptional mixed-use coastal property located in the heart of Ventura's highly coveted Seaward Avenue Beach District.

This vibrant, palm-lined corridor leads directly to the sandy beach and Ventura Pier, offering a quintessential coastal lifestyle surrounded by casual eateries, boutique shops, cafes, and a relaxed beach-town atmosphere. On weekends, the area comes alive with families strolling, dogs playing, and beachcombers exploring the nearby jetties.

The property features three ground-level retail spaces, currently occupied by:

- Duke's Beach Grill
- Mystic Water Kava Bar
- Spasso Cucina Italiana

Spasso Cucina Italiana operate on month-to-month leases and may be delivered vacant, offering flexibility for repositioning or potential owner-user occupancy.

Above the storefronts are two beautifully remodeled residential units, providing additional income potential or live/work flexibility. The property also includes 20 dedicated parking spaces adjacent to Duke's Beach Grill—shared among the retail tenants—an increasingly rare amenity in this beach-side market.

Just steps from Ventura's iconic shoreline, this is a once-in-a-lifetime opportunity to acquire a premier coastal asset—one that offers both pride of ownership and long-term investment value for generations to come.



# PROPERTY OVERVIEW

## PROPERTY DETAILS



ADDRESS 1124-1140 S Seaward Ave  
Ventura, CA 93001

ASKING PRICE \$6,250,000

BUILDING SIZE 7,963 SF

BUILDING PSF \$785

LOT SIZE 15,000 SF

LOT PSF \$417

YEAR BUILT 1960

PARCEL NO. 081-0-055-160

ZONING C-1A

CONSTRUCTION TYPE Wood Frame

LEASE TYPE NNN, Modified Gross

PARKING 20 Surface Spaces

TENANCY Duke's Beach Grill, Kava Bar,  
Spasso Cucina Italiana & two apartment  
units (1 bedroom & 2 bedrooms)

TRAFFIC COUNT ±127,508 CPD on Ventura Fwy N  
±18,818 CPD on Seaward Ave

PARKING RATIO 2.51/1,000 SF

PERCENT LEASED 65.7%

FRONTAGE Zephyr Ct & Seaward Ave (1 curb cuts)

BUILDING HEIGHT 2 Story

FWY ACCESS Ventura Fwy, I-101

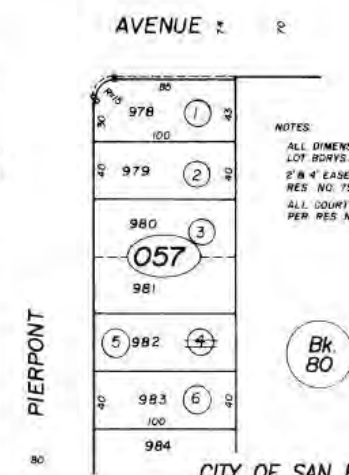
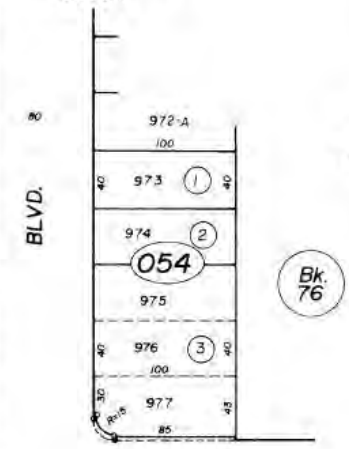
# PARCEL MAP

## PORTION RANCHO SAN MIGUEL PORTION SAN MIGUEL STRAND



Tax Rate Area  
05004

81-05



NOTES:  
ALL DIMENSIONS REFLECT ORIG.  
LOT BDRYS.  
2' & 4' EASEMENTS ABAND. PER  
RES. NO. 7581 (4/13/154)  
ALL COURTS & WALKS ABAND.  
PER RES. NO. 7580 (4/13/211)

CITY OF SAN BUENAVENTURA  
Ventura County Assessor's Map.

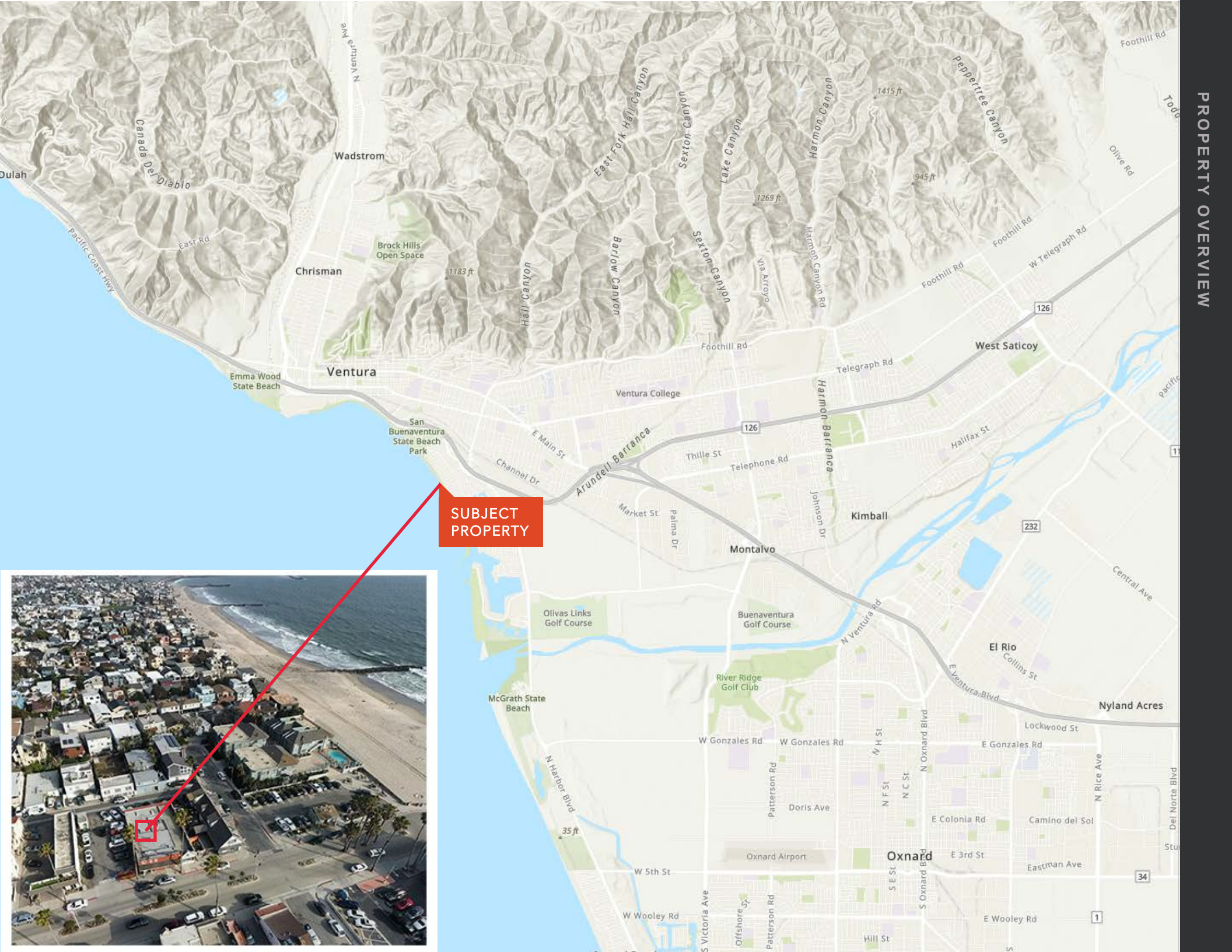
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

DRAWN	L.F.P.	REVISED	2-25-2002
REDRAWN		CREATED	
INKED		PLOTTED	EFFECTIVE 74-75 ROLL

Tract 3369, M.R.Bk.85, Pg.75 (Condominium Purposes)

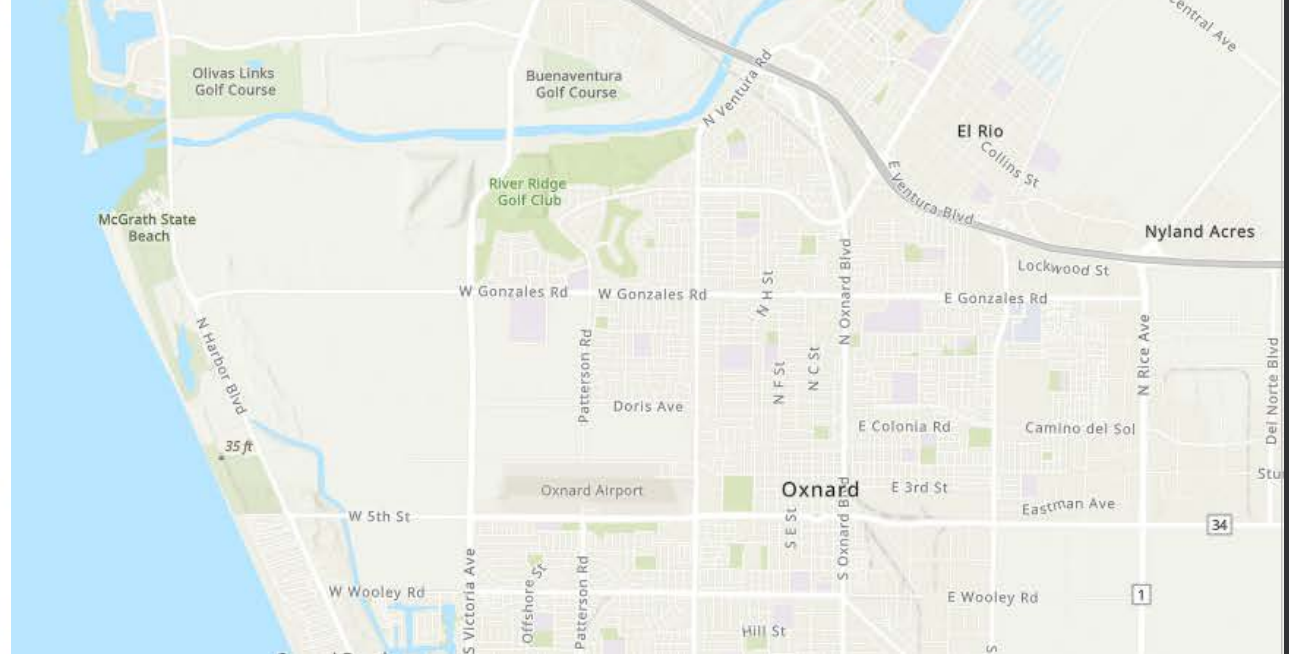
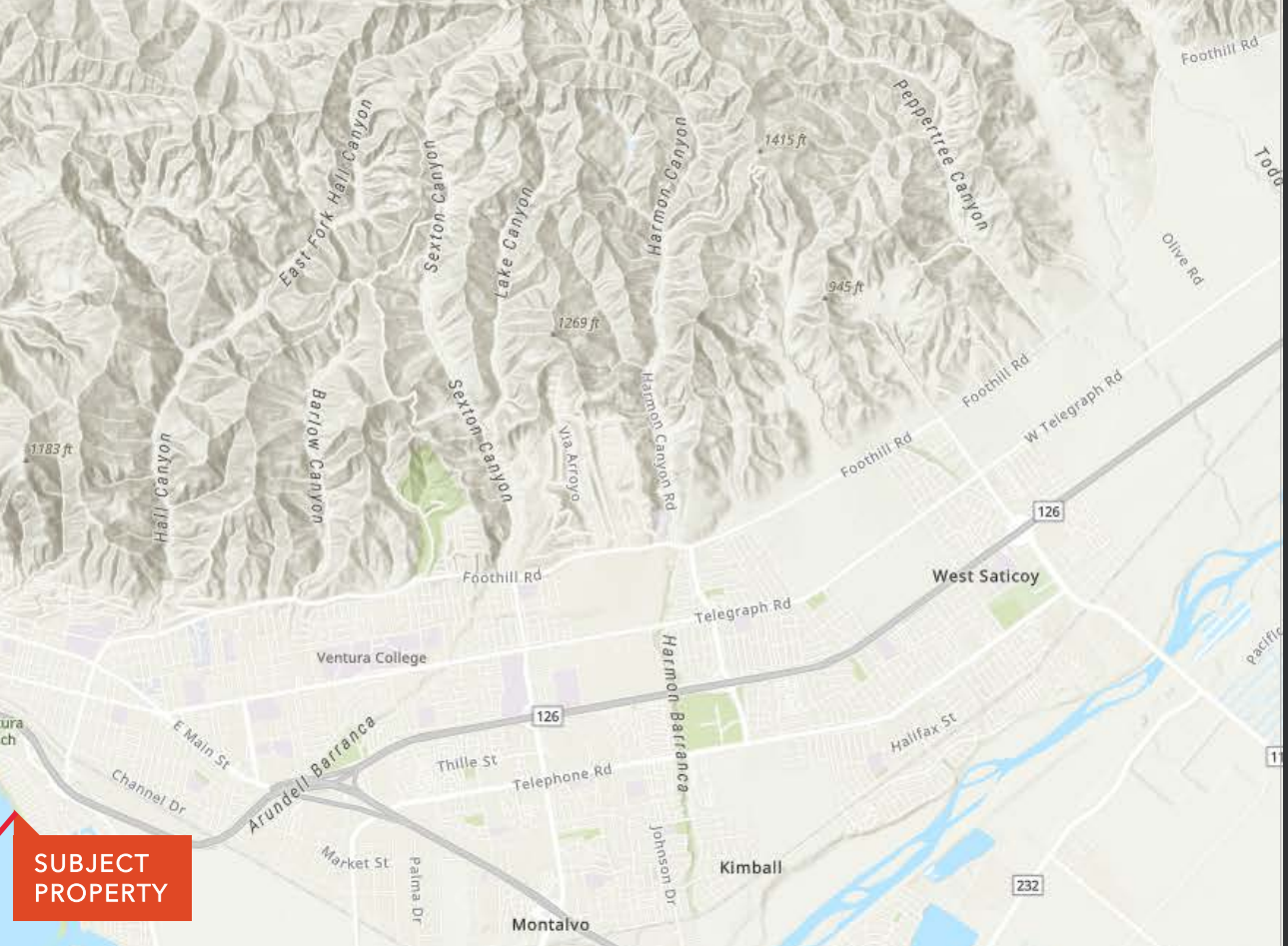
NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT REPRESENT A COMPLETE LEGAL TITLE





**SUBJECT PROPERTY**

PROPERTY OVERVIEW



# FINANCIAL ANALYSIS

# FINANCIAL ANALYSIS

UNIT	TENANT	SF	% OF GLA	BASE RENT	ANNUAL RENT	PSF	LEASE START	TYPE
1124	Duke's Beach Grill	3,533	44%	\$10,079	\$120,943	\$2.85	Jun 2023	MG
1124A	Mystic Water Kava Bar	400	5%	\$1,912	\$22,944	\$4.78		MG
1140	SPASSO Cucina Italiana (Vacant)	2,330	29%	* \$9,320	* \$111,840	* \$4.00		NNN
1140A	1 Bedroom Unit	700	9%	\$2,200	\$26,400	\$3.14		
1140B	2 Bedroom Unit	1,000	13%	\$2,725	\$32,700	\$2.73		
		<b>7,963</b>	<b>100%</b>	<b>\$26,236</b>	<b>\$314,832</b>			

\* Market Rate

## ESTIMATED OPERATING DATA

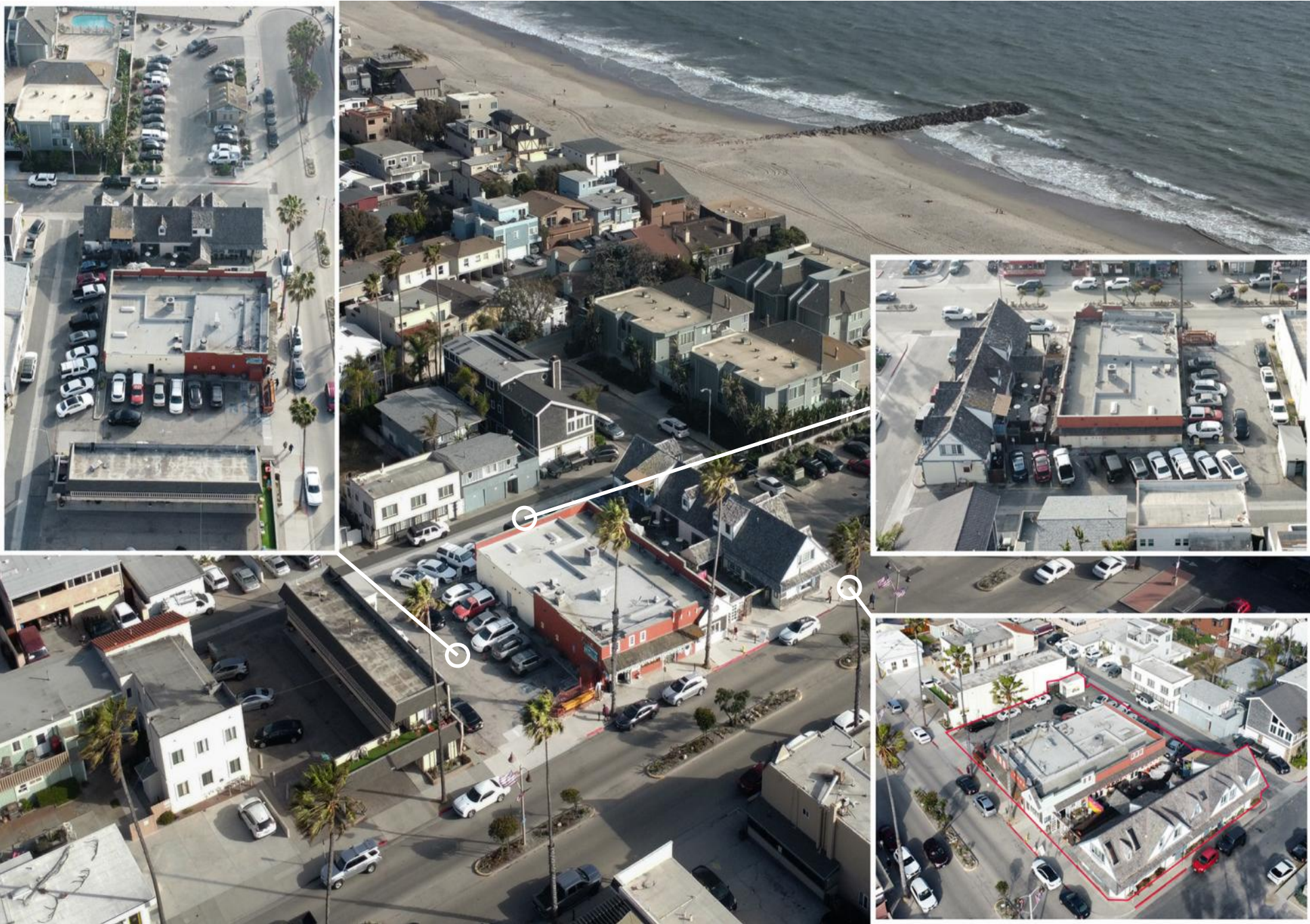
DESCRIPTION	ESTIMATED
<b>Income and Expenses</b>	
Scheduled Lease Income	\$314,832
NNN Reimbursement	\$22,656
Effective Gross Income	\$337,488
Vacancy @ 3%	\$10,125
Expenses	\$87,894
<b>Net Operating Income</b>	<b>\$239,469</b>

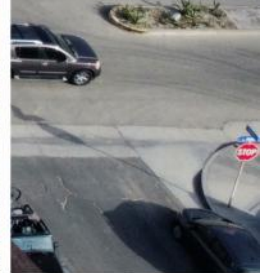
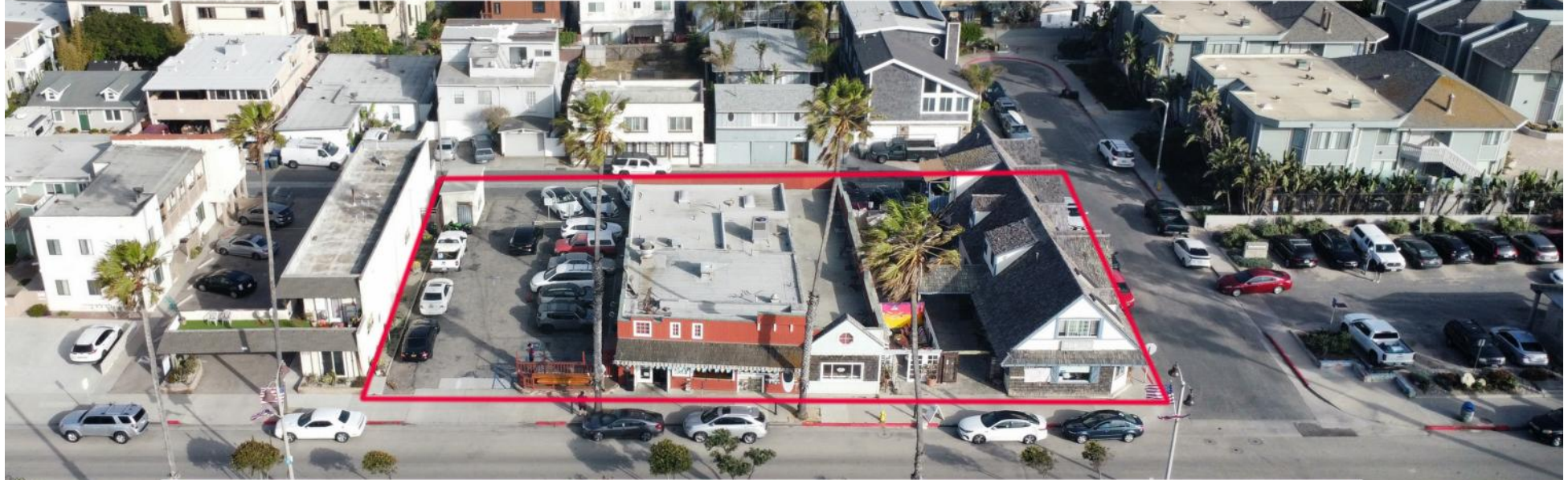
## ESTIMATED EXPENSES

DESCRIPTION	** ESTIMATED	PSF
<b>Operating Expenses</b>		
Taxes (1.25%)	\$78,125	\$9.81
Insurance	\$1,991	\$0.25
Utilities	\$2,787	\$0.35
Repairs & Maintenance	\$3,000	\$0.38
Capital Reserve/Misc.	\$1,991	\$0.25
<b>Total Operating Expenses</b>	<b>\$87,894</b>	<b>\$11.04</b>

\*\* Only responsible for Duke's & 2 apartment units

# PHOTOS









# SALES COMPARABLES

# SALES COMPS

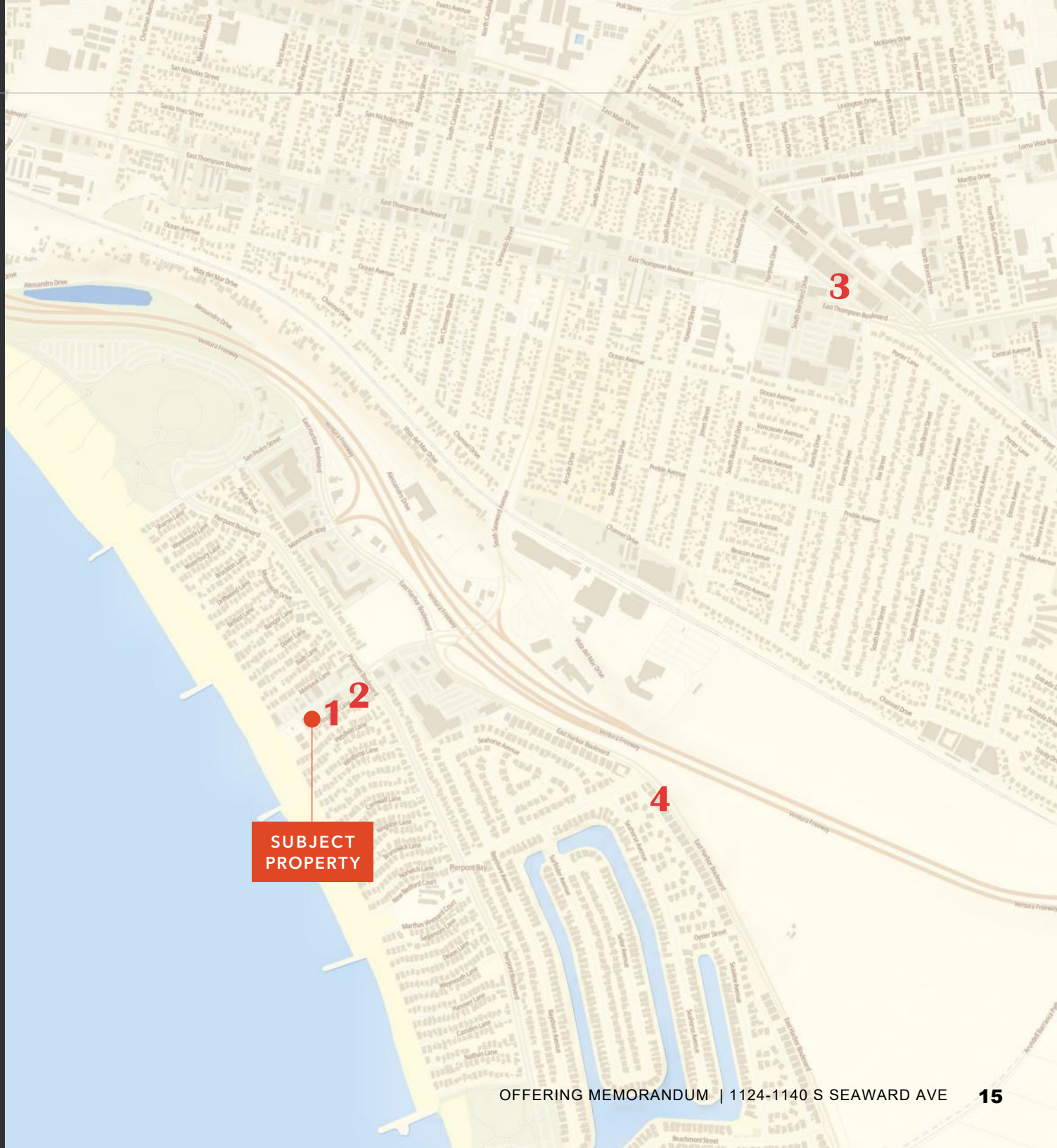
**S** 1124-40 S Seaward Ave

**1** 1082 S Seaward Ave

**2** 1052-58 S Seaward Ave


**3** 2834 E Main St


**4** 2733-2739 Harbor Blvd





**SUBJECT  
PROPERTY**

<b>S</b>		<b>Built/Renovated</b>	1960	<b>Asking Price</b>	\$6,250,000
		<b>Building Size</b>	7,963 SF	<b>Time on Market</b>	
		<b>Lot Size</b>	15,000 SF	<b>Price Per SF</b>	\$785
		<b>Parking Spaces</b>	20	<b>Land Per SF</b>	\$417
		<b>Sale Type</b>	Investment	<b>Current Cap Rate</b>	3.91%
		<b>Zoning</b>	C1A		

<b>1</b>		<b>Built/Renovated</b>	1978	<b>Sold Price</b>	\$770,000
		<b>Building Size</b>	740 SF	<b>Sold Date</b>	03/01/2024
		<b>Lot Size</b>	2,500 SF	<b>Price Per SF</b>	\$1041
		<b>Parking Spaces</b>	4	<b>Land Per SF</b>	\$308
		<b>Sale Type</b>	Owner-User		
		<b>Zoning</b>	C1AD		

<b>2</b>		<b>Built/Renovated</b>	1925 / 2004	<b>Asking Price</b>	\$3,400,000
		<b>Building Size</b>	3,800 SF	<b>Sold Date</b>	
		<b>Lot Size</b>	5,000 SF	<b>Price Per SF</b>	\$895
		<b>Parking Spaces</b>	8	<b>Land Per SF</b>	\$680
		<b>Sale Type</b>	Investment	<b>Current Cap Rate</b>	4.48%
		<b>Zoning</b>	C1AD		

<b>3</b>		<b>Built/Renovated</b>	1977	<b>Asking Price</b>	\$2,150,000
		<b>Building Size</b>	2,998 SF	<b>Sold Date</b>	
		<b>Lot Size</b>	12,197 SF	<b>Price Per SF</b>	\$717
		<b>Parking Spaces</b>	14	<b>Land Per SF</b>	\$176
		<b>Sale Type</b>	Owner-User		
		<b>Zoning</b>	C1A		

<b>4</b>		<b>Built/Renovated</b>	1970	<b>Sold Price</b>	\$2,490,000
		<b>Building Size</b>	5,000 SF	<b>Sold Date</b>	04/18/2025
		<b>Lot Size</b>	6,098 SF	<b>Price Per SF</b>	\$498
		<b>Parking Spaces</b>		<b>Land Per SF</b>	\$408
		<b>Sale Type</b>	Multi-Family Investment	<b>Current Cap Rate</b>	4.21%
		<b>Zoning</b>	R3-3		

# MARKET OVERVIEW

## MARKET OVERVIEW

*Ventura, officially known as San Buenaventura, is a coastal city located midway between Santa Barbara and Malibu in California. It's celebrated for its charming coastal atmosphere and high quality of life.*

### Coastal Charm & Natural Beauty:

- **Pacific Ocean location:** Ventura is situated along the beautiful Pacific Ocean, providing residents and visitors with miles of beaches and stunning views, including those of the Channel Islands.
- **Beaches:** Enjoy a variety of beaches, including Surfer's Point, known for its surfing opportunities, and Marina Park, a 15-acre park perfect for families, with areas for volleyball, barbecues, and water activities.
- **Outdoor Activities:** Ventura offers a diverse range of outdoor pursuits, such as hiking in areas like the Ventura Botanical Gardens or the nearby Los Padres National Forest. Kayaking, paddleboarding, and whale watching are also popular activities, especially around the Ventura Harbor.

### Vibrant Downtown & Community:

- **Revitalized Downtown:** Ventura's downtown area features a pedestrian-friendly Main Street with a mix of historic architecture, local shops, restaurants, and galleries.
- **Community Events:** The city hosts various events and festivals, like the annual Aloha Beach Festival and the California Strawberry Festival at the Ventura County Fairgrounds.
- **Local Businesses & Arts Scene:** Ventura has a strong sense of community, with many locally owned businesses and a thriving arts scene, including galleries, theaters, and live music venues.

### Livability:

- **High Livability Rankings:** Ventura consistently appears on lists of desirable places to live.
- **Family-Friendly Environment:** The city is considered a great place to raise a family, with good schools, a focus on safety, and numerous family-friendly activities.
- **Mild Climate:** Ventura enjoys a pleasant climate, with warm summers and mild winters, making it ideal for outdoor enthusiasts.

Total of 72 townhomes over 15 buildings on a 4.3 acre site  
**Under Construction**

Waiting for the approval of 215 units on a 14.5 acre site  
**Under Review**

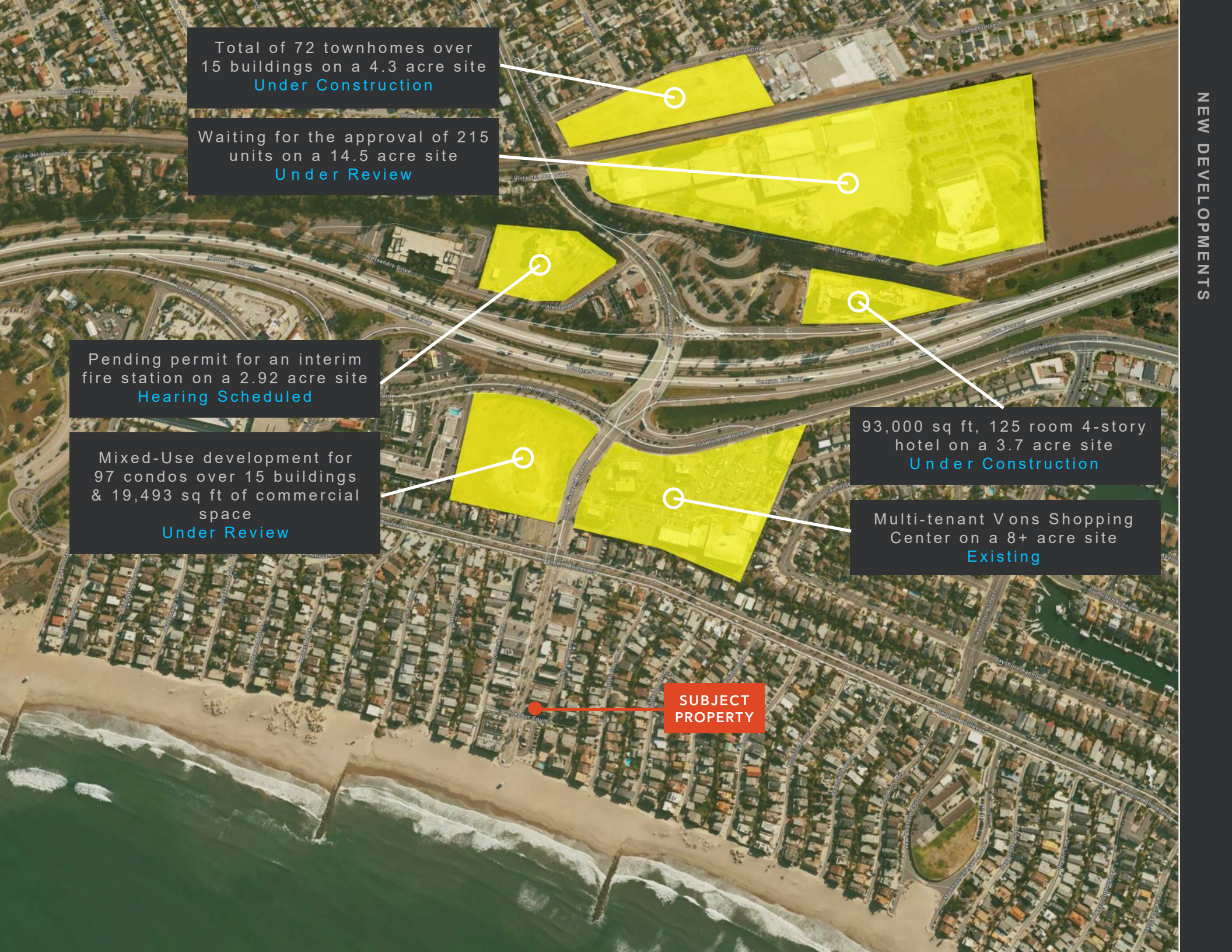
Pending permit for an interim fire station on a 2.92 acre site  
**Hearing Scheduled**

Mixed-Use development for 97 condos over 15 buildings & 19,493 sq ft of commercial space  
**Under Review**

93,000 sq ft, 125 room 4-story hotel on a 3.7 acre site  
**Under Construction**

Multi-tenant Vons Shopping Center on a 8+ acre site  
**Existing**

**SUBJECT PROPERTY**



# DEMOGRAPHICS

## 110,153

Total Population of Ventura, CA  
The median age is 38.8



49%  
MALE

51%  
FEMALE

## EDUCATION



19%

High School



10%

Associates Degree



21%

Bachelor's Degree



13%

Grad Degree



\$90,449

Average HH income within 5-m radius



88,223

Population within 5-m radius



\$72,903

Median HH income within 5-m radius



## *Exclusively Listed By*

### **TOM PARK**

Keller Williams Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

**KW.COM**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial and should not be made available to any other person or entity without the written consent of Keller Williams Commercial.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams Commercial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.