

OFFERING MEMORANDUM

# DUPONT CT LAND

VENTURA, CA 93003

**km** Kidder  
Mathews



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*Exclusively  
Listed by*

**BENTLEY MCKEAN, CCIM**  
805.626.7120  
bentley.mckean@kidder.com  
LIC N° 02080641

**JEFFREY M. CROCKER**  
805.626.6550  
jeffrey.crocker@kidder.com  
LIC N° 01457097

**KIDDER.COM**



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# EXECUTIVE SUMMARY

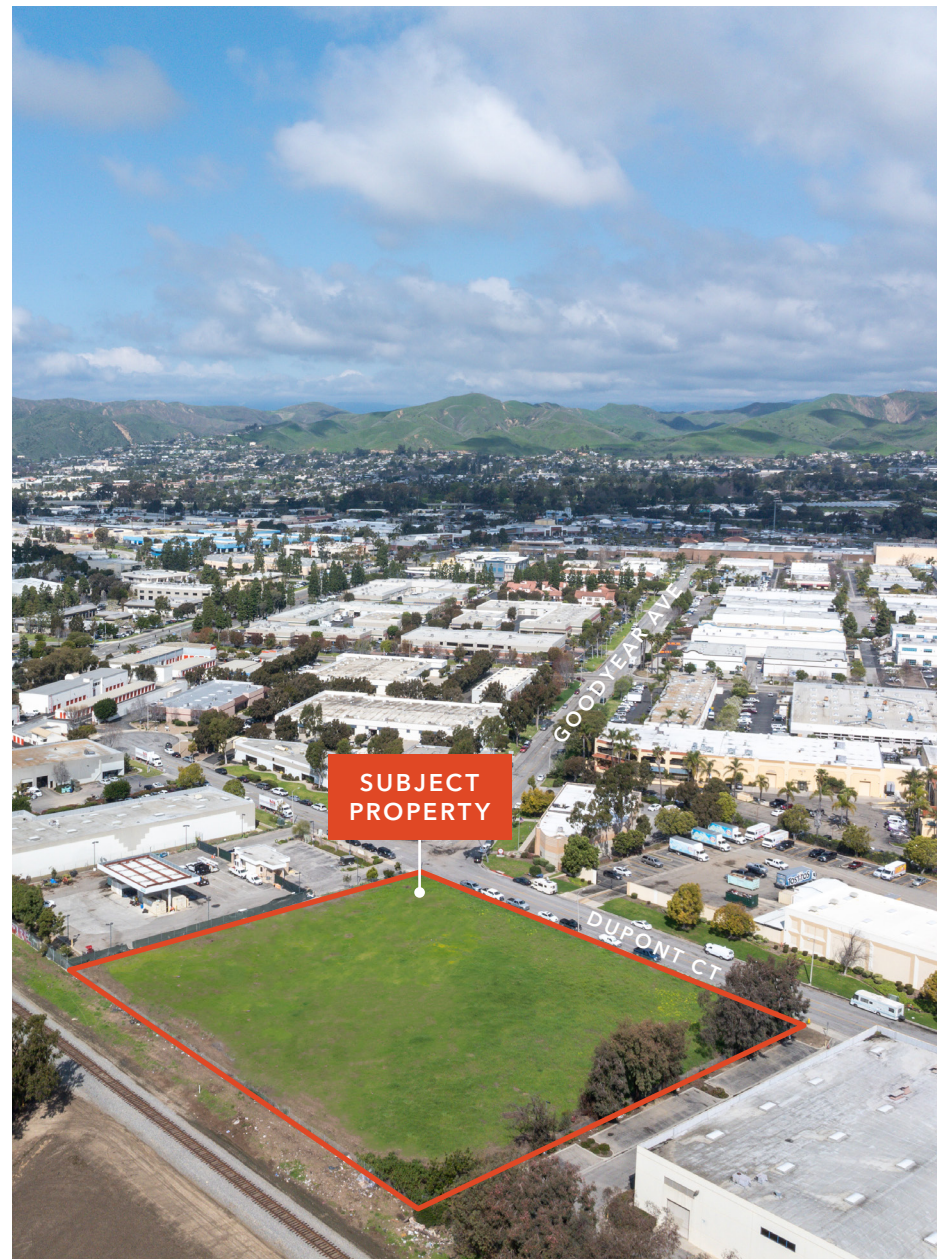
# *RARE* INDUSTRIAL ZONED LAND IN VENTURA, CA

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





### *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.



SUBJECT  
PROPERTY





# PROPERTY OVERVIEW

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*Section 02*



# 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

→ [READ MORE](#)









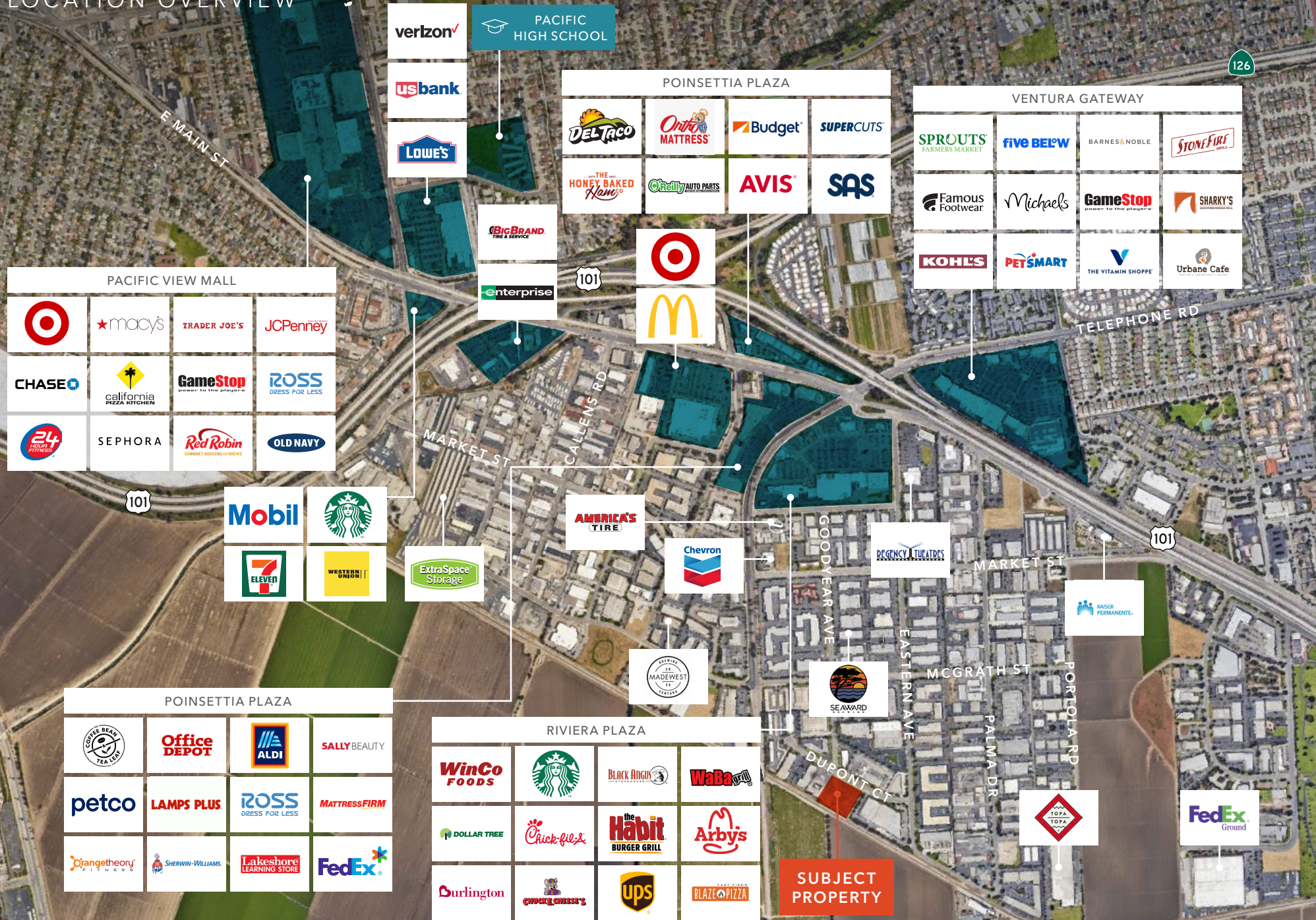
# LOCATION OVERVIEW

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*Section 03*

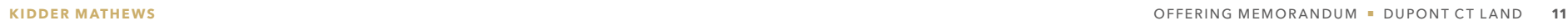


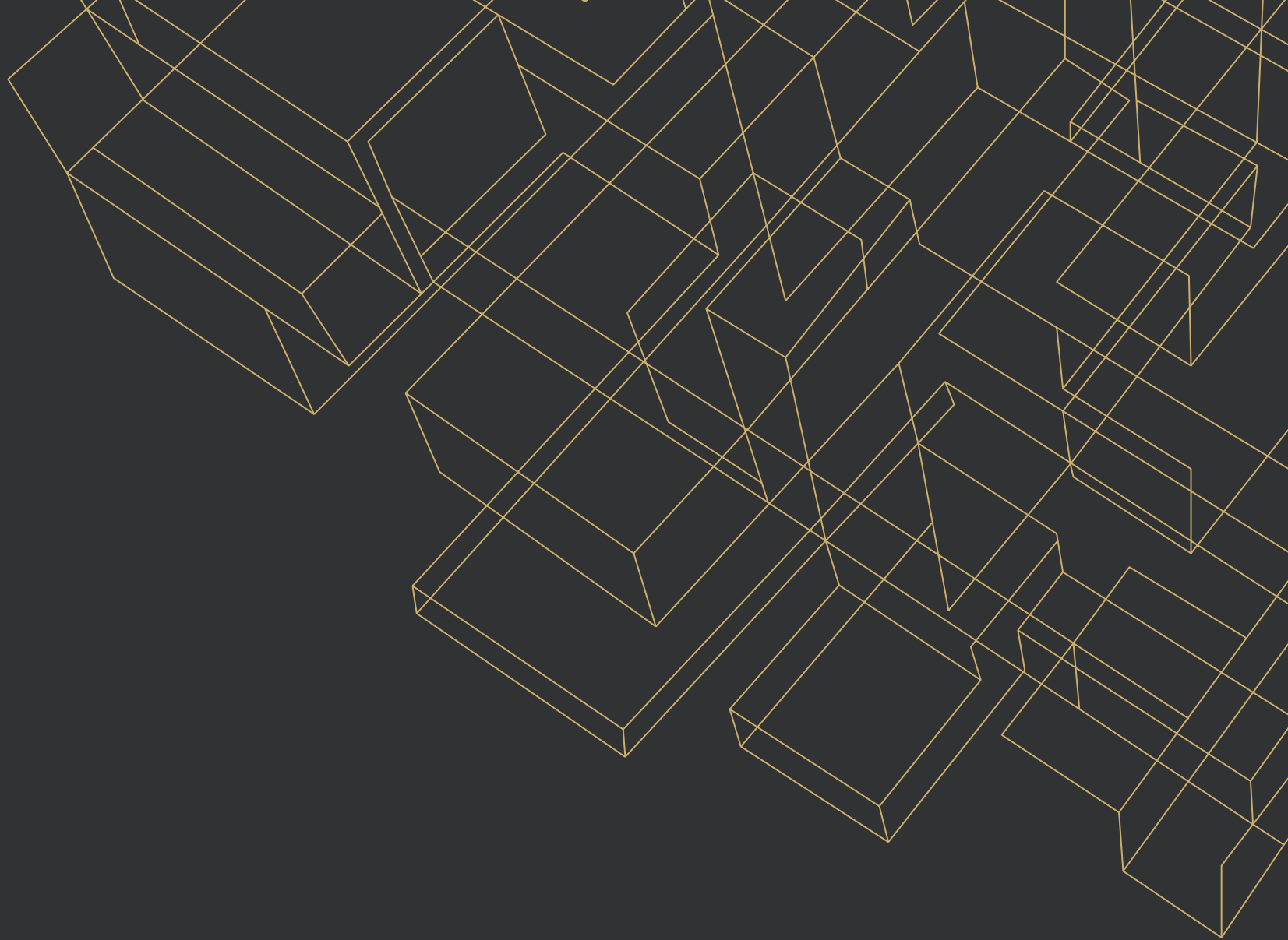
# LOCATION OVERVIEW





20 MIN DRIVE 40 MIN DRIVE 60 MIN DRIVE





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