

COMMERCIAL OPPORTUNITY

# 305 West Ojai Avenue

OJAI, CALIFORNIA

LIV

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INTERNATIONAL REALTY



## Highlights

- PRIME CORNER LOT AT THE GATEWAY TO DOWNTOWN OJAI
- 2,062 SF BUILDING ON A 6,969 SF LOT
- BUSINESS PROFESSIONAL ZONING
- OPERATE 1 OR 2 BUSINESSES – SEPARATE ENTRANCES, HVAC, UTILITIES
- FLEXIBLE LAYOUT: 5 OFFICES, 2 LOBBIES (EACH W/ FIREPLACE), KITCHEN, 2 BATHS
- PRIVATE PARKING LOT W/ 4 SPACES + 1 ADA
- LONG-TERM TENANTS IN PLACE – INCOME OPPORTUNITY
- SURROUNDED BY SHOPS, RESTAURANTS & LOCAL FOOT TRAFFIC

For more info, contact:

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Welcome to a rare and inspiring opportunity at the gateway to Ojai's vibrant downtown — a charming, dual-sided commercial property that blends timeless character with modern potential. Situated on a prominent corner lot, this highly visible building invites creativity, wellness, and community, making it an ideal home for entrepreneurs, practitioners, and visionaries alike.

Zoned Business Professional (BP), the property allows for a wide range of uses — from boutique café, florist, and art gallery to wellness studio, consulting practice, or professional office. Whether you're launching a new venture, expanding an existing brand, or simply looking for a unique investment opportunity, this space provides the structure and flexibility to support your goals.

Inside, the thoughtfully designed layout features two separate entrances, each with its own welcoming lobby anchored by a cozy fireplace. The interior offers five individual offices, two bathrooms, a full kitchen, and versatile common areas that support a variety of layouts and uses. The building is configured to be operated as one cohesive business or two independent units, with separate utility meters and dedicated HVAC systems already in place.

At the rear of the property, a private parking lot provides four standard spaces and one ADA-compliant space, offering convenient access for clients, customers, and staff — a rare asset in the heart of downtown Ojai.

Surrounded by popular restaurants, wellness businesses, retail shops, and walking distance to everything Ojai has to offer, this location is unmatched in visibility, accessibility, and charm. Whether you're looking to establish your presence in a dynamic community or add a strong asset to your portfolio, this unique space offers both short-term functionality and long-term value.

This is more than just a commercial building — it's a place to bring your vision to life in one of California's most creative and sought-after small towns.



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