

IDEAL FOR MANUFACTURING/DISTRIBUTION

FOR SALE
2935 Golf Course Dr.
VENTURA | CALIFORNIA



± 24,202 SF INDUSTRIAL BUILDING

MICHAEL WALSH, SIOR
EXECUTIVE VICE PRESIDENT
P: 805.384.8810 | C: 805.276.7741
michael.walsh@daumcommercial.com
CA DRE License #00614168

MELINDA WALSH
VICE PRESIDENT
P: 805.384.8845 | C: 805.276.7387
melinda.walsh@daumcommercial.com
CA DRE License #01100633

MICHAEL WURTZEL
ASSOCIATE
P: 805.384.8843 | C: 213.705.6454
mwurtzel@daumcommercial.com
CA DRE License #01916821

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

2935 Golf Course Dr.

VENTURA | CALIFORNIA

PROPERTY HIGHLIGHTS



±24,202 SF Industrial Building



±6,280 SF Office Space



MPD Zoning



21' Clear Height



2 Grade Level Doors



Sprinklered



±51 Parking Spaces



600 AMP, 480 Volt, and 3 Phase Power



Close to Food Amenities on Victoria



Close to 101 Freeway



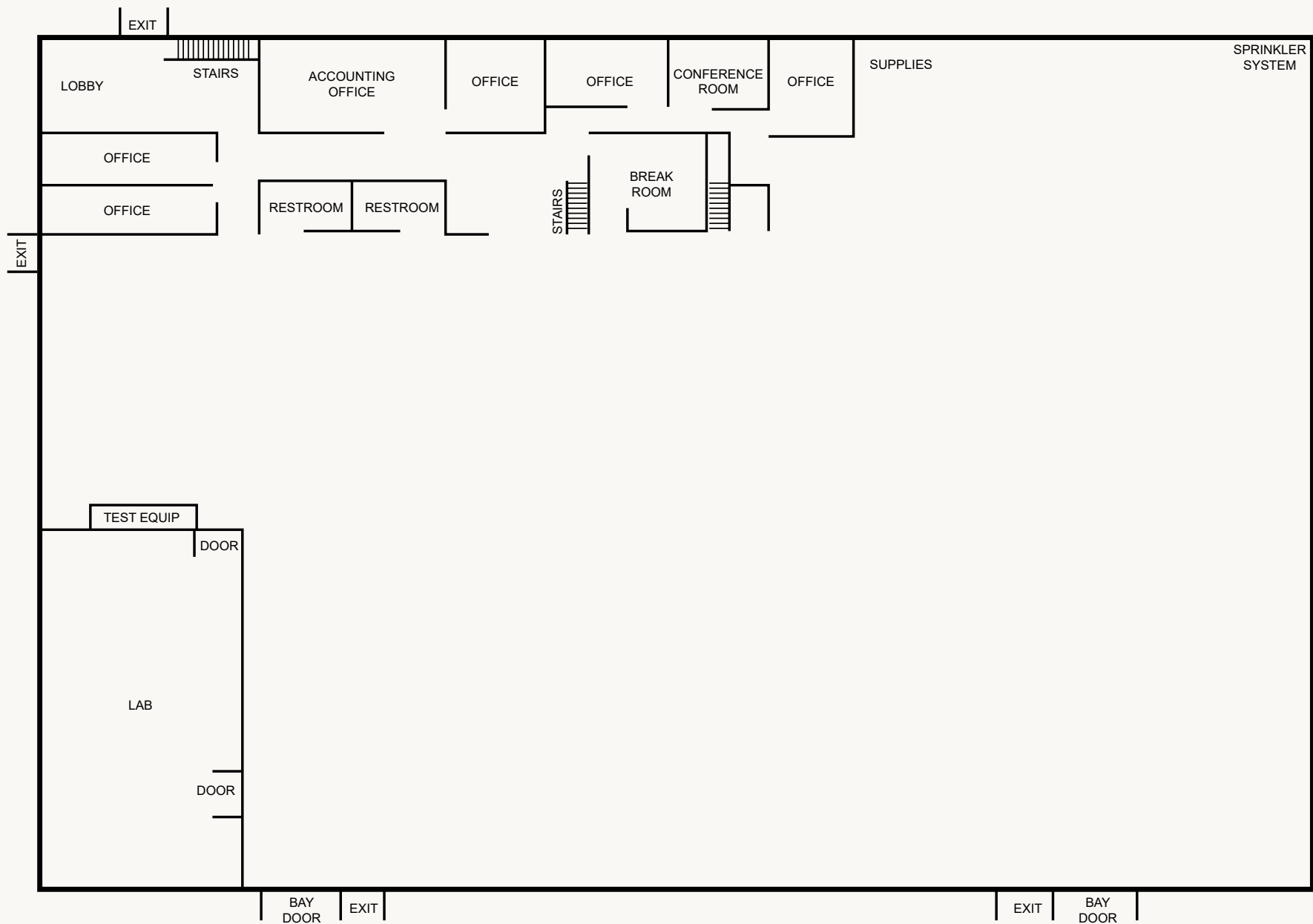
Price: \$5,450,000



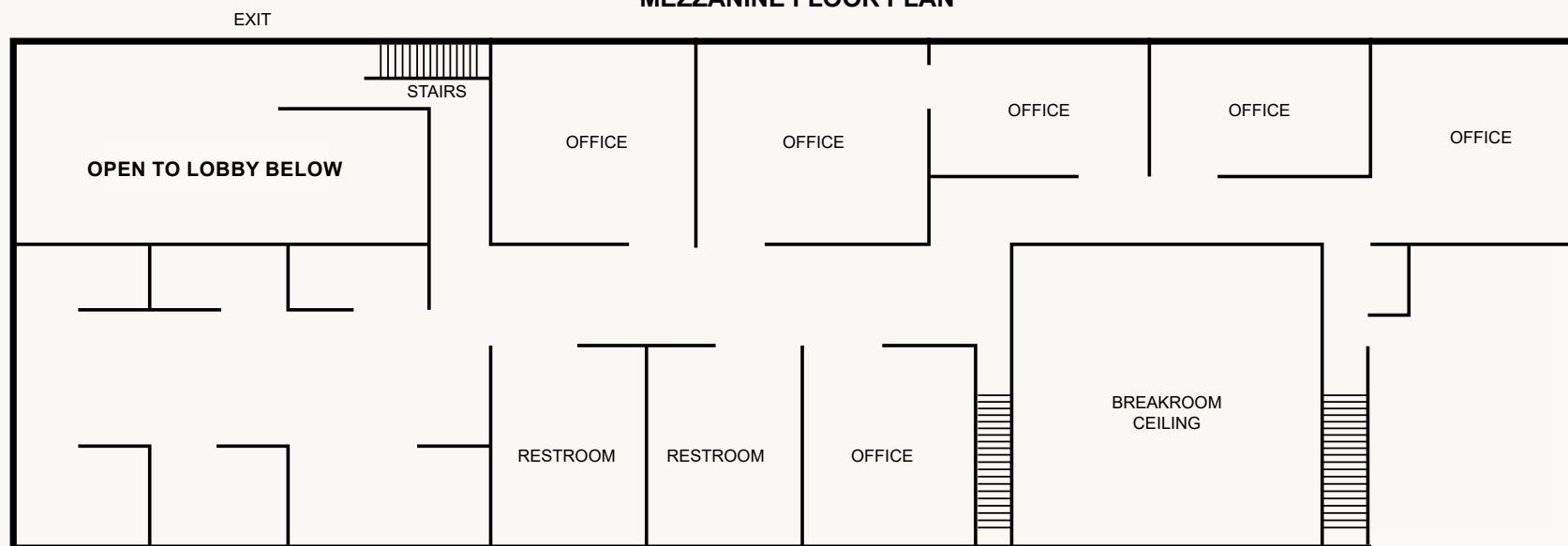
ABOUT THE PROPERTY



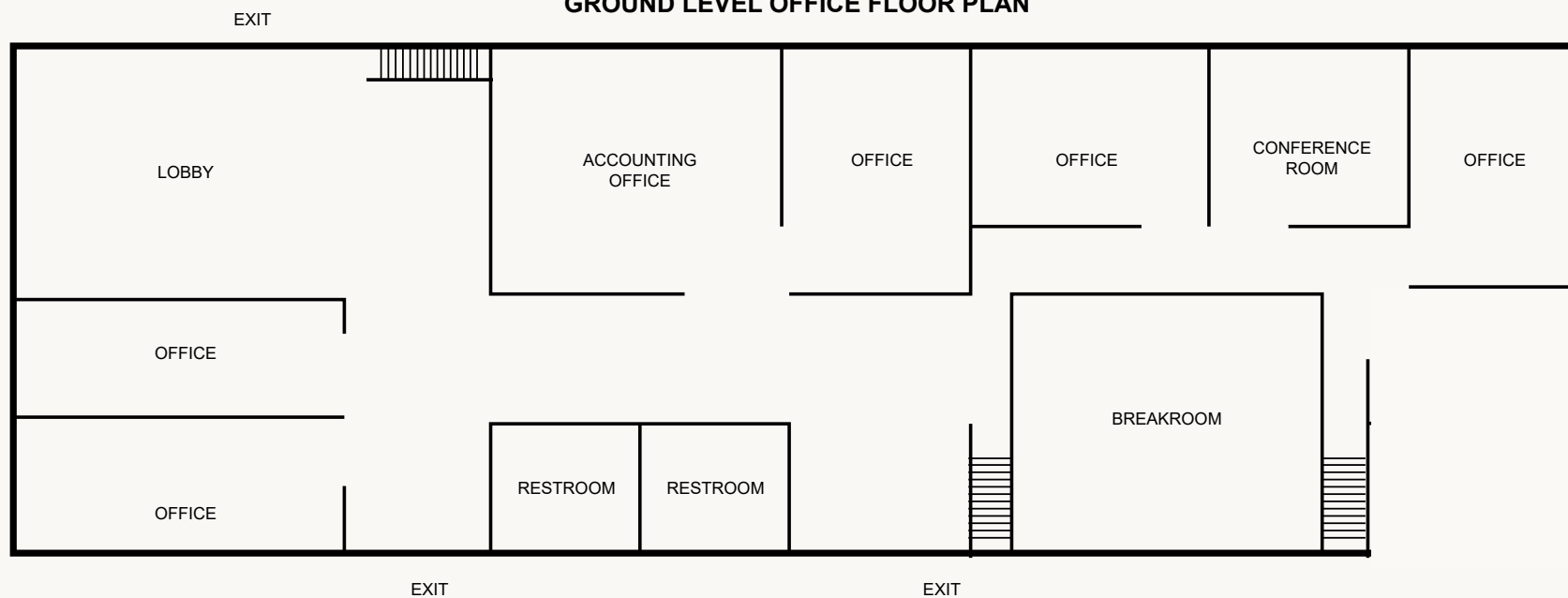




MEZZANINE FLOOR PLAN



GROUND LEVEL OFFICE FLOOR PLAN



PROPOSED SBA 504 LOAN STRUCTURE



PROPOSED SBA 504 LOAN STRUCTURE

Eric R. Mandell
VP, Senior Commercial Lender
Cell: (805) 300-0528
emandell@cdcloans.com

2935 GOLF COURSE DR. | VENTURA CA

Use of Proceeds

Building Acquisition	✓	\$5,450,000
Tenant Improvements	✓	\$0
Equipment	✓	\$0
TOTAL PROJECT COSTS	✓	\$5,450,000

Source of Funds	%	Amount	Rate	Maturity (years)	Collateral	Monthly Payment	Annual Payment
LENDER	50.0%	\$2,725,000	6.50%	25 Fixed 25 Amortized	1st Trust Deed	\$18,399	\$220,793
SBA 504 LOAN	40.0%	\$2,180,000 *	6.37%	25 Fixed 25 Amortized	2nd Trust Deed	\$15,205 **	\$182,462 **
BORROWER	10.0%	\$545,000	<u>Blended Rate</u> 6.54%				
TOTAL	100.0%	\$5,450,000				\$33,605	\$403,254

Free prequalification for any prospective borrower upon receipt of a complete financial package.

LOCATION MAP & DEMOGRAPHICS

FOR SALE

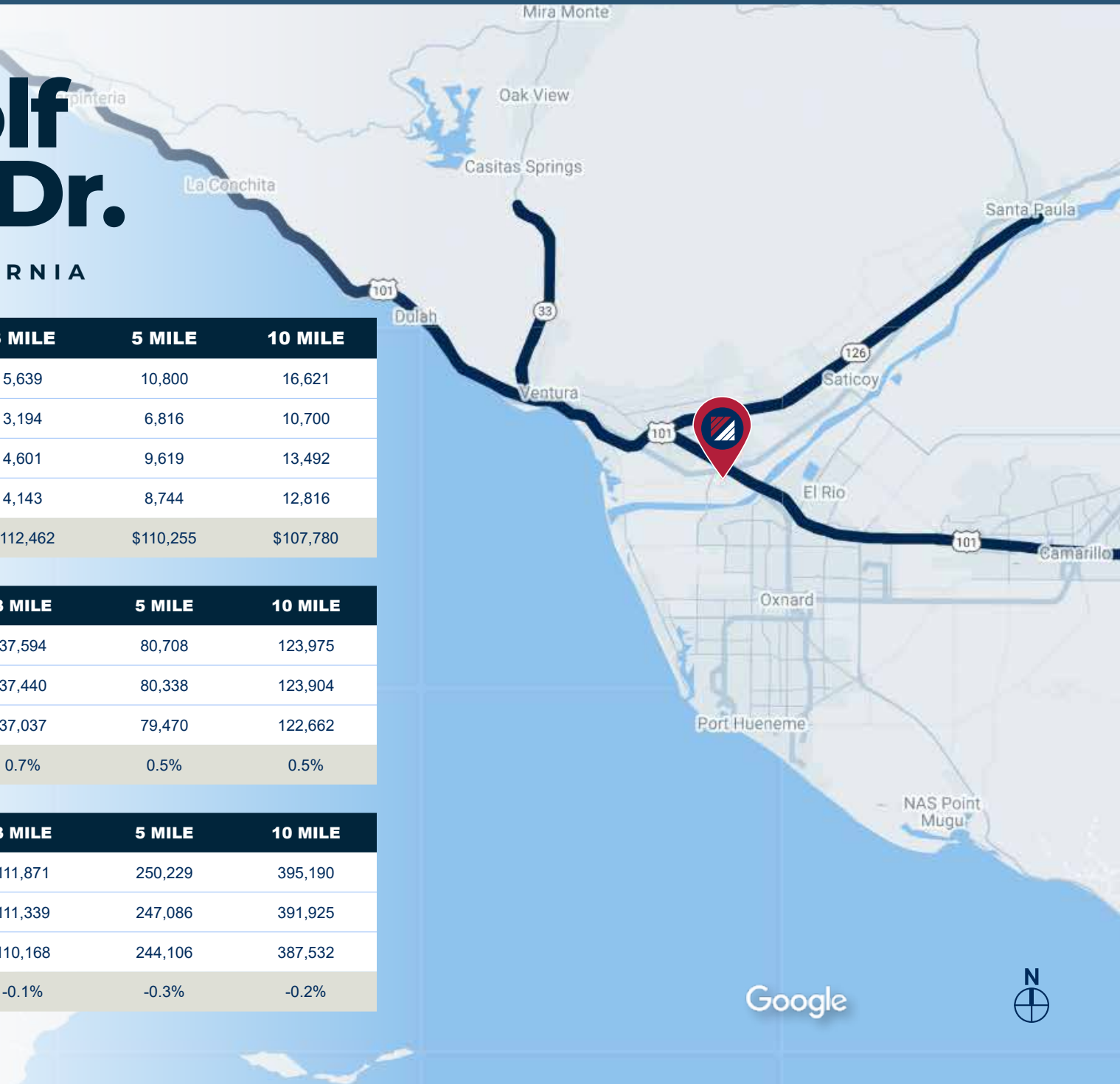
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2024 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	5,639	10,800	16,621
\$125,000 - 150,000	3,194	6,816	10,700
\$150,000 - 200,000	4,601	9,619	13,492
\$200,000+	4,143	8,744	12,816
2024 Avg Household Income	\$112,462	\$110,255	\$107,780

2024 HOUSING	3 MILE	5 MILE	10 MILE
2020 Households	37,594	80,708	123,975
2024 Households	37,440	80,338	123,904
2029 Household Projection	37,037	79,470	122,662
Annual Growth 2020-2024	0.7%	0.5%	0.5%

2023 POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	111,871	250,229	395,190
2024 Population	111,339	247,086	391,925
2029 Population Projection	110,168	244,106	387,532
Annual Growth 2020-2024	-0.1%	-0.3%	-0.2%



Google



LOCATION



CLOSE TO
101 FREEWAY



CENTRAL
VENTURA
LOCATION



OXNARD AIRPORT
11 MIN | 5.1 MI

CAMARILLO AIRPORT
15 MIN | 10.5 MI

SANTA BARBARA AIRPORT
43 MIN | 43.5 MI

LAX AIRPORT
1 HR 28 MIN | 66.7 MI



VENTURA - EAST METROLINK
5 MIN DRIVE | 1.9 MI

VENTURA - DOWNTOWN BEACH
13 MIN DRIVE | 7.9 MI

