



PROPERTY DESCRIPTION

Here's your chance to own a premium 2-building live/work gem in one of Ventura's most vibrant corridors. The Becker Group is proud to present 481 N Ventura Ave and 27 W Prospect St —not 1, but 2 buildings totaling 4,716sf on one 6,440sf corner lot! APN: 071-0-101-030 C2 Zoning.

- 481 N Ventura Ave - 3,126sf commercial building - Ventura's Iconic Hardware Store has been meticulously remodeled with new roof, new plumbing, new electrical, new fire sprinklers, new HVAC units and distribution, new lighting, new paint, polished concrete floors, new kitchenette, new ADA restroom, new windows, new water heater, new roll up door, new large ceiling fans, new sound system, private meeting room, storage area with sink, and many other premium upgrades. This building is ideal for office use, showroom, studio, retail, etc. The improvements were completed around 2023. It has an open concept office/retail space with a storage area in the rear serviced by an automatic roll-up door. The space is divided by a premium large wooden sliding door that disappears away to join the spaces and provide a large open plan. Must be seen to be fully appreciated.

- 27 W Prospect St - 1,590sf 3b/2ba residential building - An idyllic spacious single family home walking distance to the numerous shops, cafes, art galleries, and amenities Ventura Avenue is known for. The home is currently leased month-to-month (\$3,500). Three bedrooms, two bathrooms, two-story building, vaulted 2nd story ceiling, porch views plus 2 car garage. There is a unique opportunity to occupy one property and lease out the other or a perfect live/work solution.

Buyer is advised to independently verify the accuracy of all information through professional inspection.

JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

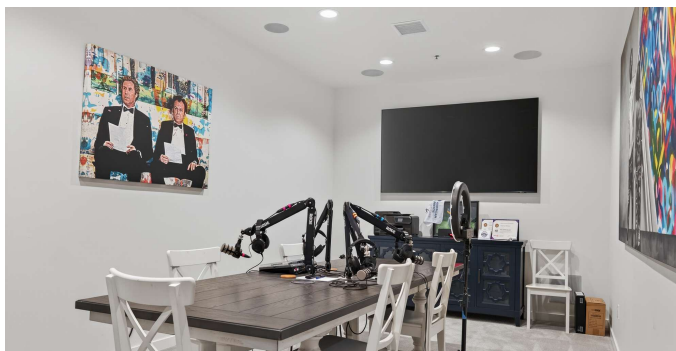
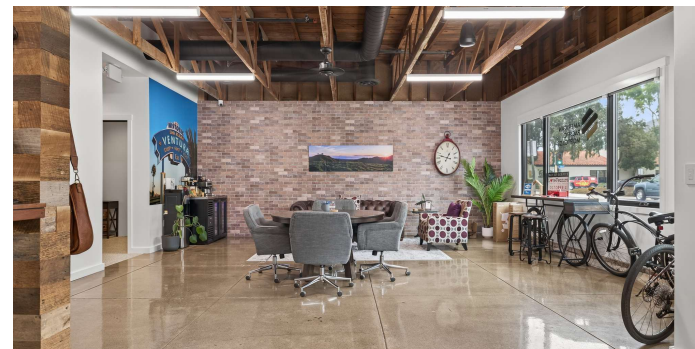
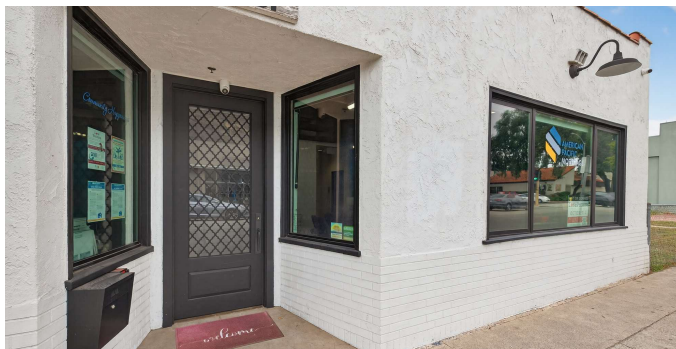
OFFERING SUMMARY

Sale Price:	\$2,150,000
Lot Size:	6,440 SF
Building Size:	4,716 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,214	2,394	5,062
Total Population	3,445	7,044	13,742
Average HH Income	\$77,066	\$74,479	\$80,725

CONTACT INFORMATION

To find out more, or setup a tour, please contact Matt Kingsley
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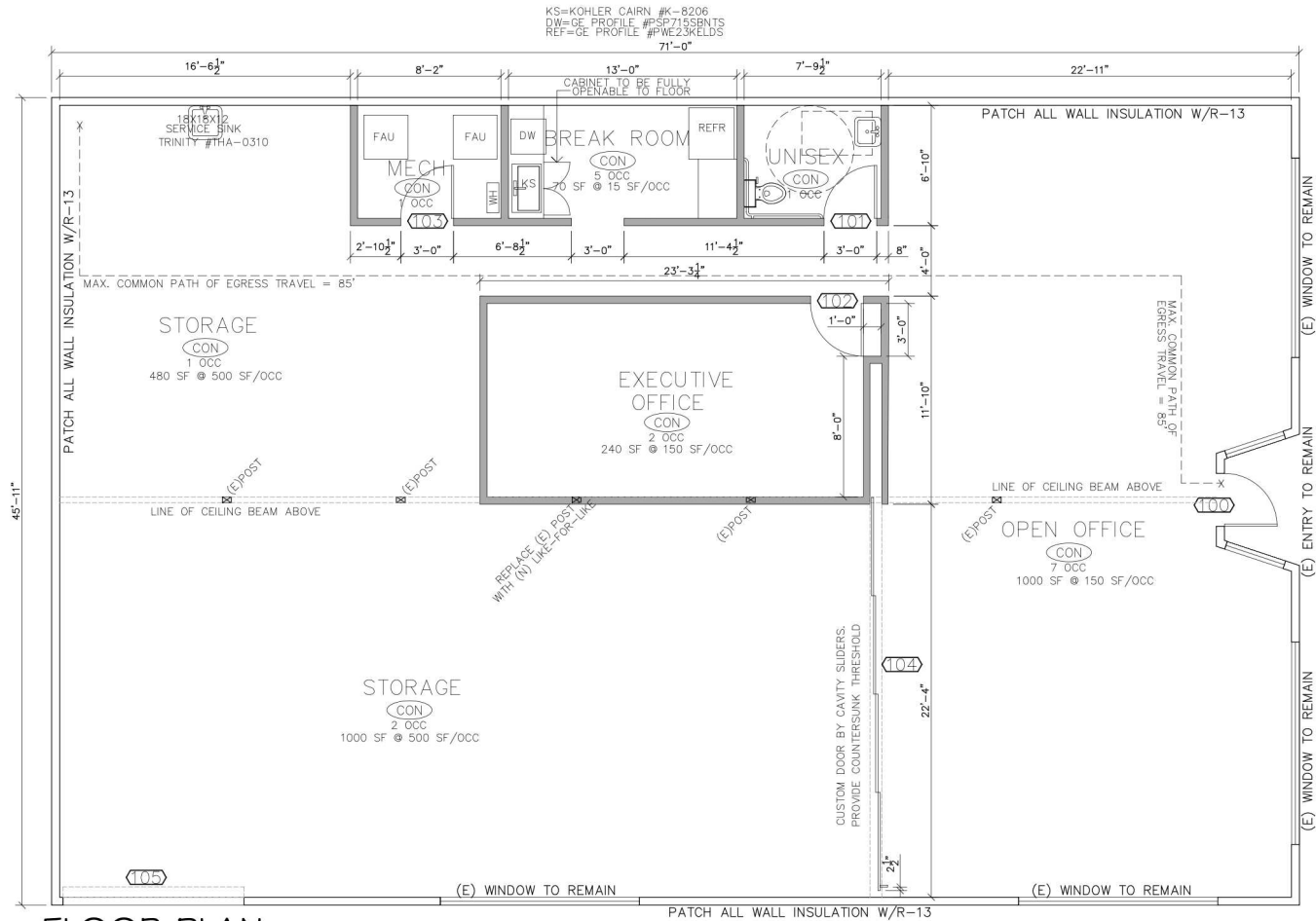


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FLOOR PLAN

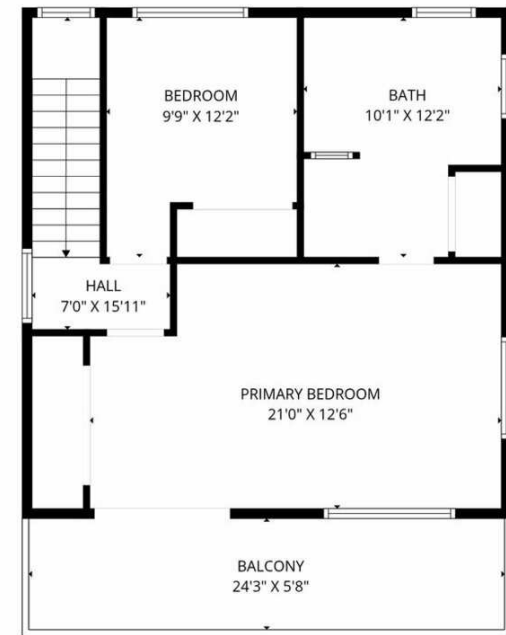
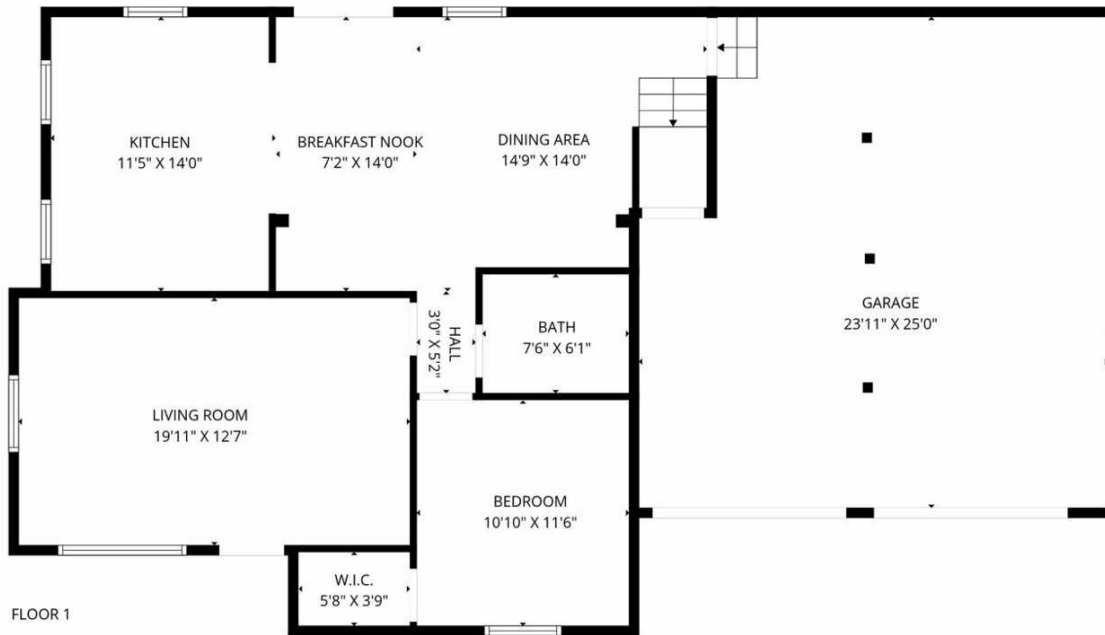
SCALE: 1/4"=1'-0"

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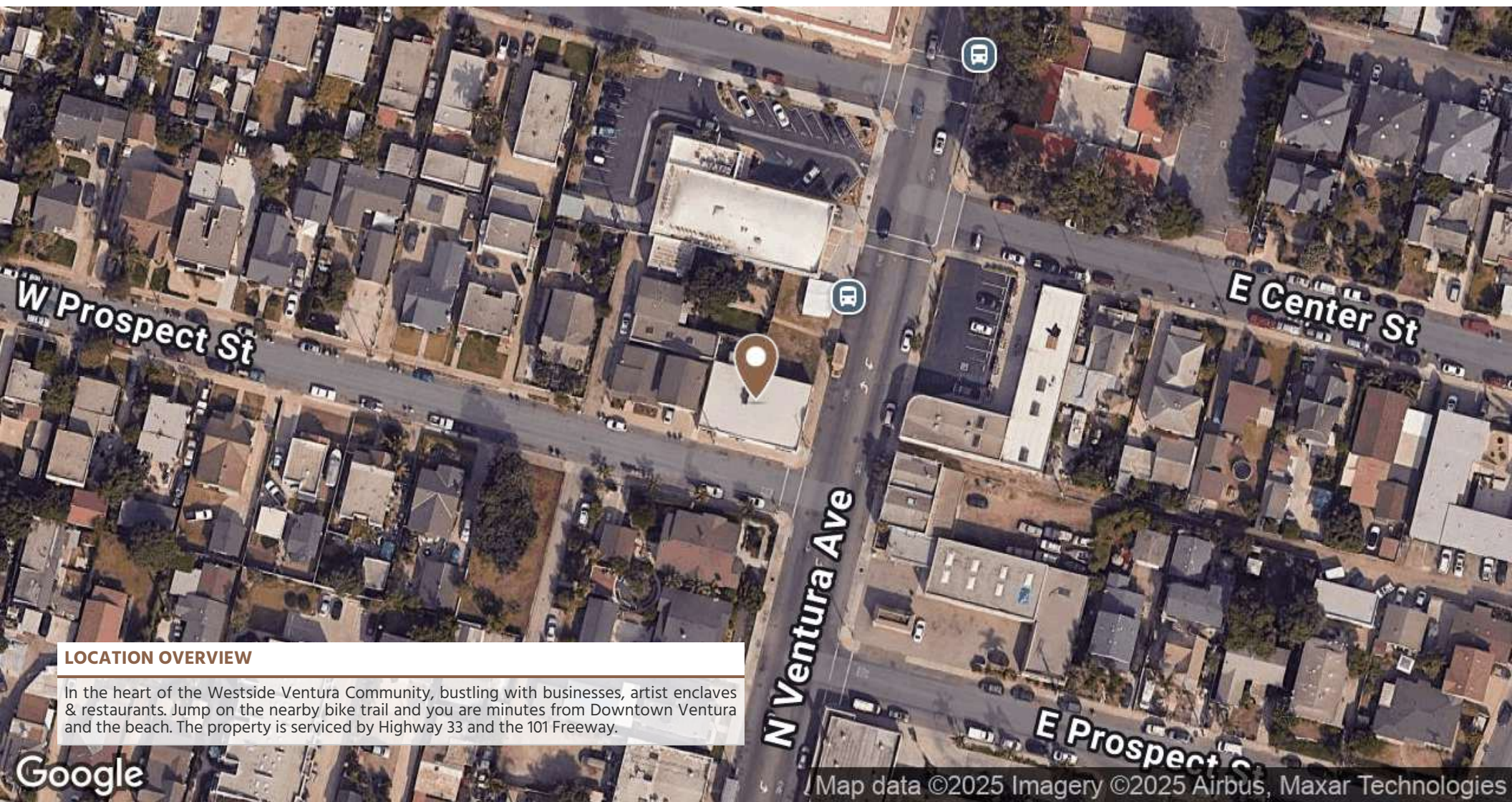


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LOCATION OVERVIEW

In the heart of the Westside Ventura Community, bustling with businesses, artist enclaves & restaurants. Jump on the nearby bike trail and you are minutes from Downtown Ventura and the beach. The property is serviced by Highway 33 and the 101 Freeway.

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