

220 Bryant Street

Ojai, California

±1.00 Acre Industrial Development Opportunity

For Sale | \$1,250,000



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COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122
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INVESTMENT HIGHLIGHTS:

- Rare ± 1.0 -acre industrial development parcel in Ojai.
- Prime frontage within the Bryant Industrial Area.
- Utilities available in the street.
- Preliminary plans for $\pm 15,250$ SF multi-tenant industrial project.
- Flexible M-1 zoning supporting a broad range of industrial uses.
- Excellent opportunity for owner-users, developers, or investors



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Preliminary plans call for a **15,250-square-foot multi-tenant light industrial building**, giving buyers the option to continue the current entitlement process or pursue their own development plan. The site is also well suited for a single-user industrial headquarters, flex industrial project, warehouse, contractor facility, or industrial condominium development, with units sold individually or held as income-producing investment property.



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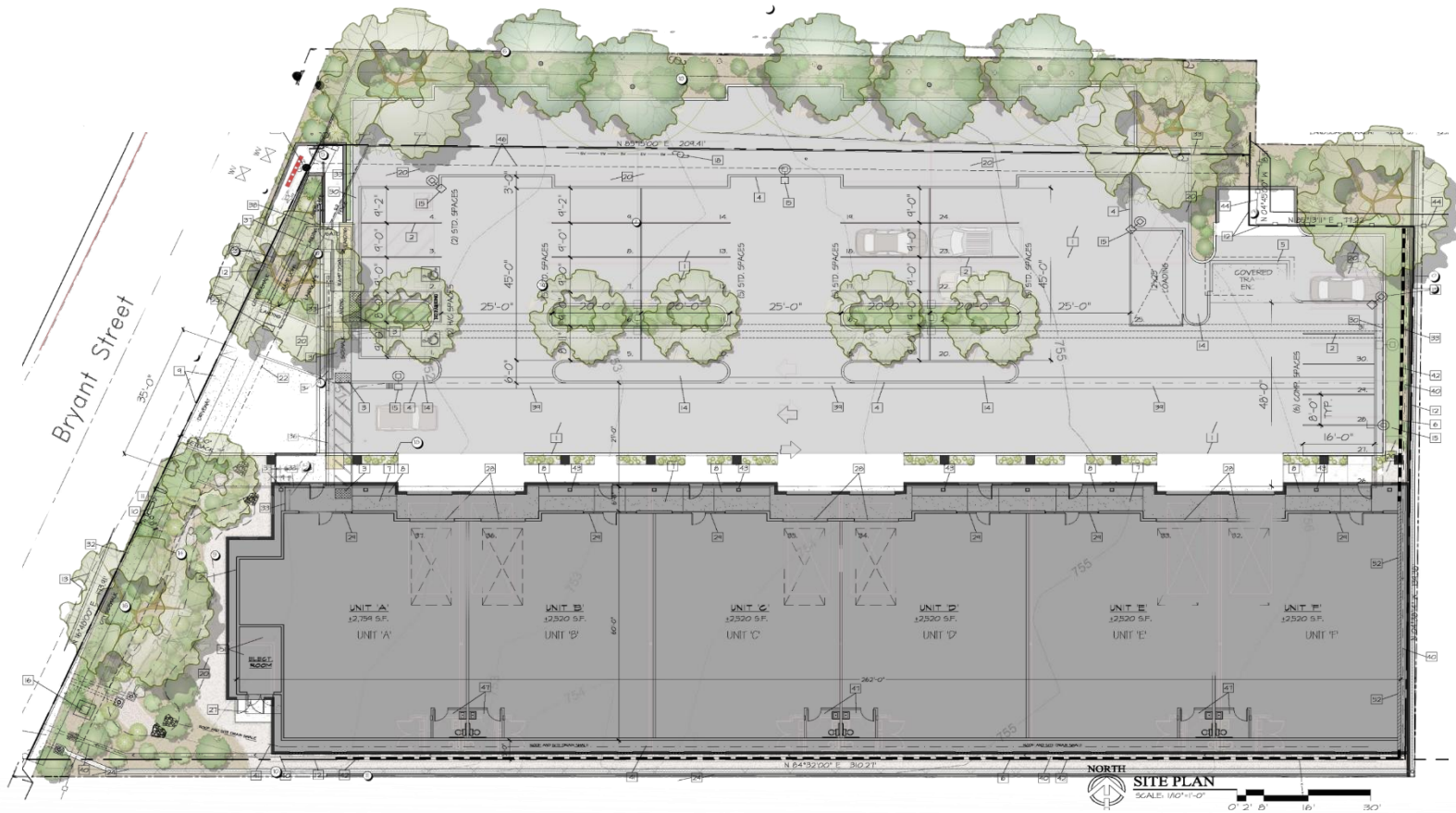
RED LINE INDICATES THE REQUIRED 10' FRONT YARD SETBACK.

10. APPROX. LOCATION OF THE NEW FIRE SPRINKLER BACK-FLOW PREVENTION DEVICE TO CONNECT TO NEW BUILDING'S FIRE SPRINKLER SYSTEMS, EXACT LOCATION TO BE DETERMINED DURING THE PLUMBING RUN-IN PROCESS.

OPENED SITE BY AN

PROPOSED INDUSTRIAL BUILDING
200 RIVANT STREET
OJAL, CALIFORNIA
APN #021-0-060-025

DRAWN:	MS
JOB NO.	2214
A-1.0	
SHEET NO.	C



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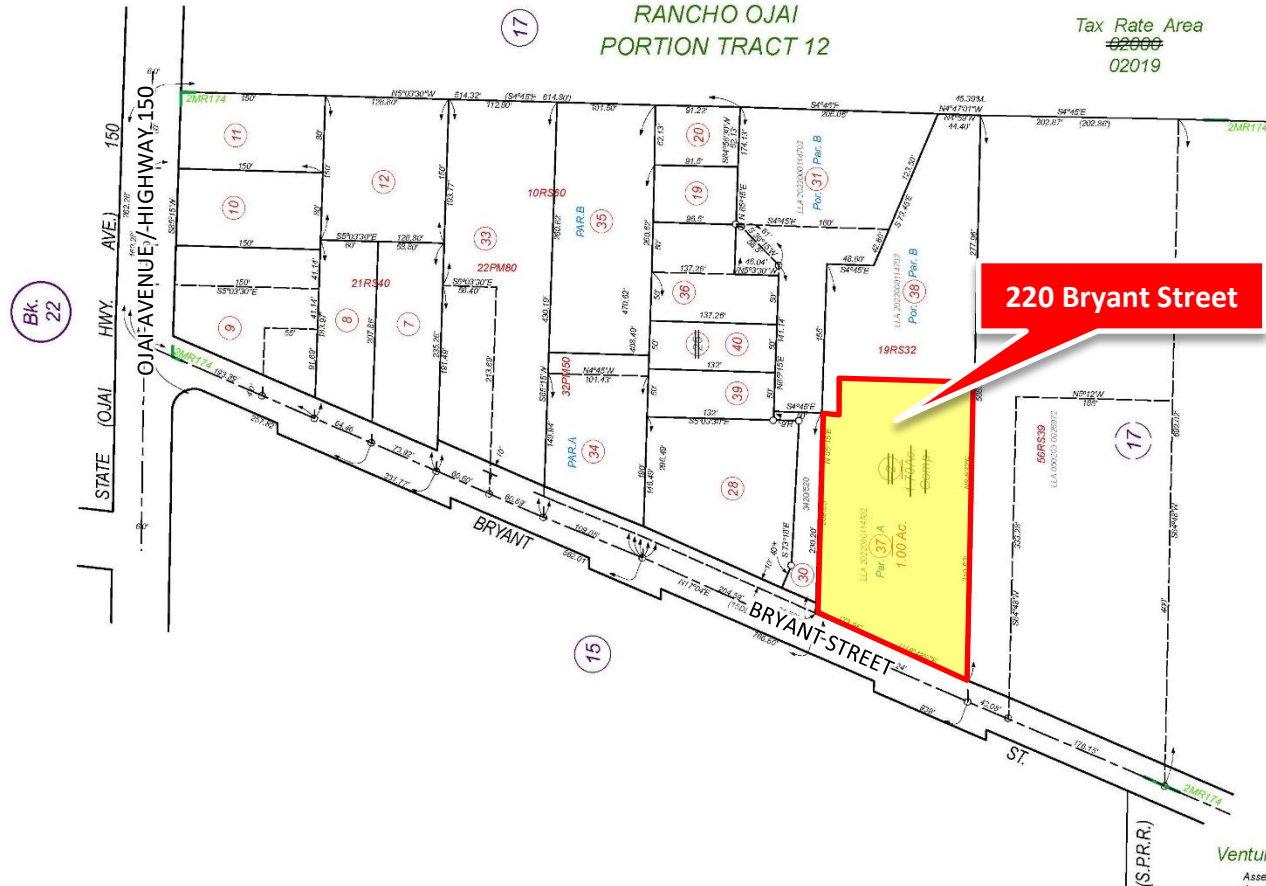
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RANCHO OJAI
PORTION TRACT 12

Tax Rate Area
~~02000~~
02019

023-16



Portion Bard Subdivision, Rancho Ojai, M.R. Bk.5, Pg.25 1/2
Portion Keystone Tract, M.R Bk.2, Pg.174

CITY OF OJAI
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

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE A LOT
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY

DRAWN	REVISED	8-31-2023
REDRAWN	CREATED	12-7-1982
INKED	PLOTTED	EFFECTIVE ROLL
Compiled By Ventura County Assessor's Office		



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ZONING:

M-1 (Light Manufacturing Industrial) District. The M-1 Zoning District is applied to areas appropriate for complementary commercial and light manufacturing land uses. The M-1 Zoning District is consistent with the Commercial Manufacturing land use designation of the General Plan.

Allowed Uses	M-1
Agricultural processing, vegetable packing/shipping	P
Clothing and fabric products	P
Cosmetics and pharmaceuticals	P
Electronics, equipment, instruments, & appliances	P
Food and beverage products	P(3)
Furniture/fixtures manufacturing, cabinet shop	P(3)
Glass products	P(3)
Handcraft industries, small-scale manufacturing	P
Laundry, dry cleaning plant	P(3)
Metal products, fabrication, machine/ welding shop	P(3)
Printing and publishing	P(3)
Recycling facilities - Large collection facility	CUP
Recycling facilities - Reverse vending machine	MUP
Recycling facilities - Small collection facility	CUP
Research and development	P
Sign painting and manufacturing	P
Stone and cut stone products	P(3)
Storage or disposal of hazardous materials	P(3)
Structural clay and pottery products	P(3)
Textiles and leather products	P
Upholstery shop	P
Warehouses, wholesaling and distribution	P

RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES

Club, lodge, private meeting hall	P
Health/fitness facility	CUP
Indoor amusement/entertainment facility	P
Library, museum	CUP
Studio - Art, dance, martial arts, etc.	CUP

RESIDENTIAL USES

Caretaker or employee quarters	CUP
Emergency shelter	CUP

RETAIL TRADE	M-1
Accessory retail uses	P
Agricultural equipment and supplies sales	P
Alcoholic beverage sales, on-site	CUP(7)
Auto parts sales	P
Bakery, retail	P
Building material and hardware store	P
Construction equipment sales	P
Convenience and liquor stores	P
Delicatessen	P
Drive-in and drive-through sales	P
Equipment sales and rentals	P
Furniture, furnishings, & appliance store	P
Gun shops	P
Meat market	P
Mobile home and RV sales	P
Oil drilling equipment and supplies	P
Pottery shops and sales	P
Restaurant, café	P
Service station	CUP
Vending machines, outdoor	CUP

SERVICES

Ambulance services	P
Auto repair and maintenance - Major	CUP
Auto repair and maintenance - Minor	CUP
Business support services	P
Car wash	P
Day care center	CUP
Contractor storage yard	P
Maintenance and repair - Client site services	P
Medical services - Clinic, laboratory	CUP
Medical services - Hospital	CUP
Offices - Processing and development	P

	M-1
Offices - Business, administrative and professional	P
Offices - Real estate	P
Personal services	P
Repair services - Consumer products	P
Security services, burglar alarms	P
Storage - Accessory	P
Storage - Outdoor	P
Storage - Personal self-service (mini-storage)	P
Veterinarians, animal hospitals, kennels, boarding	P

TRANSPORTATION AND COMMUNICATIONS USES

Broadcast studios	P
Parking facilities, private and public	P
Telecommunications facilities	CUP
Truck and freight terminals	P

Please Scan To View Complete
City of Ojai Developmental
Standards



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ZONING – CONT'D

The property carries a **Commercial Manufacturing (CM)** General Plan Land Use Designation and is zoned **M-1 (Light Manufacturing Industrial)** under the Bryant Industrial Area Plan (BIAP). The CM designation encourages a broad range of compatible manufacturing and commercial uses, including light manufacturing, commercial services supporting industrial operations, warehouse and distribution facilities, and related business activities. The M-1 zoning provides flexibility for a variety of industrial uses with a maximum Floor Area Ratio (FAR) of **0.45**, offering significant development potential.

FOR SALE \$1,250,000

COMPARABLES - SOLD

Address	Name	Type	Land AC	Land SF	Dist. (mi)	Sale Date	Sale Price	Price/SF	Price/AC	Submarket
318-324 Bryant Street	Cabrillo Economic Development	Land	2.00	87,120	0.00	12/22	\$2,280,000	\$26.17	\$1,140,000	Ojai/NW
1010 Cachuma Ave	Residential redevelopment project	Land	2.10	91,476	12.28	9/25	\$2,500,000	\$27.33	\$1,190,476	Ventura
446 W Ventura St	3.22 AC Parcel w/ Mixed Zoning	Land	3.22	140,263	18.80	12/25	\$3,750,000	\$26.74	\$1,164,598	Fillmore/NE County
Market Street	Market/Walter Street 1.18 AC Industrial	Land	1.18	51,401	12.96	5/26	\$1,300,000	\$25.29	\$1,101,691	Ventura
Average								\$26.38	\$1,149,191	

ACTIVE LISTINGS

Address	Name	Type	Land AC	Land SF	Asking Price	Price/SF	Price/AC	Submarket
325 Bryant	Vacant Land	Land	1.44	62,726	\$3,000,000	\$47.83	\$2,083,333	Ojai
265 Encino Drive	Residential development	Land	0.88	38,333	\$998,000	\$26.04	\$1,134,091	Ojai
796 S Rice Road	Residential development	Land	0.95	41,382	\$1,350,000	\$32.62	\$1,421,053	Ojai
Average						\$35.49	\$1,546,159	

SUBJECT PROPERTY:

Subject Property	Name	Type	Land AC	Land SF	Asking Price	Price/SF	Price/AC	Submarket
220 Bryant Street	Industrial parcel	Land	1.00	43,560	\$1,250,000	\$28.70	\$1,250,000	Ojai/NW



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Ojai, California

Ojai is a tranquil 4.3-square-mile town situated in Southern California, renowned for its vintage shops, spas, and art offerings. Nestled within a valley encircled by rolling mountains and nature preserves suitable for hiking and horseback riding, Ojai lies in Ventura County approximately 75 miles from Los Angeles and about 35 miles from Santa Barbara. The town attracts a diverse range of visitors, including spiritual seekers, outdoor enthusiasts, cyclists, urban and suburban residents seeking respite, as well as celebrities desiring a weekend retreat.

Visitors to Ojai will observe a distinctive atmosphere compared to much of Southern California. Notably, a citywide ban on chain retailers enacted in 2007 has enabled the walkable downtown area to retain a variety of independent businesses and dining establishments, which offers a stark contrast to the regional norm.



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Ojai is also reputed for its mystical qualities—referred to as "the Ojai vortex"—and serves as home to artists, farmers, and holistic practitioners. A highlight for many guests, aside from enjoying the area's relaxed ambiance, is witnessing the remarkable sunsets described as "the pink moment." During this phenomenon, the receding sunlight illuminates the nearby Topa Topa Mountains, casting a pink glow across the Ojai Valley.

Ojai is known for its boutique hotels, recreation opportunities, hiking, and farmers' market of local organic agriculture. It has small businesses specializing in local and ecologically friendly art, design, and home improvement.



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