

1124

1140

SEAWARD AVE

VENTURA, CA



FOR SALE

PRIME SEAWARD AVE BEACH DISTRICT INVESTMENT

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MARKET
OVERVIEW

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1124-1140 S SEAWARD AVE | VENTURA, CA

PROPERTY OVERVIEW

Section 01

PROPERTY DETAIL

Welcome to 1124-1140 S Seaward Avenue, an exceptional mixed-use coastal property located in the heart of Ventura's highly coveted Seaward Avenue Beach District.

This vibrant, palm-lined corridor leads directly to the sandy beach and Ventura Pier, offering a quintessential coastal lifestyle surrounded by casual eateries, boutique shops, cafes, and a relaxed beach-town atmosphere. On weekends, the area comes alive with families strolling, dogs playing, and beachcombers exploring the nearby jetties.

The property features three ground-level retail spaces, currently occupied by:

- Duke's Beach Grill
- Mystic Water Kava Bar
- Spasso Cucina Italiana

Spasso Cucina Italiana operate on month-to-month leases and may be delivered vacant, offering flexibility for repositioning or potential owner-user occupancy.

Above the storefronts are two beautifully remodeled residential units, providing additional income potential or live/work flexibility. The property also includes 20 dedicated parking spaces adjacent to Duke's Beach Grill—shared among the retail tenants—an increasingly rare amenity in this beach-side market.

Just steps from Ventura's iconic shoreline, this is a once-in-a-lifetime opportunity to acquire a premier coastal asset—one that offers both pride of ownership and long-term investment value for generations to come.



PROPERTY OVERVIEW

PROPERTY DETAILS

ADDRESS	1124-1140 S Seaward Ave Ventura, CA 93001
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ASKING PRICE	\$5,750,000
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BUILDING SIZE	7,963 SF
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BUILDING PSF	\$722
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LOT SIZE	15,000 SF
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LOT PSF	\$383
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YEAR BUILT	1960
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PARCEL NO.	081-0-055-160
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ZONING	C-1A
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CONSTRUCTION TYPE	Wood Frame
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LEASE TYPE	NNN, Modified Gross
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PARKING	20 Surface Spaces
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TENANCY	Duke's Beach Grill, Kava Bar, Spasso Cucina Italiana & two apartment units (1 bedroom & 2 bedrooms)
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TRAFFIC COUNT	±127,508 CPD on Ventura Fwy N ±18,818 CPD on Seaward Ave
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PARKING RATIO	2.51/1,000 SF
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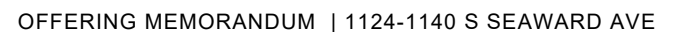
PERCENT LEASED	100%
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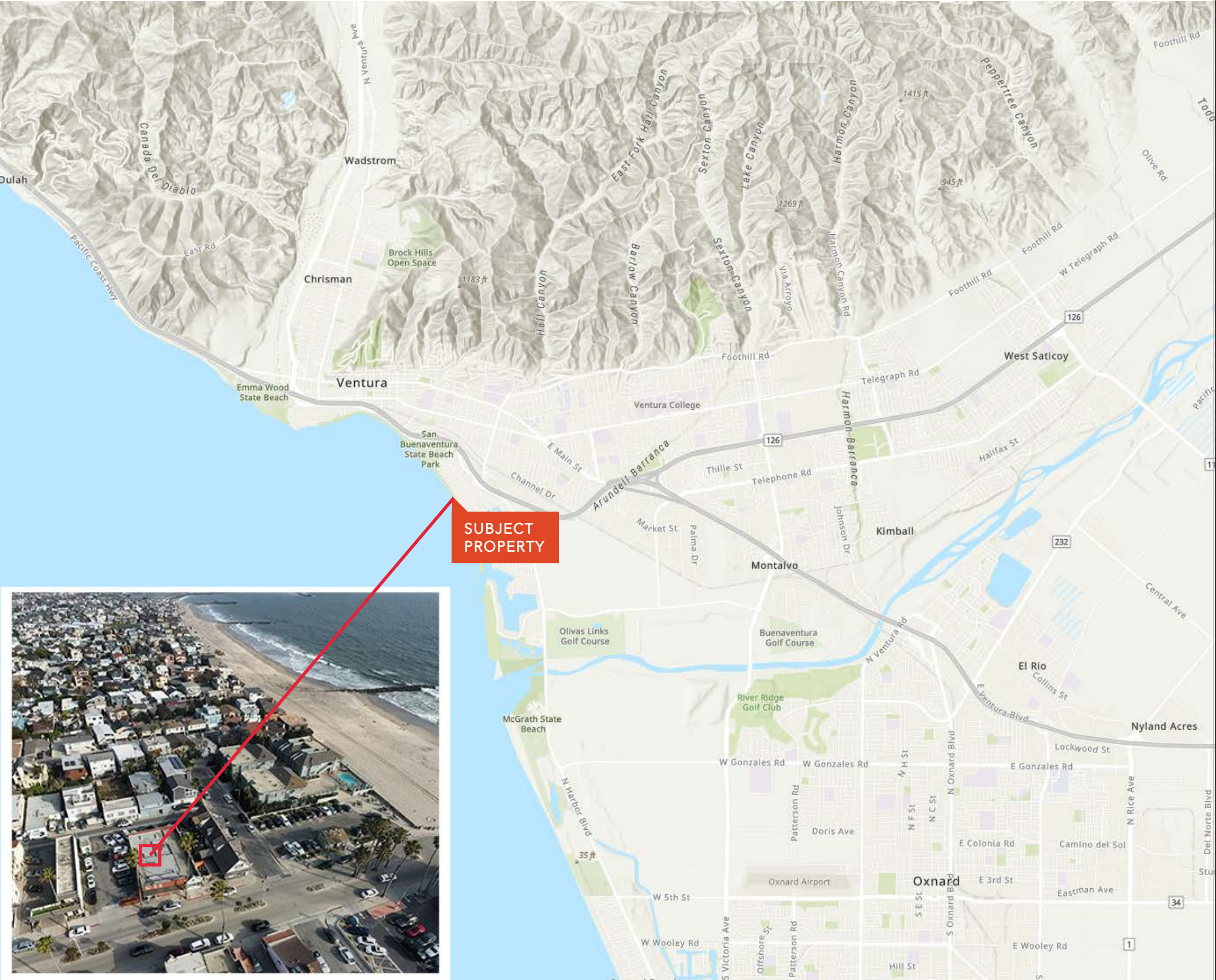
FRONTAGE	Zephyr Ct & Seaward Ave (1 curb cuts)
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BUILDING HEIGHT	2 Story
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FWY ACCESS	Ventura Fwy, I-101
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PROPERTY OVERVIEW





SUBJECT
PROPERTY





1124-1140 S SEAWARD AVE | VENTURA, CA

FINANCIAL ANALYSIS

Section 02

FINANCIAL ANALYSIS

UNIT	TENANT	SF	% OF GLA	BASE RENT	ANNUAL RENT	CURRENT PSF	TYPE	MARKET PSF	ANNUAL MARKET RENT	TYPE
1124	Duke's Beach Grill	3,533	44%	\$10,079	\$120,943	\$2.85	MG	\$3.50	\$148,386	NNN
1124A	Mystic Water Kava Bar	400	5%	\$1,912	\$22,944	\$4.78	MG	\$5.00	\$24,000	NNN
1140	SPASSO (May Deliverd Vacant)	2,330	29%	* \$9,320	* \$111,840	* \$4.00	NNN	\$4.00	\$111,840	NNN
1140A	1 Bedroom Unit	700	9%	\$2,200	\$26,400	\$3.14		\$5.00	\$42,000	
1140B	2 Bedroom Unit	1,000	13%	\$2,725	\$32,700	\$2.73		\$5.00	\$60,000	
		7,963	100%	\$26,236	\$314,832				\$386,226	

* Market Rate

ESTIMATED OPERATING DATA

DESCRIPTION	CURRENT	MARKET
Income and Expenses		
Scheduled Lease Income	\$314,832	\$386,226
NNN Reimbursement	\$42,481	\$97,458
Effective Gross Income	\$337,488	\$483,684
Vacancy @ 3%	\$10,125	\$13,661
Expenses	\$123,912	\$123,912
Net Operating Income	\$223,276	\$346,111

ESTIMATED EXPENSES

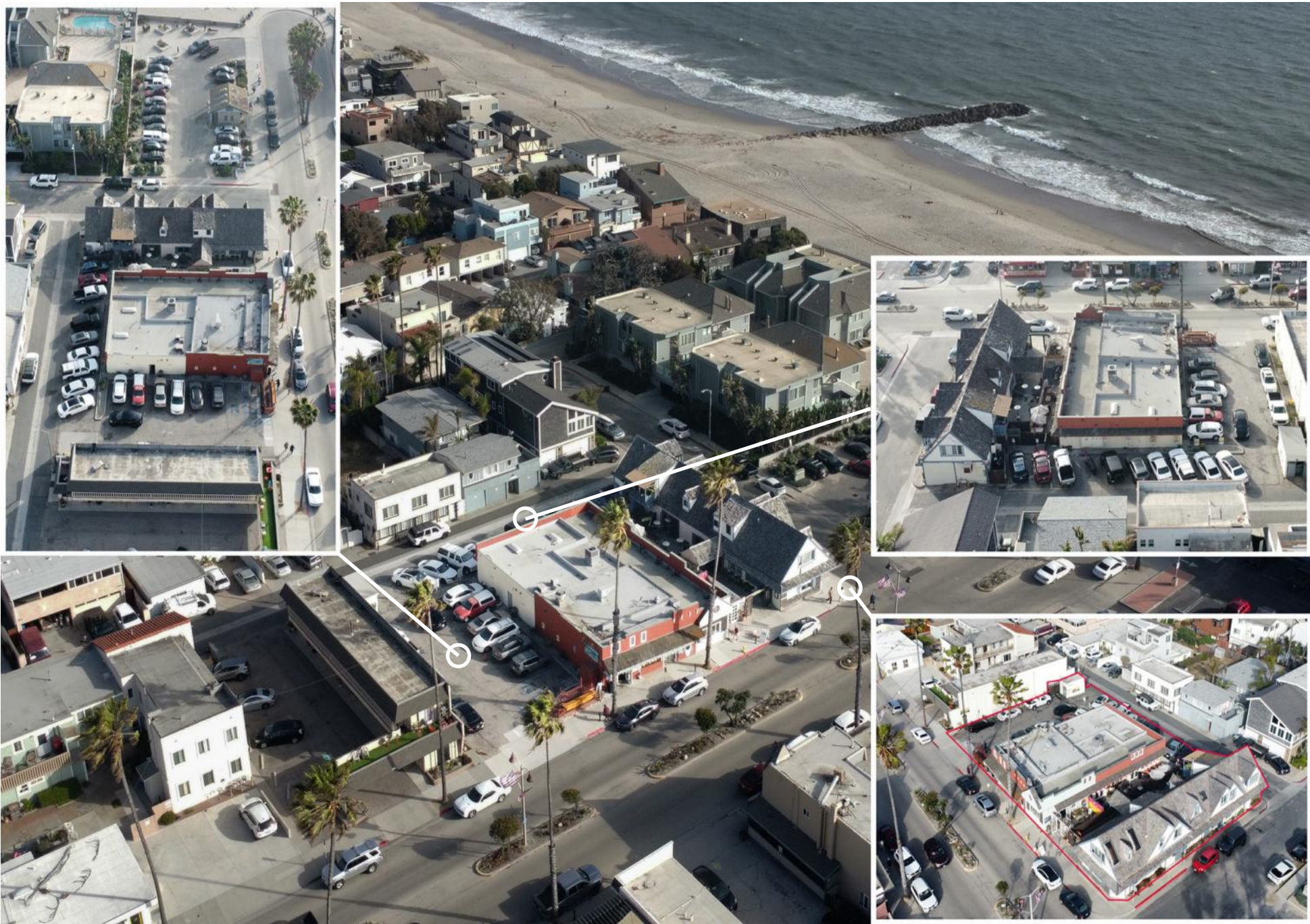
DESCRIPTION	ESTIMATED**	PSF
Operating Expenses		
Taxes (1.25%)	\$78,125	\$9.81
Insurance	\$5,972	\$0.75
Utilities	\$15,926	\$2.00
Repairs & Maintenance	\$15,926	\$2.00
Capital Reserve/Misc.	\$7,963	\$1.00
Total Operating Expenses	\$123,912	\$15.56

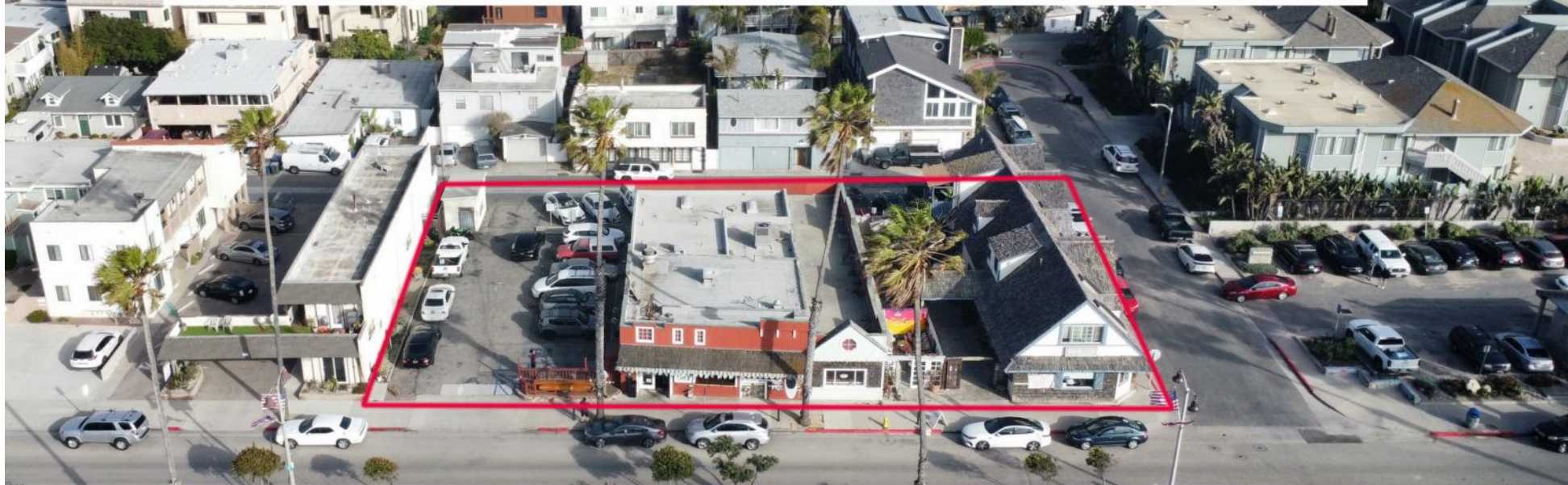
** Only responsible for Duke's & 2 apartment units



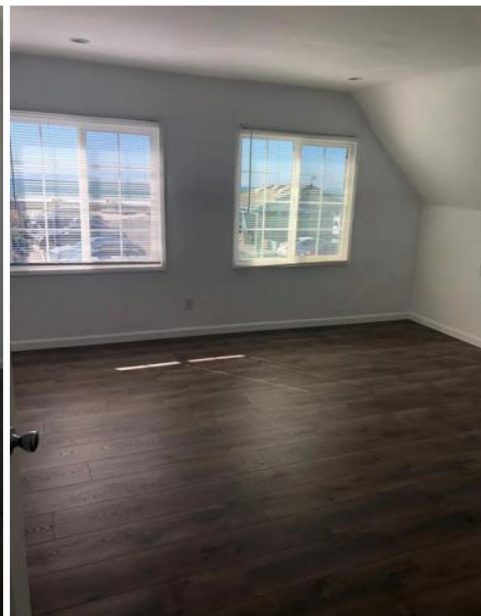
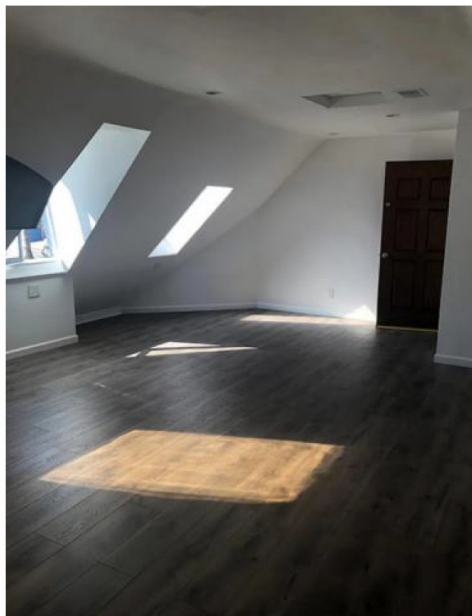
1124-1140 S SEAWARD AVE | VENTURA, CA

PHOTOS











1124-1140 S SEAWARD AVE | VENTURA, CA

SALES COMPARABLES

Section 04

SALES COMPS

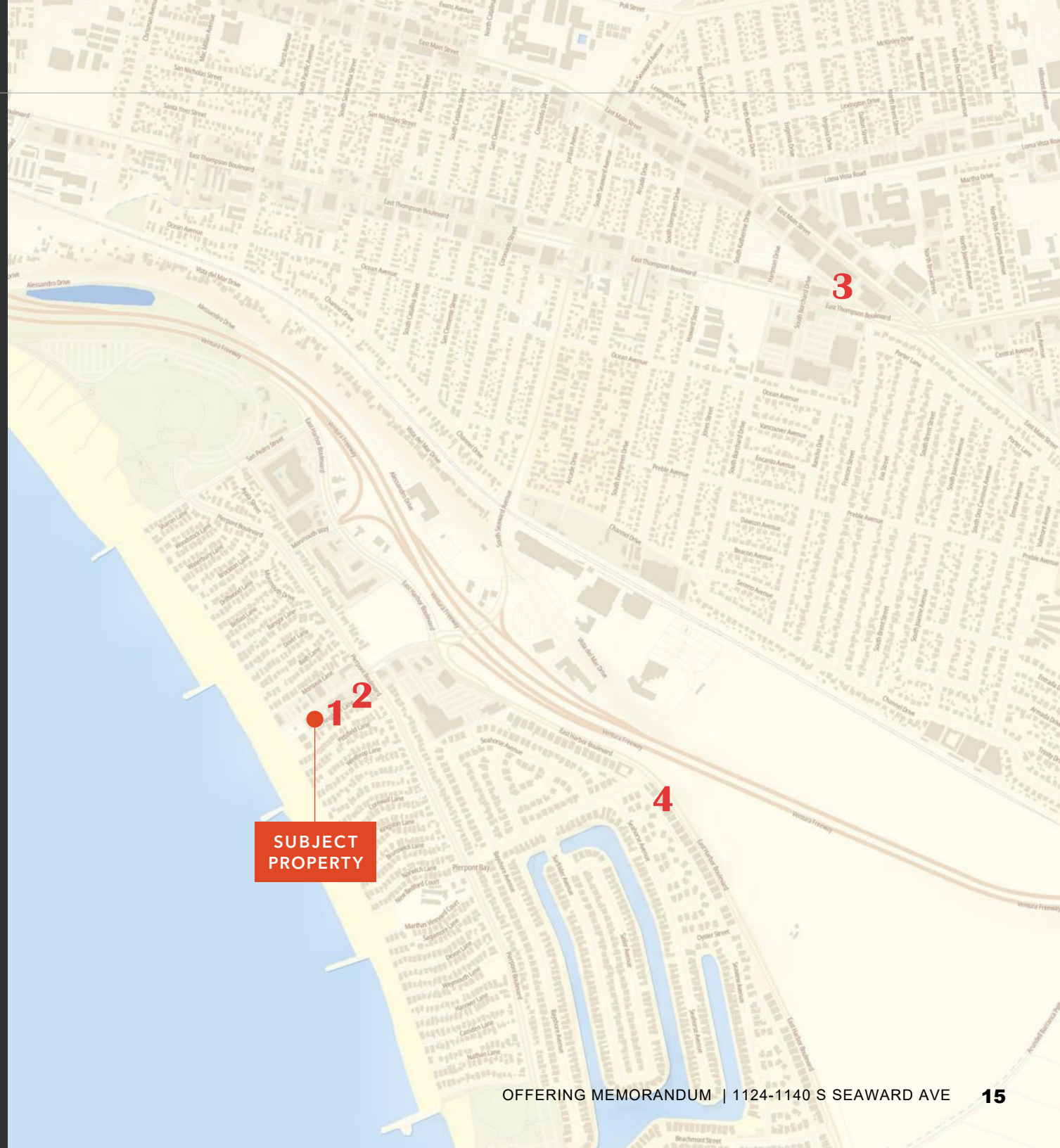
S 1124-40 S Seaward Ave

1 1082 S Seaward Ave

2 1052-58 S Seaward Ave

3 2834 E Main St

4 2733-2739 Harbor Blvd



S		Built/Renovated	1960	Asking Price	\$6,250,000
		Building Size	7,963 SF	Time on Market	
		Lot Size	15,000 SF	Price Per SF	\$785
		Parking Spaces	20	Land Per SF	\$417
		Sale Type	Investment	Current Cap Rate	3.91%
		Zoning	C1A		

1		Built/Renovated	1978	Sold Price	\$770,000
		Building Size	740 SF	Sold Date	03/01/2024
		Lot Size	2,500 SF	Price Per SF	\$1041
		Parking Spaces	4	Land Per SF	\$308
		Sale Type	Owner-User		
		Zoning	C1AD		

2		Built/Renovated	1925 / 2004	Asking Price	\$3,400,000
		Building Size	3,800 SF	Sold Date	
		Lot Size	5,000 SF	Price Per SF	\$895
		Parking Spaces	8	Land Per SF	\$680
		Sale Type	Investment	Current Cap Rate	4.48%
		Zoning	C1AD		

3		Built/Renovated	1977	Asking Price	\$2,150,000
		Building Size	2,998 SF	Sold Date	
		Lot Size	12,197 SF	Price Per SF	\$717
		Parking Spaces	14	Land Per SF	\$176
		Sale Type	Owner-User		
		Zoning	C1A		

4		Built/Renovated	1970	Sold Price	\$2,490,000
		Building Size	5,000 SF	Sold Date	04/18/2025
		Lot Size	6,098 SF	Price Per SF	\$498
		Parking Spaces		Land Per SF	\$408
		Sale Type	Multi-Family Investment	Current Cap Rate	4.21%
		Zoning	R3-3		



1124-1140 S SEAWARD AVE | VENTURA, CA

MARKET OVERVIEW

Section 05

MARKET OVERVIEW

Ventura, officially known as San Buenaventura, is a coastal city located midway between Santa Barbara and Malibu in California. It's celebrated for its charming coastal atmosphere and high quality of life.

Coastal Charm & Natural Beauty:

- **Pacific Ocean location:** Ventura is situated along the beautiful Pacific Ocean, providing residents and visitors with miles of beaches and stunning views, including those of the Channel Islands.
- **Beaches:** Enjoy a variety of beaches, including Surfer's Point, known for its surfing opportunities, and Marina Park, a 15-acre park perfect for families, with areas for volleyball, barbecues, and water activities.
- **Outdoor Activities:** Ventura offers a diverse range of outdoor pursuits, such as hiking in areas like the Ventura Botanical Gardens or the nearby Los Padres National Forest. Kayaking, paddleboarding, and whale watching are also popular activities, especially around the Ventura Harbor.

Vibrant Downtown & Community:

- **Revitalized Downtown:** Ventura's downtown area features a pedestrian-friendly Main Street with a mix of historic architecture, local shops, restaurants, and galleries.
- **Community Events:** The city hosts various events and festivals, like the annual Aloha Beach Festival and the California Strawberry Festival at the Ventura County Fairgrounds.
- **Local Businesses & Arts Scene:** Ventura has a strong sense of community, with many locally owned businesses and a thriving arts scene, including galleries, theaters, and live music venues.

Livability:

- **High Livability Rankings:** Ventura consistently appears on lists of desirable places to live.
- **Family-Friendly Environment:** The city is considered a great place to raise a family, with good schools, a focus on safety, and numerous family-friendly activities.
- **Mild Climate:** Ventura enjoys a pleasant climate, with warm summers and mild winters, making it ideal for outdoor enthusiasts.

Total of 72 townhomes over
15 buildings on a 4.3 acre site
Under Construction

Waiting for the approval of 215
units on a 14.5 acre site
Under Review

Pending permit for an interim
fire station on a 2.92 acre site
Hearing Scheduled

Mixed-Use development for
97 condos over 15 buildings
& 19,493 sq ft of commercial
space
Under Review

93,000 sq ft, 125 room 4-story
hotel on a 3.7 acre site
Under Construction

Multi-tenant Vons Shopping
Center on a 8+ acre site
Existing

**SUBJECT
PROPERTY**

DEMOGRAPHICS

110,153

Total Population of Ventura, CA
The median age is 38.8



49%
MALE



51%
FEMALE

EDUCATION



19%
High School



10%
Associates Degree



21%
Bachelor's Degree



13%
Grad Degree



\$90,449
Average HH income within 5-m radius



88,223
Population within 5-m radius



\$72,903
Median HH income within 5-m radius



COMMERCIAL DIVISIONSM

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