

PROPERTY DESCRIPTION

A prime investment or lease opportunity in Midtown, Ventura, CA! This historic 5,250 SF building, constructed in 1931, boasts timeless charm and endless potential for a Retail / Street Retail investor. Zoned T4.5-MC, this property offers tremendous flexibility, making it suitable for a wide range of retail ventures. With a central location in the heart of Midtown, this property provides unparalleled visibility and accessibility.

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
 Jeffrey R. Becker | 805.653.6794 ext. 201 | jbecker@beckergroup.com
 Hutton Becker | 805.653.6794 ext. 212 | hbecker@beckergroup.com

JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$2,695,000
Lease Rate:	\$1.70 SF/month (NNN)
NNN Estimate Value:	\$0.30 (est.)
Available SF:	5,250 SF
Lot Size:	4,544 SF
Building Size:	5,250 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	972	2,248	5,715
Total Population	2,012	4,748	12,320
Average HH Income	\$129,157	\$119,585	\$118,469



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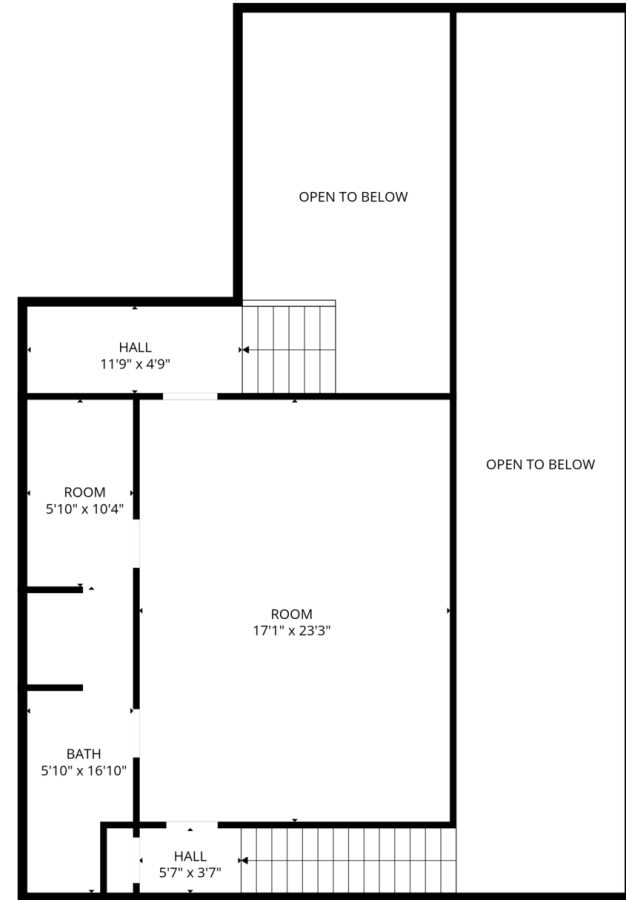
CA DRE #01213236



Total GLA: 0 sq. ft | Total: 4728 sq. ft
 1st floor: (Excluded areas 3963 sq. ft)
 2nd floor: 0 sq. ft (Excluded areas 1482 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

1st Floor



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2nd Floor Loft

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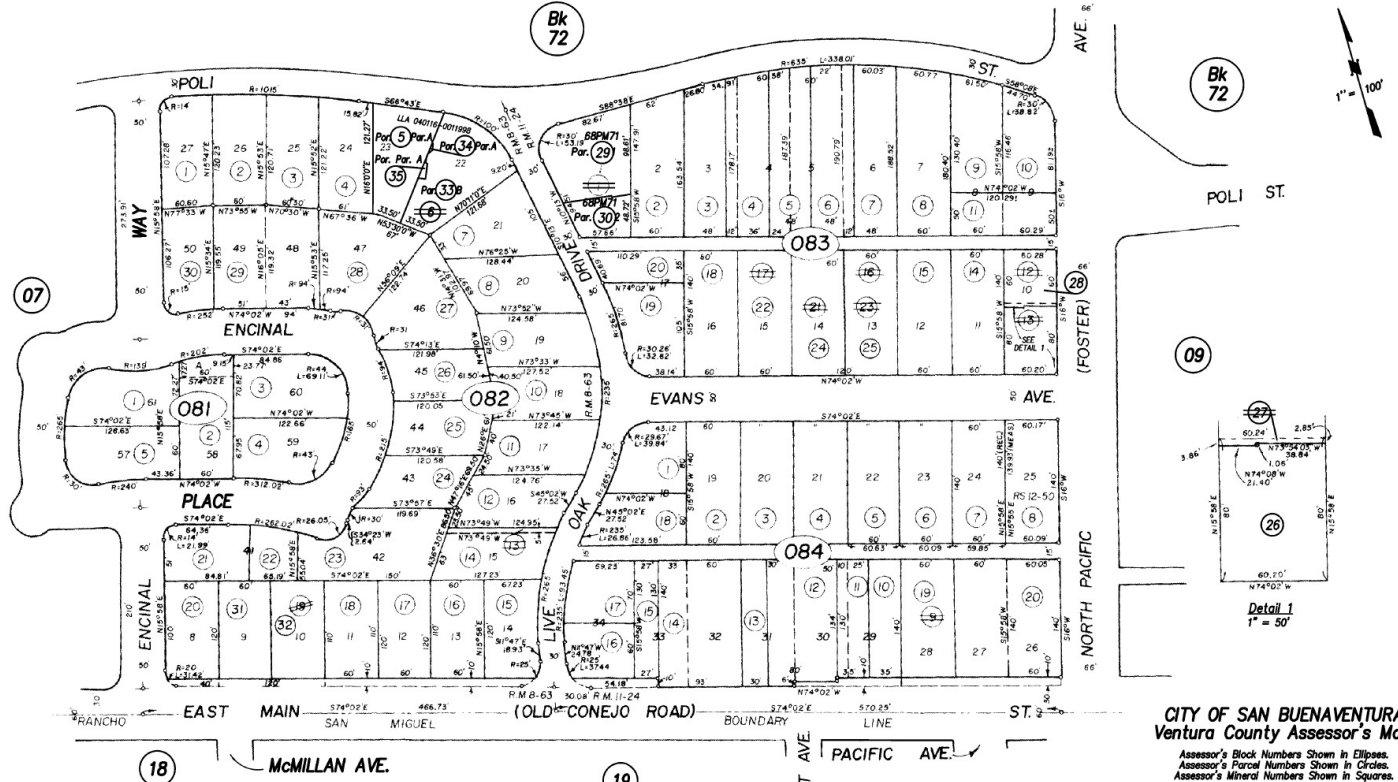
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RANCHO EX-MISSION SAN BUENAVENTURA

Tax Rate Area
05001

73-08



Hobson Heights No.1, M.R. Bk.11, Pg.24
Portion Encinal Court, M.R. Bk.8, Pg.63

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

CITY OF SAN BUENAVENTURA
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.

DRAWN	REVISED	12-8-2016
REDRAWN	B.W. CREATED	7-9-1970
INKED	PLOTTED	EFFECTIVE
		ROLL

Compiled By Ventura County Assessor's Office

Roll-Year	17-18	BK 073 - PG 08	REVISION LOC	VOID	NEW
DATE	12/27/18	20180118-201808	EXPLANATION	Code	APN(s)
			Description	SPR	APN(s)
					073-0-082-330
					073-0-082-330
					073-0-082-330

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