

**BERKSHIRE  
HATHAWAY**  
COMMERCIAL DIVISION™

8522

ALCOTT ST  
LOS ANGELES, CA



**FOR SALE**

PRIME SEAWARD AVE BEACH DISTRICT INVESTMENT

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MARKET  
OVERVIEW

*Exclusively Listed By*

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1124-1140 S SEAWARD AVE | VENTURA, CA

# PROPERTY OVERVIEW

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*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

ASKING PRICE \$5,750,000

BUILDING SIZE 7,963 SF

BUILDING PSF \$722

LOT SIZE 15,000 SF

LOT PSF \$383

YEAR BUILT 1960

PARCEL NO. 081-0-055-160

ZONING C-1A

CONSTRUCTION TYPE Wood Frame

LEASE TYPE NNN, Modified Gross

PARKING 20 Surface Spaces

TENANCY Duke's Beach Grill, Kava Bar,  
Spasso Cucina Italiana & two apartment  
units (1 bedroom & 2 bedrooms)

TRAFFIC COUNT ±127,508 CPD on Ventura Fwy N  
±18,818 CPD on Seaward Ave

PARKING RATIO 2.51/1,000 SF

PERCENT LEASED 100%

FRONTAGE Zephyr Ct & Seaward Ave (1 curb cuts)

BUILDING HEIGHT 2 Story

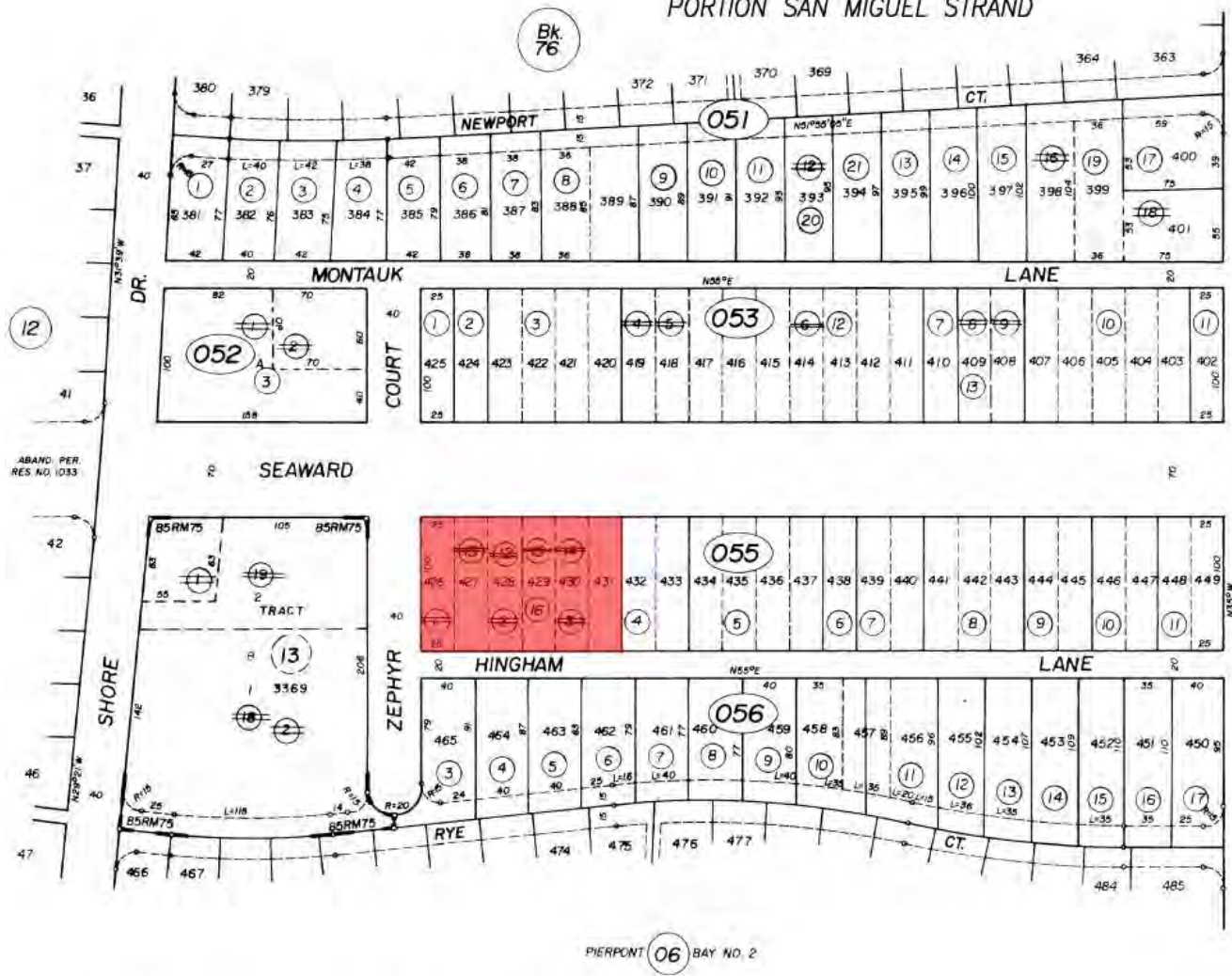
FWY ACCESS Ventura Fwy, I-101

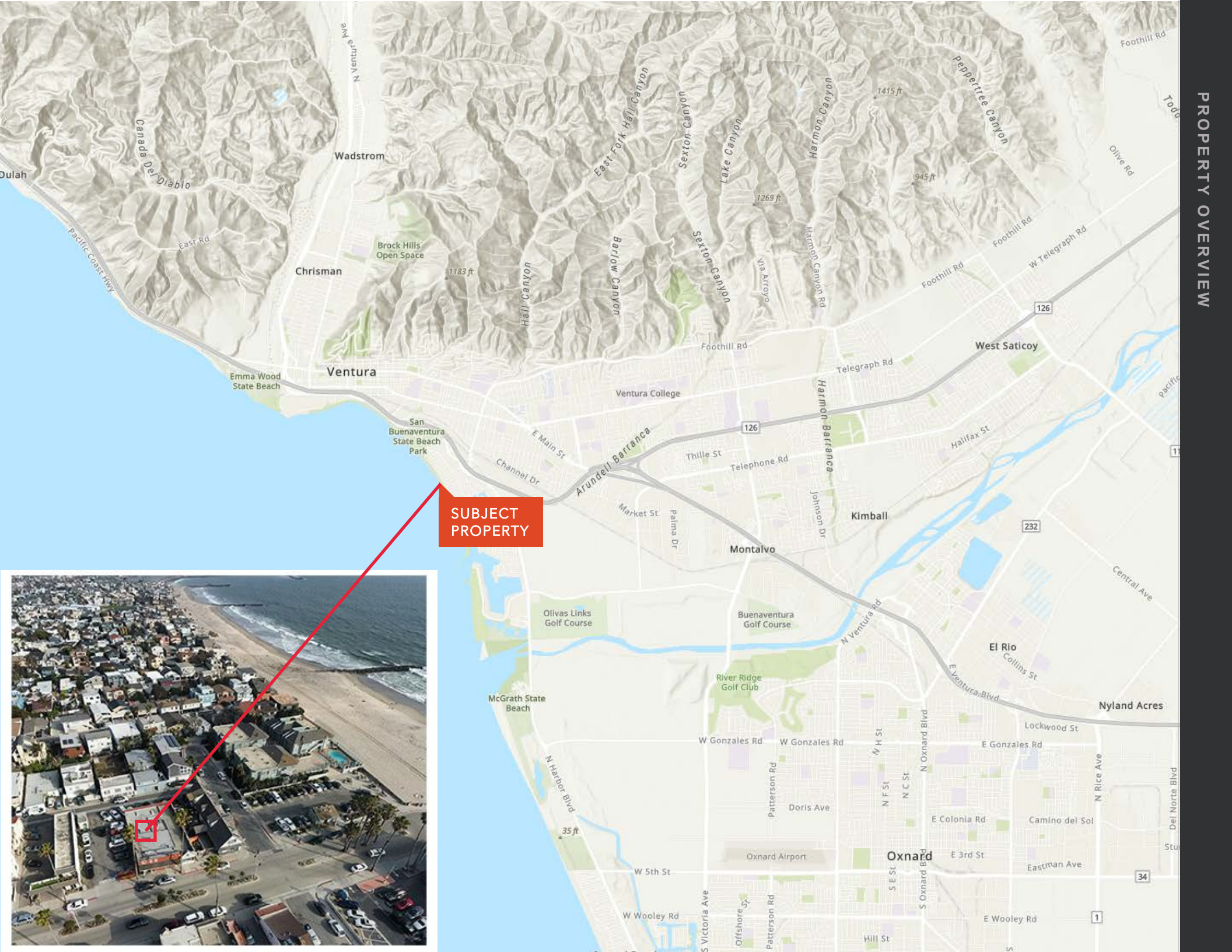
# PARCEL MAP

## PORTION RANCHO SAN MIGUEL PORTION SAN MIGUEL STRAND

Tax Rate Area  
05004

81-05





**SUBJECT PROPERTY**

PROPERTY OVERVIEW



Canada Del Diablo  
East Rd  
Wadstrom  
Chrisman  
Ventura  
Emma Wood State Beach  
San Buenaventura State Beach Park  
Brock Hills Open Space  
1783 ft

East Fork Hill Canyon  
Sexton Canyon  
Lake Canyon  
Hill Canyon  
Barlow Canyon  
Sexton Canyon  
Nakroyo  
Harmont Canyon Rd  
Harmont Canyon  
Foothill Rd  
Foothill Rd  
Telegraph Rd  
Ventura College  
Arundell Barranca  
Thille St  
Telephone Rd  
Market St  
Channel Dr  
E Main St  
126

1415 ft  
945 ft  
1269 ft  
Foothill Rd  
W Telegraph Rd  
West Saticoy  
Harmont Barranca  
Halifax St  
Kimball  
232  
Montalvo  
N Ventura Rd  
Central Ave

Olivas Links Golf Course  
Buenaventura Golf Course  
River Ridge Golf Club  
McGrath State Beach  
N Harbor Blvd  
35 ft  
W Gonzales Rd  
W Gonzales Rd  
Patterson Rd  
Dorls Ave  
Oxnard Airport  
Oxnard  
E Ventura Blvd  
El Rio  
Collins St  
Nyland Acres  
Lockwood St  
E Gonzales Rd  
N Rice Ave  
Camino del Sol  
Eastman Ave  
34  
1  
Hill St  
E Wooley Rd



1124-1140 S SEAWARD AVE | VENTURA, CA

# FINANCIAL ANALYSIS

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*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	
		<b>7,963</b>	<b>100%</b>	<b>\$26,236</b>	<b>\$314,832</b>				<b>\$386,226</b>	

\* Market Rate

## ESTIMATED OPERATING DATA

DESCRIPTION	CURRENT	MARKET
<b>Income and Expenses</b>		
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
<b>Net Operating Income</b>	<b>\$223,276</b>	<b>\$346,111</b>

## ESTIMATED EXPENSES

DESCRIPTION	ESTIMATED**	PSF
<b>Operating Expenses</b>		
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
<b>Total Operating Expenses</b>	<b>\$123,912</b>	<b>\$15.56</b>

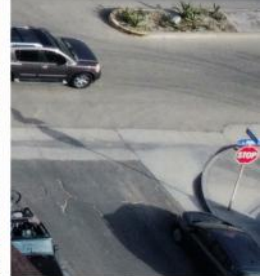
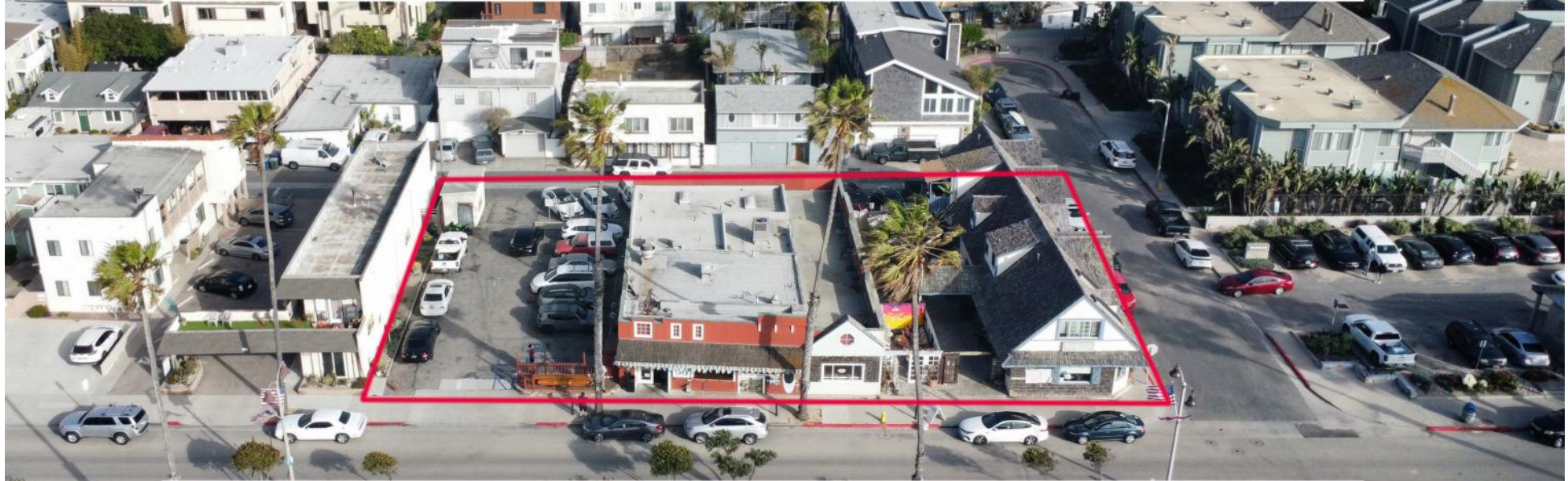
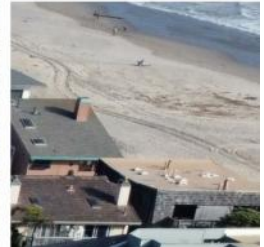
\*\* Only responsible for Duke's & 2 apartment units



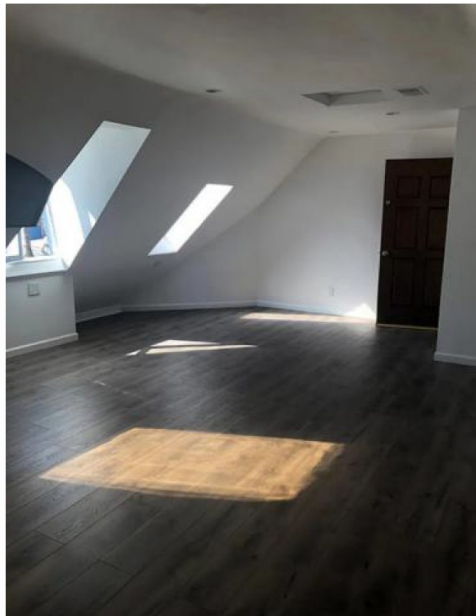
1124-1140 S SEAWARD AVE | VENTURA, CA

# PHOTOS











1124-1140 S SEAWARD AVE | VENTURA, CA

# SALES COMPARABLES

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*Section 04*

# SALES COMPS

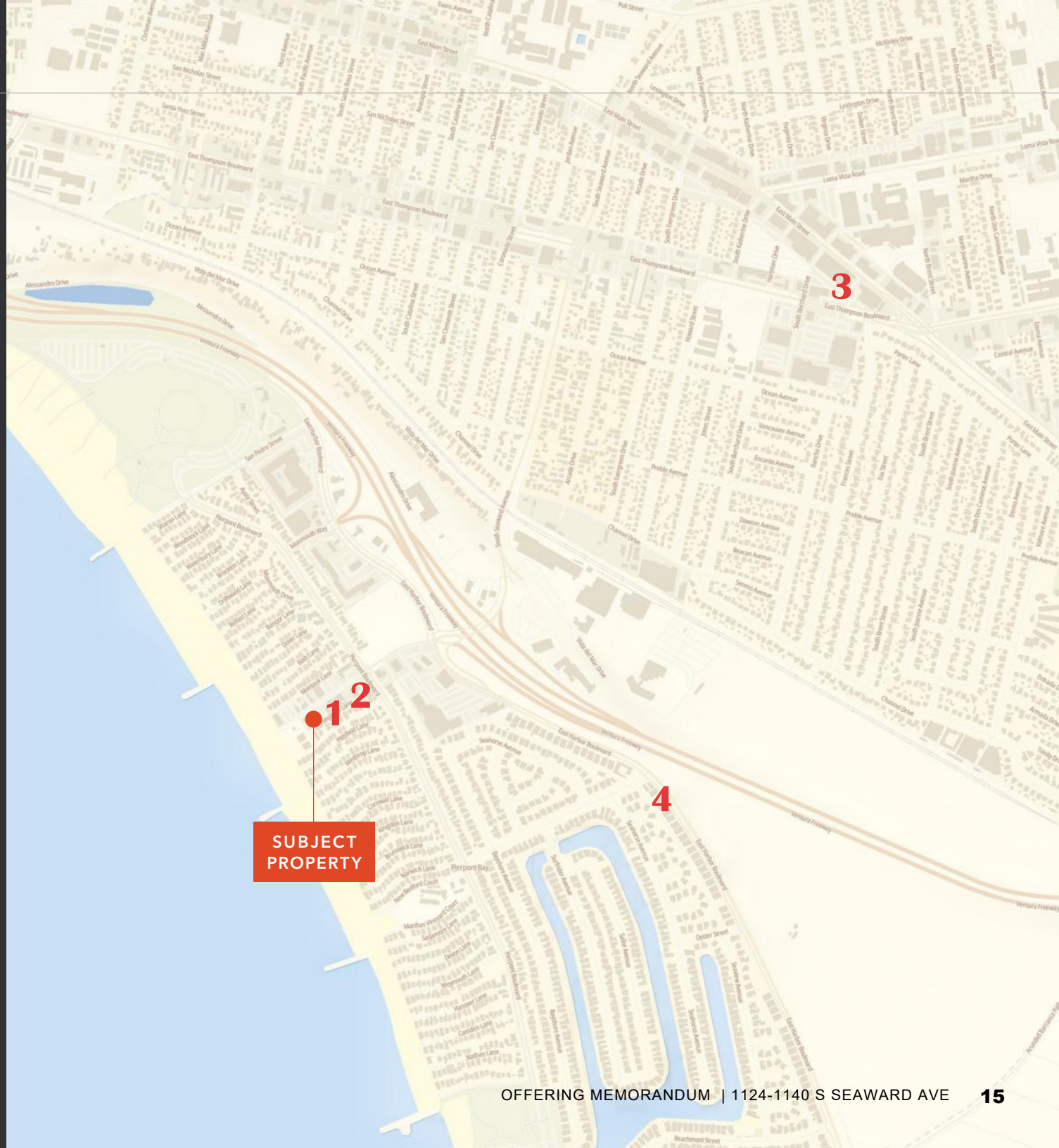
**S** 1124-40 S Seaward Ave

**1** 1082 S Seaward Ave

**2** 1052-58 S Seaward Ave

**3** 2834 E Main St


**4** 2733-2739 Harbor Blvd





**SUBJECT  
PROPERTY**




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

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

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

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

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



1124-1140 S SEAWARD AVE | VENTURA, CA

# MARKET OVERVIEW

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*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:

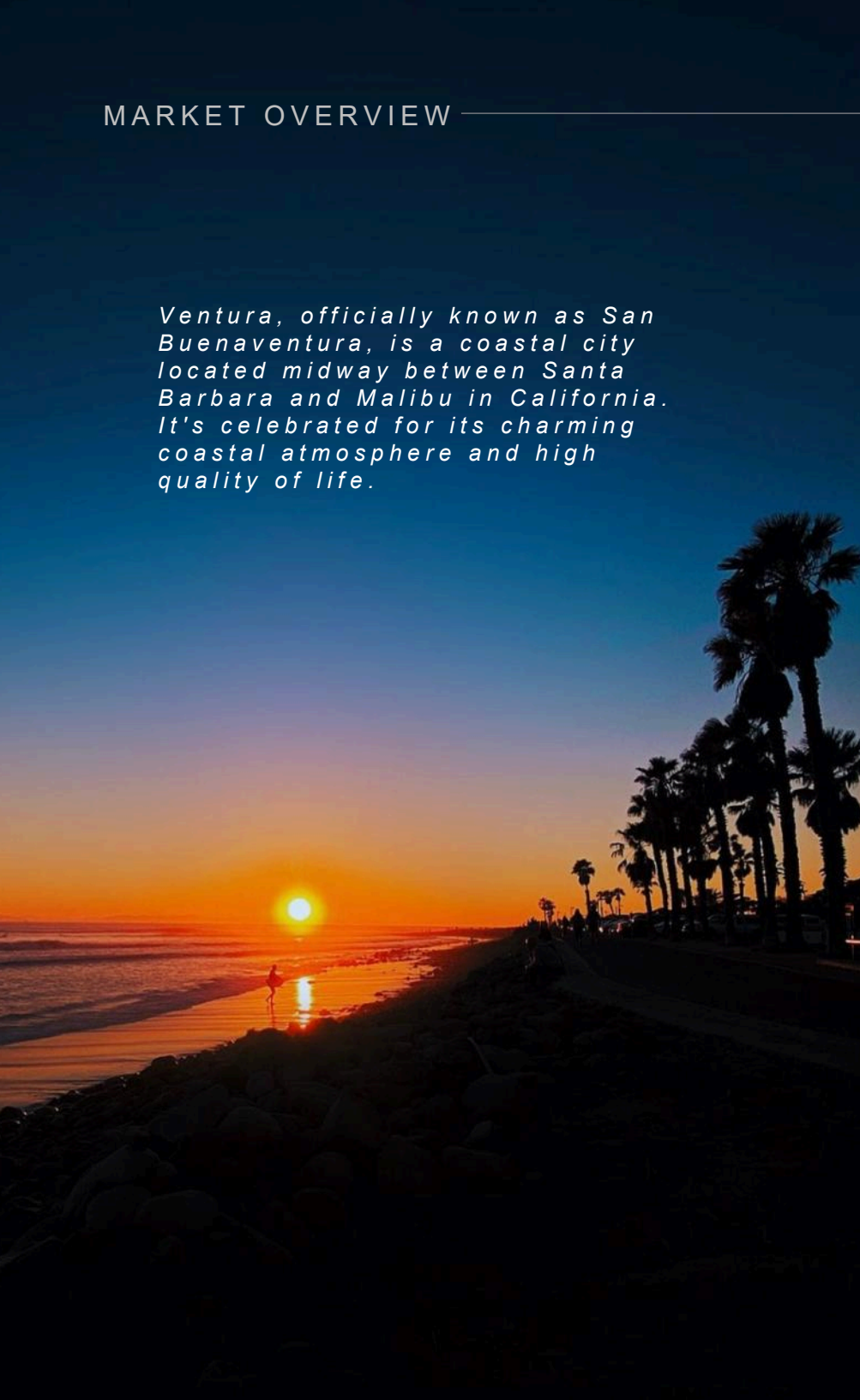
- **Pacific Ocean location:** Ventura is situated along the beautiful Pacific Ocean, providing residents and visitors with miles of beaches and stunning views, including those of the Channel Islands.
- **Beaches:** Enjoy a variety of beaches, including Surfer's Point, known for its surfing opportunities, 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



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