

FOR SALE
1007 EAST MAIN STREET
VENTURA, CALIFORNIA
FREESTANDING RETAIL BUILDING / DEVELOPMENT SITE



FOR MORE INFORMATION, PLEASE CONTACT:

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OFFERING DESCRIPTION

The Property is in the heart of the city of Ventura. This desirable seaside community has a population of $\pm 74,583$ within a five-mile radius with average household incomes exceeding \$114,000. The Property is located immediately east of the downtown core which includes City Hall and the seat of Ventura County government. Uses around the Property consist of various types of offices, retail stores, medical and entertainment as well as service uses along with single family homes and multifamily developments. It is a busy and vibrant location.

Ventura benefits from being midway between Los Angeles and Santa Barbara in what has been described as California's "Gold Coast". More than 124,000 vehicles per day travel the Ventura (US-101) freeway which is four blocks south of the Property.

Potential uses with the current building include office space, retail stores, financial services, nail and beauty salons, yoga studios, physical therapy and any destination driven retail or service office tenant.

PURCHASE PRICE	\$1,100,000
PRICE PER SF	\$560/SF (Building), \$93/SF (Land)
BUILDING AREA	$\pm 1,965$ SF
LAND AREA	$\pm 11,866$ SF
YEAR BUILT	1974

PROPERTY OVERVIEW

The Property is located at the northeast corner of East Main Street and South Laurel Street in the center of Ventura, California. The Property consists of a freestanding $\pm 1,965$ SF retail store building on $\pm 11,866$ SF of land. Traffic counts on East Main Street exceed 10,000 vehicles per day. This is a central, well trafficked location that is ideal for an office, retail store and service uses.

PROPERTY SPECS

CONSTRUCTION	MASONRY/ WOOD FRAME
MAIN STREET FRONTAGE	± 100 FT
PARCEL DEPTH (S LAUREL STREET FRONTAGE)	± 120 FT
PARKING	7 Stalls
PARKING RATIO	3.58:1,000
TRAFFIC COUNTS	$\pm 10,300$ VPD



KEY HIGHLIGHTS

PRIME LOCATION

Located at the intersection of East Main Street and South Laurel Street within minutes from the coast and the Ventura County Fairgrounds. Surrounding uses include residential, retail, office, medical and entertainment.






OUTSTANDING OWNER-USER OPPORTUNITY

This property affords a business owner the opportunity to benefit from the existing structure of the convenience store with the ability to convert the Property to a use that best serves their business and the community.

DEVELOPMENT SITE

Positioned on the northeast corner of East Main Street and South Laurel Street, this site allows the opportunity for a developer to re-develop and re-position the Property. The site is nearly 12,000 SF and benefits from an elevated average household income of \$98,326 within a one-mile radius. The surrounding neighborhoods and businesses as well as the nearby schools and medical facilities/hospital provide a captive audience and the potential for this site to prosper.

DEMOGRAPHIC SUMMARY

	3 MILE (POPULATION /AVG. HOUSEHOLD INCOME)	45,866 / \$110,066
	5 MILE (POPULATION /AVG. HOUSEHOLD INCOME)	71,847 / \$114,247
	CURRENT USE	CONVENIENCE STORE
	WALK SCORE	90
	TRANSIT SCORE	30



SAN BUENAVENTURA CITY HALL



VENTURA HIGH SCHOOL

VENTURA MUSIC HALL

COMMUNITY MEMORIAL HOSPITAL

FINNEY'S CRAFTHOUSE

LURE FISH HOUSE

CROWNE PLAZA

ALOHA STEAKHOUSE

MARRIOTT

IN-N-OUT BURGER

BIG LOTS! WENDY'S

VONS STARBUCKS Black Bear Diner

LOCATION MAP



BUENA VISTA ST

POLI ST

N OAK ST

S MAIN ST

E SANTA CLARA ST

S ASH ST

E THOMPSON BLVD

S ANN ST

E META ST

HARBOR BLVD

101

CHRISMAN AVE

MACMILLAN AVE

RESTRICTIONS

Property will be sold subject to a deed restriction precluding uses competitive with convenience and discount stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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