



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

MAIN STREET AND SEAWARD

2307 E MAIN ST, VENTURA, CA 93003

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100

Woodland Hills, CA 91367

REMAXONECRE.COM



PRESENTED BY:

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CalDRE #01345852

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX One and it should not be made available to any other person or entity without the written consent of RE/MAX One.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX One has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX One has not verified, and will not verify, any of the information contained herein, nor has RE/MAX One conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

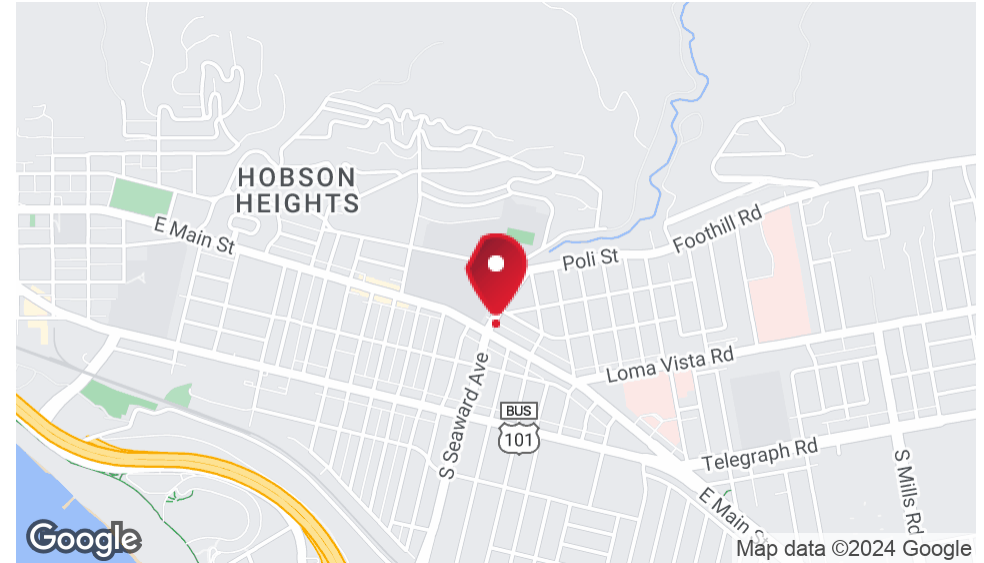
IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	5,106 SF
Lot Size:	9,175 SF
Number of Units:	1
Price / SF:	\$381.90
Year Built:	1965
Zoning:	C1
Market:	Ventura
Submarket:	Ventura county

PROPERTY OVERVIEW

Presenting an exceptional opportunity for retail investors, this 5,106 SF free-standing building, comprising a single unit, boasts a prime location in the heart of Ventura. Built in 1965 and zoned C1, the property offers versatile potential for retail endeavors. With a strong foundation in the thriving Ventura area and an impressive 100% occupancy rate, this property presents a lucrative investment with immediate returns. Emphasizing a blend of historical charm and modern convenience, this property is poised to cater to a variety of retail ventures seeking to establish a prominent presence in this dynamic market.

Located in the vibrant city of Ventura, this prime location offers an array of amenities and attractions ideal for professionals and investors. With its proximity to popular destinations such as Ventura Harbor, Ventura Botanical Gardens, and Ventura Pier, the area provides an inviting atmosphere for both visitors and businesses alike. The nearby business community is thriving, with a variety of restaurants, cafes, and retail options, making it an attractive choice for office and office building investors seeking to capitalize on the dynamic Ventura market.

- "Main Street Highlights"

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// PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

A very rare opportunity to own a corner lot 8902 square foot lot with a 5106 square foot building with parking located front and back of building, 1 addition street parking and public parking.

Main Street Highlights: Historic architecture and cultural venues, . Boutiques shops offering unique and local products. Art Galleries.Diverse dining options.Regular events and festivals and Live Music.

SEAWARD Avenue

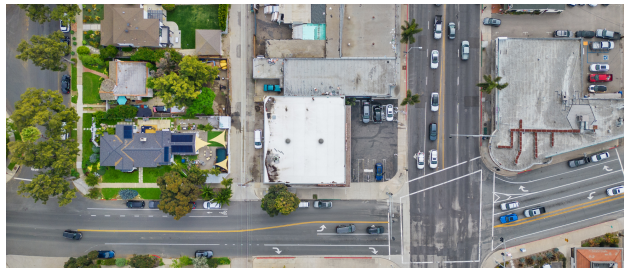
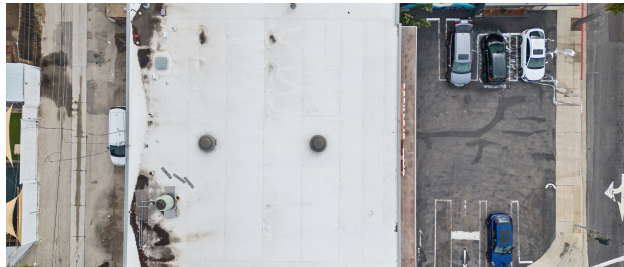
Direct access to Ventura beach for surfing and beach activities.Surf Shops and outdoor gear and activities.Seafood Restaurant's and beachside cafes. Family friendly atmosphere with leisure activities and recreational activity for everyone in the family. Walk down main street , Rent a bike and travel the local museum's and stop by one Ventura many restaurants and enjoy Music venues in this beautiful beach side town.

LOCATION DESCRIPTION

101 Freeway off exit 66B for 101 business

use right two lanes on to Main street, Merge on to Main street and proceed to 2307 Main street.

ADDITIONAL PHOTOS



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LOCATION INFORMATION

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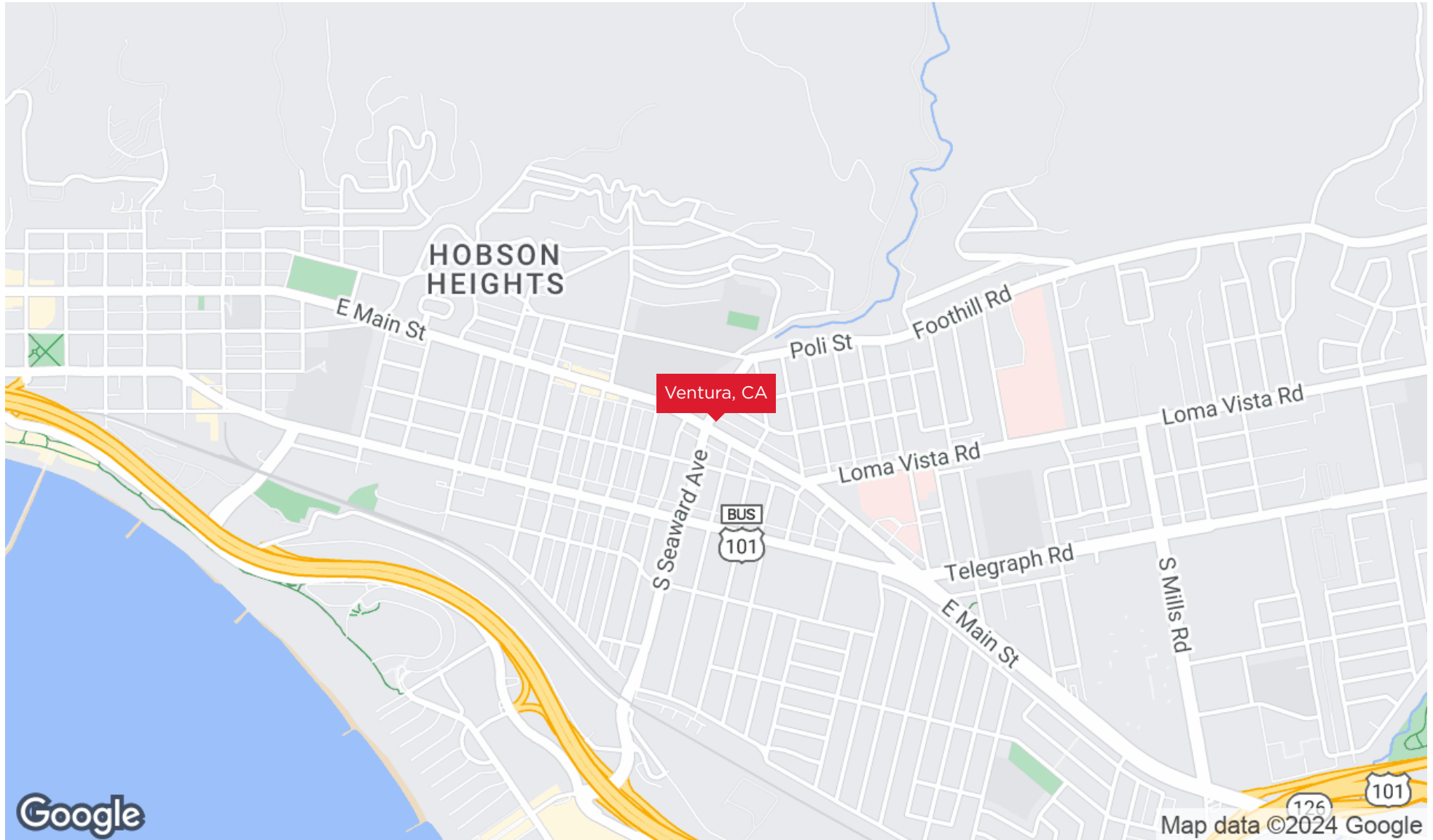
REGIONAL MAP

LOCATION MAP

AERIAL MAP

ADVISOR BIO 1

REGIONAL MAP



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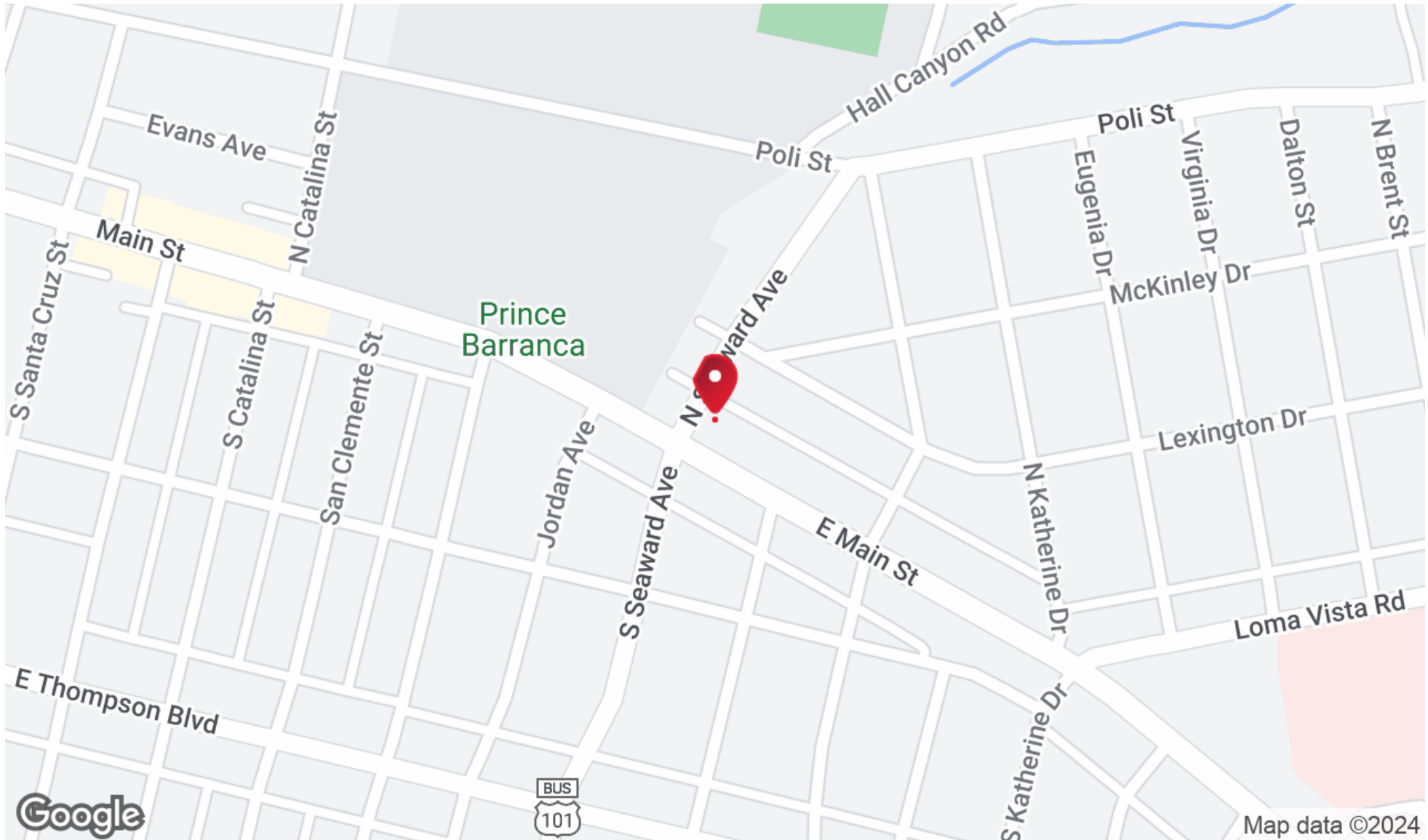
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LOCATION MAP



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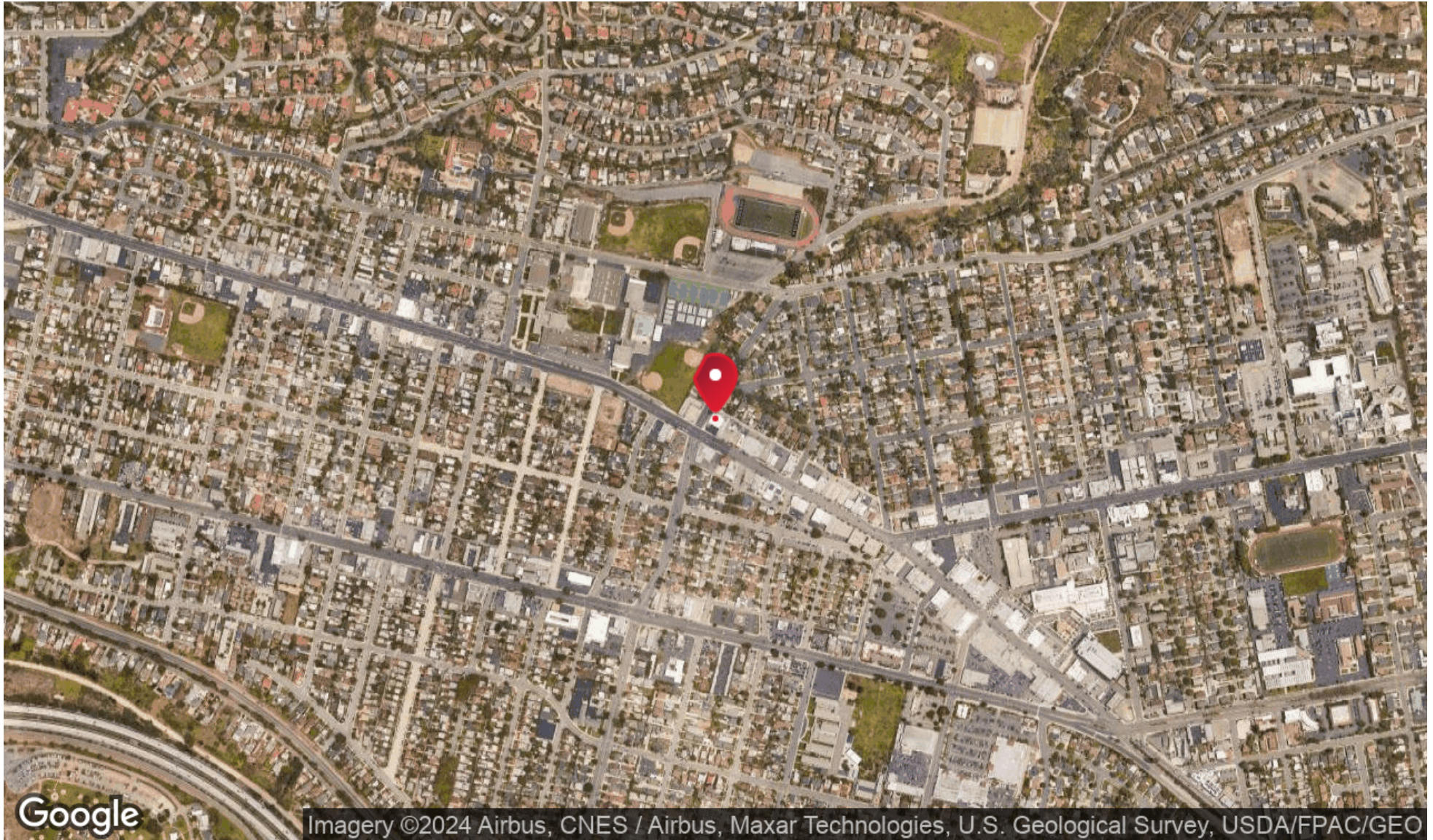
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AERIAL MAP



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PROFESSIONAL BACKGROUND**EDUCATION**

Valley college business and finance.specialty fields of construction and development. license in real estate. Certified in the field of distressed properties. Member Of Air Forms, See attached full resume for client details . Roy Works alongside my clients offering consulting from ground-up construction, Environmental air, and water solutions. EV and Solar Consulting.Trucking Logistics Consulting,

MEMBERSHIPS

National Association of Real Estate, C.A.R., RE/MAX Platinum Award, CDPE, CLHMS. I.R.E.S., Graduated from Dale Carnegie management course, 18 Years in construction and development.The principle in Both Construction, Several subcontracting companies, RE/MAX Franchise owner, Westridge Realty Partners LLC.

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