



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:

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX One.

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 or 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.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP
- 11 AERIAL MAP
- 12 SITE PLANS

FINANCIAL ANALYSIS

- 14 FINANCIAL SUMMARY
- 15 INCOME & EXPENSES

SALE COMPARABLES

- 17 SALE COMPS
- 18 SALE COMPS MAP & SUMMARY

LEASE COMPARABLES

- 20 LEASE COMPS
- 21 LEASE COMPS MAP & SUMMARY

DEMOGRAPHICS

- 23 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 25 ADVISOR BIO 1
-



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1

PROPERTY INFORMATION

IN THIS SECTION

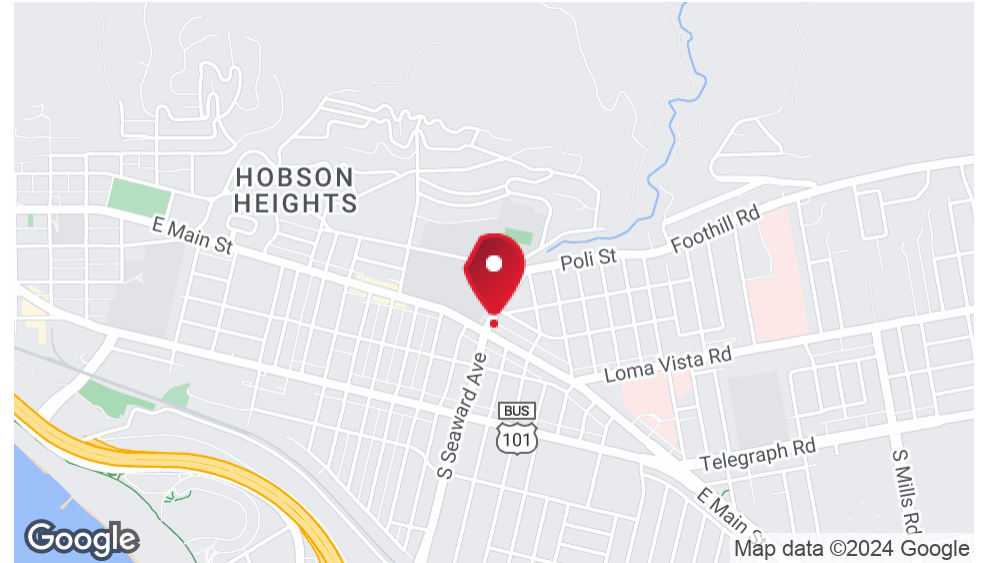
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

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 various retail ventures seeking to establish a prominent presence in this dynamic market.

PROPERTY HIGHLIGHTS

- "Main Street Highlights"
- Boutique shopping at local stores, Dining at unique restaurants and cafes, Art galleries, and Cultural events. Historical landmarks and architecture tours, Evening entertainment at bars, and live music venues.
- Seaward Avenue Highlights:
- Beach access for surfing and sunbathing

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

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.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- "Main Street Highlights"
- Boutique shopping at local stores, Dining at unique restaurants and cafes, Art galleries, and Cultural events. Historical landmarks and architecture tours, Evening entertainment at bars, and live music venues.
- Seaward Avenue Highlights:
- Beach access for surfing and sunbathing
- Casual seafood eateries and Beachside dining
- Surf shops and outdoor gear rental.
- Walking and biking paths along the beach.
- Sunset views and beach volleyball courts

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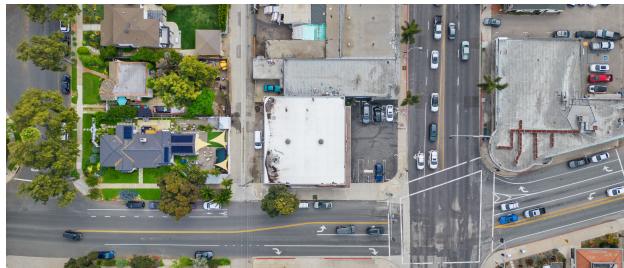
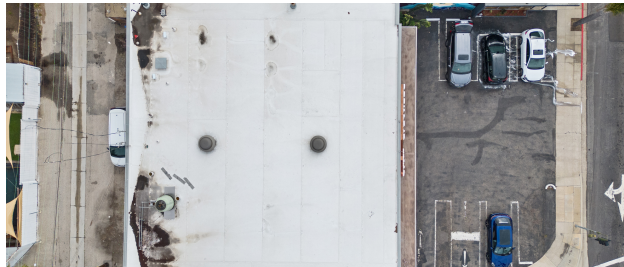
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ADDITIONAL PHOTOS



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2

LOCATION INFORMATION

IN THIS SECTION

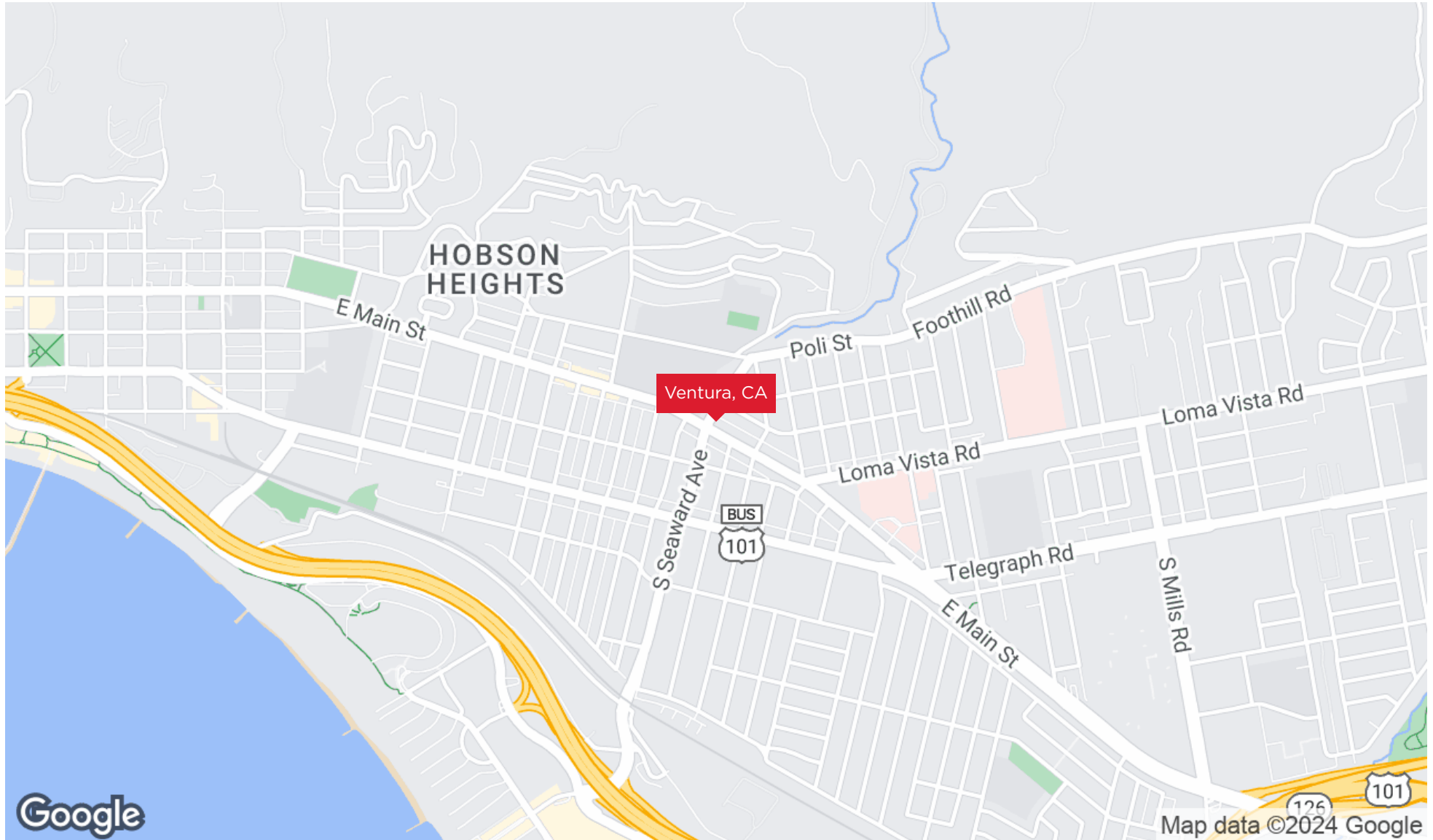
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP



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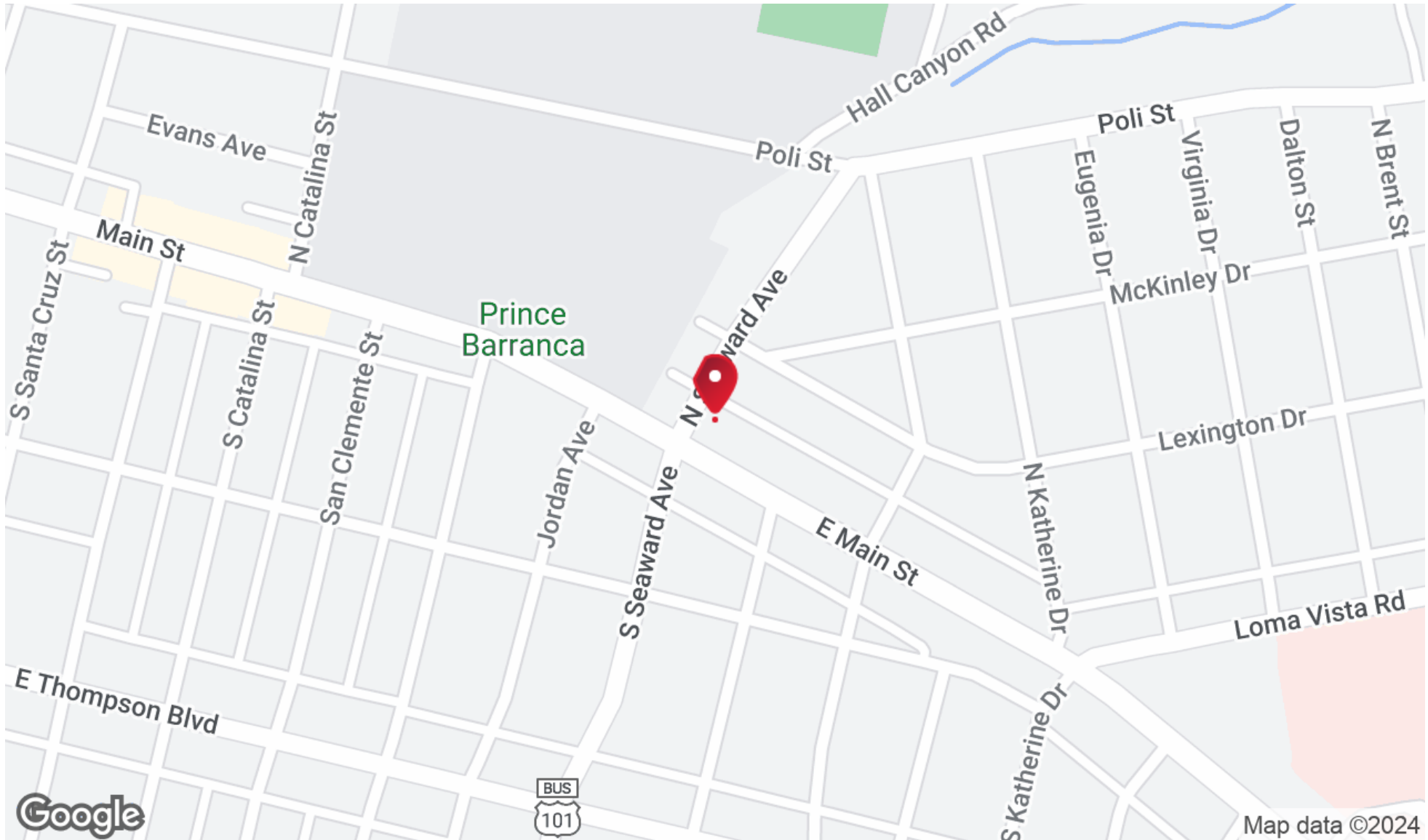
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LOCATION MAP



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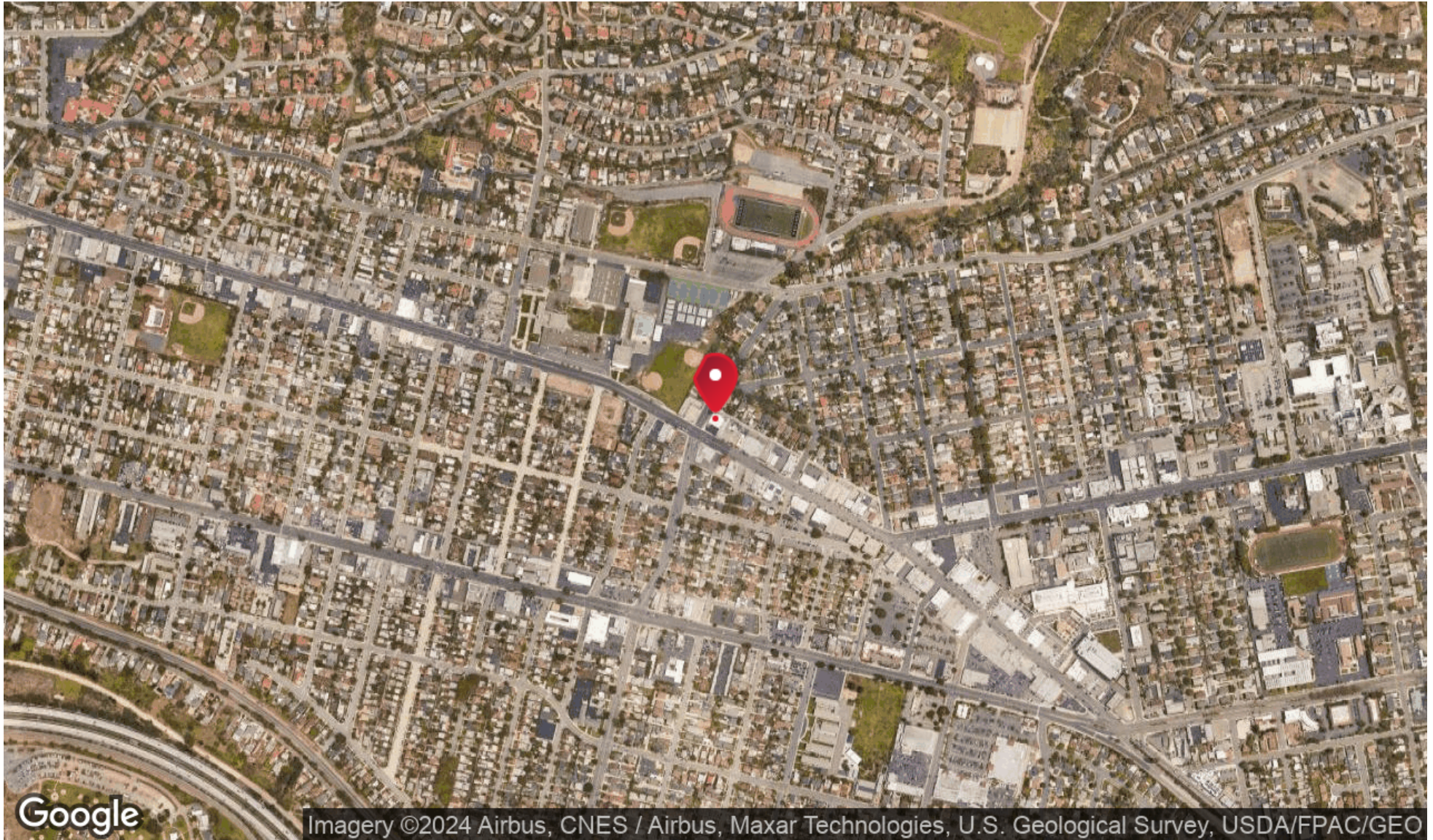
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AERIAL MAP



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/SITE PLANS



It turns out, you don't have any Site Plans Published!

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3

FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	MAIN STREET AND SEAWARD
Price	\$1,950,000
Price per SF	\$382
Price per Unit	\$1,950,000
OPERATING DATA	MAIN STREET AND SEAWARD
FINANCING DATA	MAIN STREET AND SEAWARD

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INCOME & EXPENSES

INCOME SUMMARY**MAIN STREET AND SEAWARD****GROSS INCOME****\$0****EXPENSES SUMMARY****MAIN STREET AND SEAWARD****OPERATING EXPENSES****\$0****NET OPERATING INCOME****\$0**

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SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

/SALE COMPS



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SALE COMPS MAP & SUMMARY



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5

LEASE COMPARABLES

IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

//LEASE COMPS



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//LEASE COMPS MAP & SUMMARY



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A large, stylized number "6" in red, positioned to the left of the word "DEMOGRAPHICS". Behind the text is a large, light blue parallelogram shape that is tilted, creating a sense of depth and movement. The number "6" is partially overlaid by this shape.

6

DEMOGRAPHICS

IN THIS SECTION

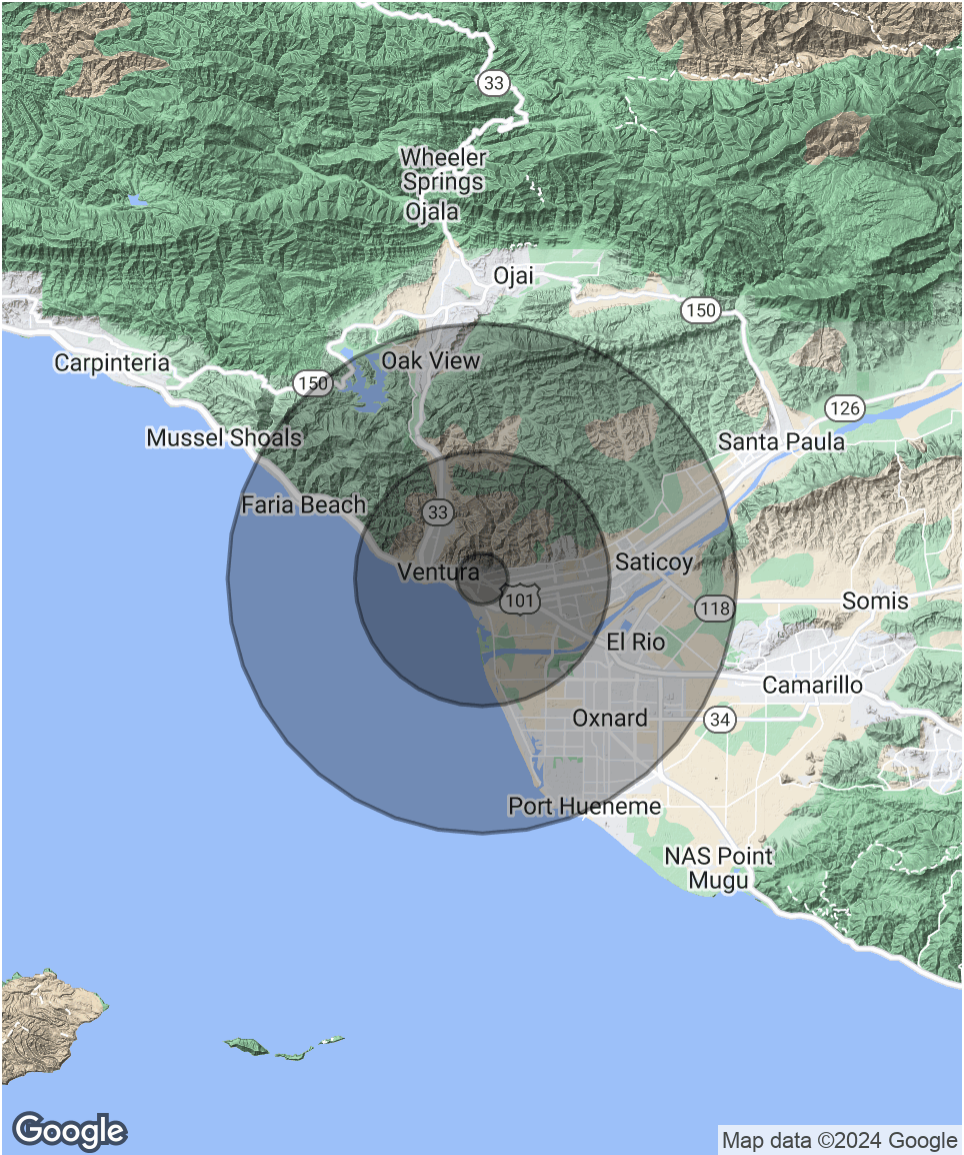
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,141	92,735	348,327
Average Age	42.2	41.6	36.6
Average Age (Male)	42.6	40.2	35.6
Average Age (Female)	44.7	43.2	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,710	37,454	112,592
# of Persons per HH	2.3	2.5	3.1
Average HH Income	\$102,349	\$94,002	\$88,491
Average House Value	\$720,781	\$601,069	\$515,048

* Demographic data derived from 2020 ACS - US Census



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7

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**ROY BELSON****S.V.P. RE/MAX ONE COMMERCIAL**

royremaxca@gmail.com

Direct: **818.620.2020**

CalDRE #01345852

PROFESSIONAL BACKGROUND

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westtrigeraeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

He is also the Team Leader of The Belson Group. Real Estate Investment Properties. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager, Energy, and due diligence team headed up by Roy Belson, who has a construction and development background. The Belson Group

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