



**FOR SALE \$1,999,000 Petit**

**Medical Plaza**

**8,100 sqft of medical/ office space**

**MEDICAL OFFICE/CLINIC**



### **The Roy Belson Team**

**ROY BELSON,**  
S.V.P. RE/MAX ONE (818)  
620-2020  
roybelson@remax.net  
01345852, Ca

**RAYMOND MEDEROS**  
Junior Associate  
805.866.8406  
raymond.mederos@remax.net  
02225833

**6355 Topanga Canyon Boulevard Suite 100 | Woodland Hills, CA 91367**

+818.449.7058 | [www.remaxonecre.com](http://www.remaxonecre.com)

Each Office Independently Owned and Operated.



# TABLE OF CONTENTS

PETIT MEDICAL PLAZA

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

**ROY BELSON**

S.V.P. RE/MAX ONE COMMERCIAL/DIRECTOR  
O: (818) 620-2020  
C: (818) 620-2020  
roybelson@remax.net  
01345852, Ca

**RAYMOND MEDEROS**

JUNIOR ASSOCIATE  
O: 805.866.8406  
raymond.mederos@remax.net  
02225833

Investment .....	3
Cash Flow .....	4
Property Photos .....	6
Property Photos .....	7
Aerial Map .....	11
Location Maps .....	12
Corporate Map .....	13
Annual Property .....	14
Sales Comps .....	15
Investment .....	25
Income .....	26
.....	27
.....	81

**RE/MAX ONE**

6355 Topanga Canyon Boulevard Suite 100  
Woodland Hills, CA 91367



**PETIT MEDICAL PLAZA**

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**Investment Overview**

This 8100 -square-foot medical office building is available for sale. This medical building presents a great opportunity for professionals to establish or expand their practice. This property spans on a flat acre and features a one-story building. The building offers two large entryways for seamless ingress and egress. It has ample parking across the one-acre lot, making it ideal for medical use. Includes exam rooms, and medical spaces ready for immediate use. There are multiple entries into the building which expand across the space, featuring six private bathrooms throughout , plus a public restroom, an atrium garden for tenants, and a backyard. Some suites also include sliding doors, enhancing accessibility and convenience.

Positioned on a 100-foot frontage on a one-acre lot. This property is well-placed for healthcare services. It is within a short driving distance to grocery stores like Grocery Outlet, Smart & Final, Target, and Trader Joe's, as well as various restaurant options. Located near major roads and freeways, it provides easy access for residents and medical professionals from Ventura and nearby cities like Oxnard, Camarillo, and Thousand Oaks. Ventura's diverse population boosts the demand for medical services, offering a rare opportunity.

This property is a prime investment for owner-users and investors.

## PETIT MEDICAL PLAZA

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

### Analysis

Analysis Date	December 2024
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### Property

Property Type	Office
Property	Petit Medical Plaza
Address	970 South Petit Avenue
City, State	Ventura, CA 93004
Year Built	1977

### Purchase Information

Purchase Price	\$1,999,000
Tenants	9
Total Rentable SF	8,102
Lot Size	1.020 acres

### Scenario

Scenario	Incline Income
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### Income & Expense

Gross Operating Income	\$112,696
Monthly GOI	\$9,391
Total Annual Expenses	(\$34,500)
Monthly Expenses	(\$2,875)

### Financial Information

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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## PETIT MEDICAL PLAZA

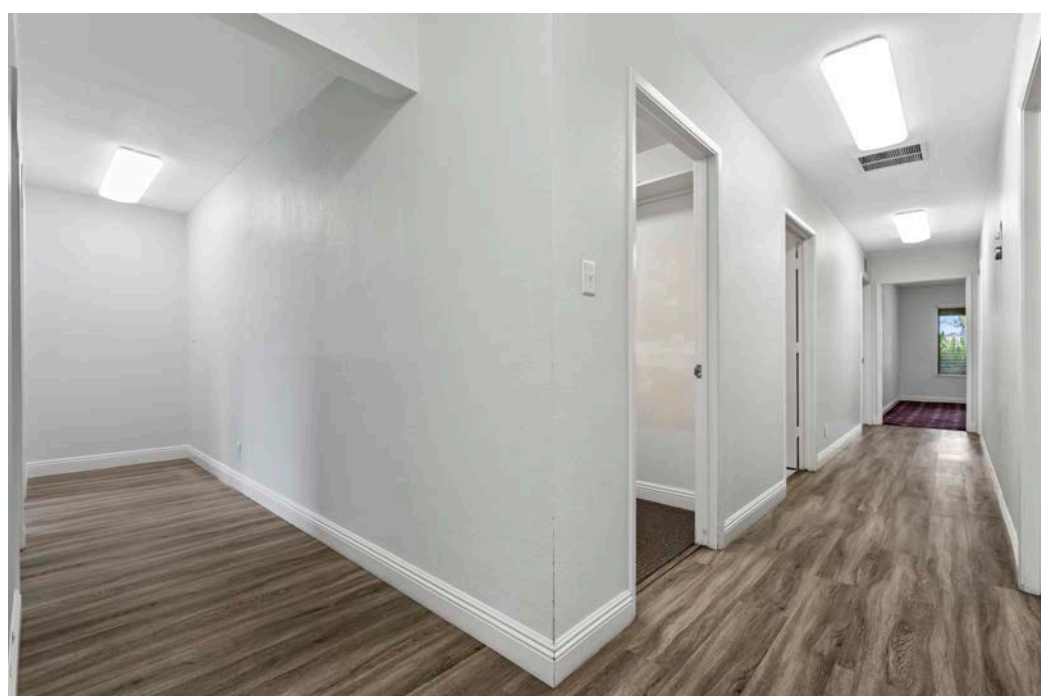
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Before-Tax Cash Flow Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029	Year 6 11/2030	Year 7 11/2031	Year 8 11/2032	Year 9 11/2033	Year 10 11/2034
<b>Before-Tax Cash Flow</b>										
<b>Gross Scheduled Income</b>	<b>\$114,996</b>	<b>\$120,746</b>	<b>\$126,783</b>	<b>\$133,122</b>	<b>\$139,778</b>	<b>\$146,767</b>	<b>\$154,106</b>	<b>\$161,811</b>	<b>\$169,901</b>	<b>\$178,397</b>
Turnover Vacancy	(\$2,300)	(\$2,415)	(\$2,536)	(\$2,662)	(\$2,796)	(\$2,935)	(\$3,082)	(\$3,236)	(\$3,398)	(\$3,568)
Total Operating Expenses	(\$34,500)	(\$35,535)	(\$36,601)	(\$37,699)	(\$38,830)	(\$39,995)	(\$41,195)	(\$42,431)	(\$43,704)	(\$45,015)
<b>Net Operating Income</b>	<b>\$78,196</b>	<b>\$82,796</b>	<b>\$87,646</b>	<b>\$92,761</b>	<b>\$98,153</b>	<b>\$103,837</b>	<b>\$109,829</b>	<b>\$116,144</b>	<b>\$122,800</b>	<b>\$129,814</b>
Loan Payment										
<b>Before-Tax Cash Flow</b>	<b>\$78,196</b>	<b>\$82,796</b>	<b>\$87,646</b>	<b>\$92,761</b>	<b>\$98,153</b>	<b>\$103,837</b>	<b>\$109,829</b>	<b>\$116,144</b>	<b>\$122,800</b>	<b>\$129,814</b>



PETIT MEDICAL PLAZA

970 SOUTH PETIT AVENUE • VENTURA, CA 93004





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**PETIT MEDICAL PLAZA**

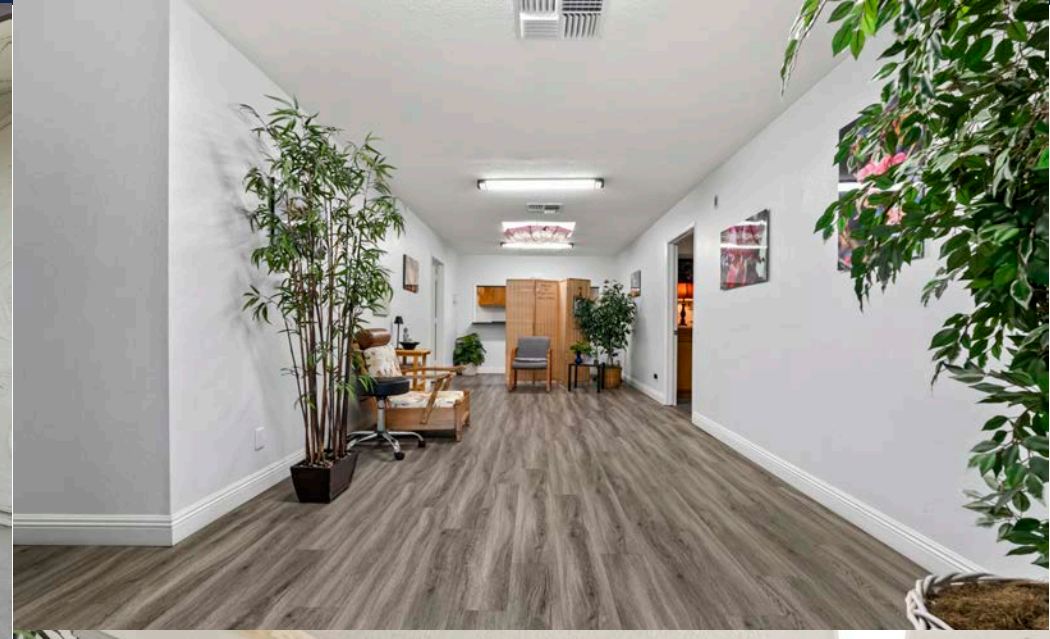
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Available 2,000 sqft medical space

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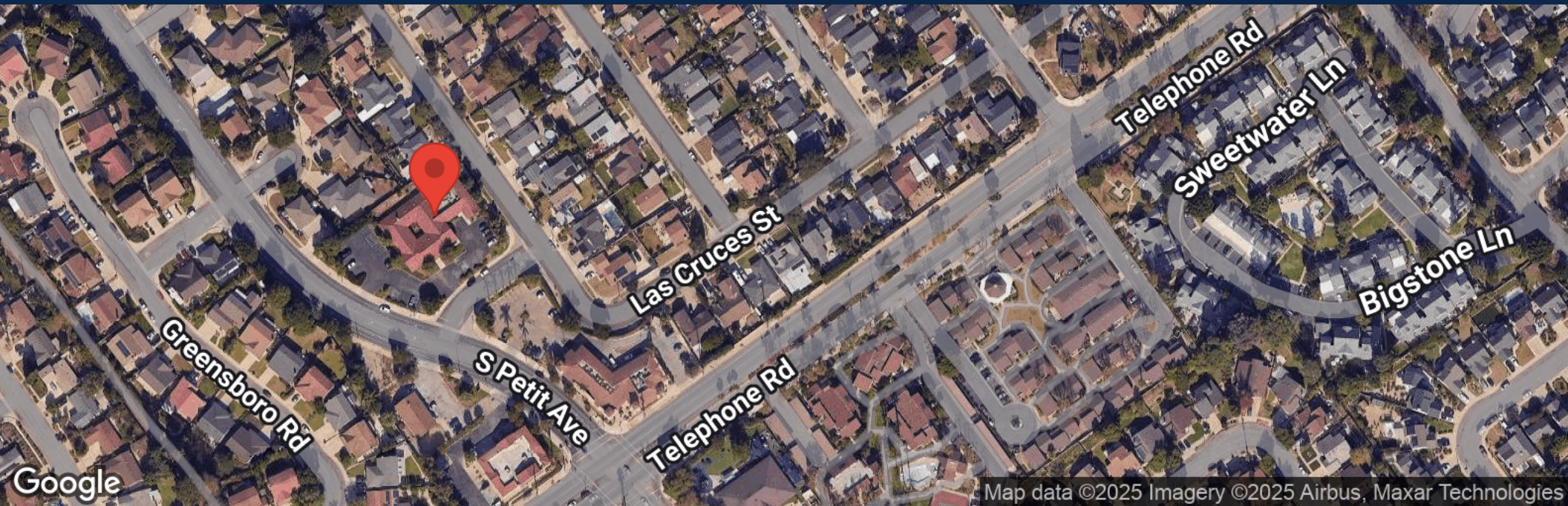






PETIT MEDICAL PLAZA

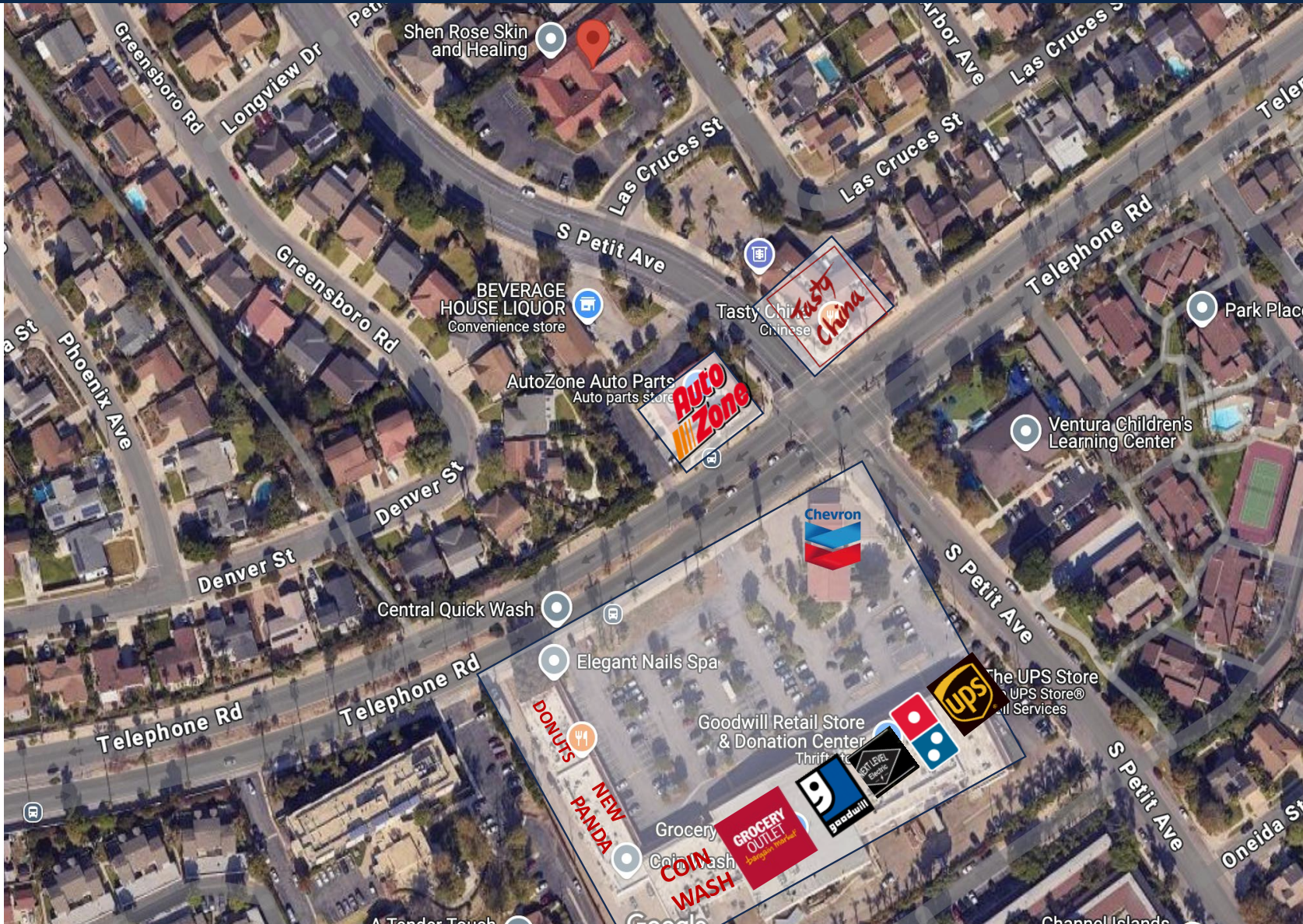
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PETIT MEDICAL PLAZA

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## PETIT MEDICAL PLAZA

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Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029	Year 6 11/2030	Year 7 11/2031	Year 8 11/2032	Year 9 11/2033	Year 10 11/2034
<b>Income</b>										
Rental Income	\$114,996	\$120,746	\$126,783	\$133,122	\$139,778	\$146,767	\$154,106	\$161,811	\$169,901	\$178,397
<b>Gross Scheduled Income</b>	<b>\$114,996</b>	<b>\$120,746</b>	<b>\$126,783</b>	<b>\$133,122</b>	<b>\$139,778</b>	<b>\$146,767</b>	<b>\$154,106</b>	<b>\$161,811</b>	<b>\$169,901</b>	<b>\$178,397</b>
Turnover Vacancy	(\$2,300)	(\$2,415)	(\$2,536)	(\$2,662)	(\$2,796)	(\$2,935)	(\$3,082)	(\$3,236)	(\$3,398)	(\$3,568)
<b>Gross Operating Income</b>	<b>\$112,696</b>	<b>\$118,331</b>	<b>\$124,247</b>	<b>\$130,460</b>	<b>\$136,983</b>	<b>\$143,832</b>	<b>\$151,024</b>	<b>\$158,575</b>	<b>\$166,503</b>	<b>\$174,829</b>
<b>Expenses</b>										
Speed Analysis Expenses	(\$34,500)	(\$35,535)	(\$36,601)	(\$37,699)	(\$38,830)	(\$39,995)	(\$41,195)	(\$42,431)	(\$43,704)	(\$45,015)
<b>Total Operating Expenses</b>	<b>(\$34,500)</b>	<b>(\$35,535)</b>	<b>(\$36,601)</b>	<b>(\$37,699)</b>	<b>(\$38,830)</b>	<b>(\$39,995)</b>	<b>(\$41,195)</b>	<b>(\$42,431)</b>	<b>(\$43,704)</b>	<b>(\$45,015)</b>
<b>Operating Expense Ratio</b>	<b>30.61%</b>	<b>30.03%</b>	<b>29.46%</b>	<b>28.90%</b>	<b>28.35%</b>	<b>27.81%</b>	<b>27.28%</b>	<b>26.76%</b>	<b>26.25%</b>	<b>25.75%</b>
<b>Net Operating Income</b>	<b>\$78,196</b>	<b>\$82,796</b>	<b>\$87,646</b>	<b>\$92,761</b>	<b>\$98,153</b>	<b>\$103,837</b>	<b>\$109,829</b>	<b>\$116,144</b>	<b>\$122,800</b>	<b>\$129,814</b>



**PETIT MEDICAL PLAZA**

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

**1 2633 Loma Vista Rd**

Distance to Subject Property: 5.1 Miles


**SALE**

Sale Type:	<b>Investment</b>
Sale Date:	<b>12/20/2024</b>
Time On Mar...	<b>66 Days</b>
Sale Price:	<b>\$1,800,000</b>
Price/SF:	<b>\$359</b>

**PROPERTY**

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1949</b>
RBA:	<b>5,020 SF</b>
Stories:	<b>1</b>
Typical Floor:	<b>5,020 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>11: 2.19/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

Listing Broker:

**TRANSACTION NOTES**

This sale comp is currently under research.

**2 505 E Thousand Oaks Blvd**

Distance to Subject Property: 18.5 Miles


**SALE**

Sale Type:	<b>Owner User</b>
Sale Date:	<b>11/22/2024</b>
Sale Price:	<b>\$2,560,000</b>
Price/SF:	<b>\$460</b>

**PROPERTY**

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1996</b>
RBA:	<b>5,562 SF</b>
Stories:	<b>1</b>
Typical Floor:	<b>5,562 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>24: 4.31/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

**TRANSACTION NOTES**

A private family trust sold this 5,562 square foot office building to another private individual for \$2,560,000. The information in this comparable has been sourced from public record.



**PETIT MEDICAL PLAZA**

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

**3 155 Wilbur Rd**

Distance to Subject Property: 18.1 Miles


**SALE**

Sale Type:	<b>Owner User</b>
Sale Date:	<b>9/27/2024</b>
Time On Mar...	<b>1 Yr 3 Mos</b>
Sale Price:	<b>\$2,200,000</b>
Price/SF:	<b>\$259</b>

**SALE TERMS**

Financing:	<b>1st Mortgage: Banc...</b>
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**PROPERTY**

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1989</b>
RBA:	<b>8,503 SF</b>
Stories:	<b>2</b>
Typical Floor:	<b>4,252 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>24: 2.82/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

Listing Broker:

**TRANSACTION NOTES**

A private individual sold this 8,503 square foot office building to another private individual for \$2,200,000 or \$258.73 per square foot.

The property was on the market for approximately 14 months with an initial asking price of \$2,350,000.

The information in the comparable has been verified by listing broker.

**4 5700 Moon Dr - Telecom**

Distance to Subject Property: 2.7 Miles


**SALE**

Sale Type:	<b>Investment</b>
Sale Date:	<b>9/19/2024</b>
Time On Mar...	<b>1 Yr 9 Mos</b>
Sale Price:	<b>\$1,775,000</b>
Price/SF:	<b>\$317</b>

**SALE TERMS**

Financing:	<b>1st Mortgage Bal/P...</b>
------------	------------------------------

**PROPERTY**

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1990</b>
RBA:	<b>5,600 SF</b>
Stories:	<b>2</b>
Typical Floor:	<b>2,784 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>23: 4.13/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

Buyer Broker:

Listing Broker:

**TRANSACTION NOTES**

On September 19th, 2024, a private individual sold this 5,600 sf office building to a private individual for \$1,775,000 or \$316.96 per sf. The property was on the market for 610 days with an initial asking price of \$1,975,000. The information in the comparable has been verified by the listing and buyer broker.



**PETIT MEDICAL PLAZA**

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

**7 4009 Mission Oaks Blvd - Bldg C**

Distance to Subject Property: 9.7 Miles


**SALE**

Sale Type:	<b>Investment</b>
Sale Date:	<b>6/7/2024</b>
Sale Price:	<b>\$2,695,000</b>
Price/SF:	<b>\$358</b>

**SALE TERMS**

Financing:	<b>1st Mortgage Bal/P...</b>
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**PROPERTY**

Type:	<b>Class B Office</b>
Yr Blt/Renov:	<b>Sep 2008</b>
RBA:	<b>7,524 SF</b>
Stories:	<b>1</b>
Typical Floor:	<b>7,524 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>15: 4.00/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

**TRANSACTION NOTES**

A private individual sold this 7,524 sf office building for \$2,695,000 to a private individual. The information in the comparable has been sourced from public record.

**13 516-522 N A St**

Distance to Subject Property: 4.6 Miles


**SALE**

Sale Type:	<b>Investment</b>
Sale Date:	<b>7/7/2023</b>
Time On Mar...	<b>115 Days</b>
Sale Price:	<b>\$1,130,000</b>
Price/SF:	<b>\$228</b>
Cap Rate:	<b>4.7%</b>

**PROPERTY**

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1955</b>
RBA:	<b>4,964 SF</b>
Stories:	<b>2</b>
Typical Floor:	<b>2,482 SF</b>
Vacancy At S...	<b>0%</b>
Parking:	<b>10: 2.01/1,000 SF</b>

**CONTACTS**

Buyer:

Seller:

Buyer Broker:

Listing Broker:

**TRANSACTION NOTES**

Jerry Husband sold this 4,964 SF Class C Office building to Julia Barrera for \$1,130,000, or \$227.64/SF. The property was fully occupied at the time of the sale.

The property was on the market for approximately 115 days, with an initial asking price of \$1,265,000.

The in place net operating income for 2023 was reported to be 53,562, yielding an actual cap rate of 4.74%.

All information in the comparable has been verified by sources the seller and broker.



## PETIT MEDICAL PLAZA

970 SOUTH PETIT AVENUE • VENTURA, CA 93004

**12 505 S A St**

Distance to Subject Property: 5.3 Miles



### SALE

Sale Type:	Owner User
Sale Date:	9/29/2023
Sale Price:	\$2,600,000
Price/SF:	\$260

### SALE TERMS

Sale Conditio...	1031 Exchange
Financing:	1st Mortgage: Mech...

### PROPERTY

Type:	Class B Office
Yr Blt/Renov:	1979
RBA:	10,000 SF
Stories:	2
Typical Floor:	5,000 SF
Vacancy At S...	50.0%
Parking:	14: 1.40/1,000 SF

### CONTACTS

Buyer:	Micop
Seller:	Viola, Inc.
Buyer Broker:	
Listing Broker:	

### TRANSACTION NOTES

Subon LP sold 10,000 SF of office space to Micop Properties in an off-market, owner user transaction on September 29th, 2023 for \$2,600,000, or \$260 per square foot. The sale was part of a 1031 exchange. The property was under escrow for approximately 100 days.

Mechanics Bank financed \$1,680,000. The estimated down payment is \$920,000.

Lisa Shields from Radius Commercial Real Estate represented the seller and the buyer. She confirmed the transaction details as listed above.

**9 1725 E Thompson Blvd**

Distance to Subject Property: 5.9 Miles



### SALE

Sale Type:	Investment
Sale Date:	3/5/2024
Sale Price:	\$1,270,000
Price/SF:	\$294

### PROPERTY

Type:	Class C Office
Yr Blt/Renov:	1960
RBA:	4,316 SF
Stories:	2
Typical Floor:	3,708 SF
Vacancy At S...	0%
Parking:	6: 1.39/1,000 SF

### CONTACTS

Buyer:	
Seller:	
Listing Broker:	

### TRANSACTION NOTES

A private individual sold this 4,316 square feet of office building to a private individual for \$1,270,000. The information in the comparable has been verified by public records.



## PETIT MEDICAL PLAZA

970 SOUTH PETIT AVENUE • VENTURA, CA 93004



### Investment Summary

Price	\$1,999,000
Year Built	1977
Tenants	9
RSF	8,102
Price/RSF	\$246.73
Lot Size	1.02 acres
Floors	1
Parking Spaces	2.5
APN	087-0-151-290
Cap Rate	5.64%

### Tenant Annual Scheduled Income

Tenant	Actual
	\$114,996
<b>Totals</b>	<b>\$114,996</b>

### Annualized Income

Description	Actual
<b>Gross Potential Rent</b>	<b>\$114,996</b>
- Less: Vacancy	(\$2,300)
<b>Effective Gross Income</b>	<b>\$112,696</b>
- Less: Expenses	
<b>Net Operating Income</b>	<b>\$112,696</b>

### Annualized Expenses

Description	Actual
<b>Total Expenses</b>	
<b>Expenses Per RSF</b>	



**ROY BELSON,**

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O: (818) 620-2020

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roybelson@remax.net

01345852, Ca

RE/MAX One

6355 Topanga Canyon Boulevard Suite 100 Woodland Hills, CA 91367

Roy Belson is the Commercial S.V.P. for RE/MAX ONE Commercial. Specializing in Investment Properties. The largest RE/MAX with locations in six states. In addition to the RE/MAX National and International offices of RE/MAX worldwide. Roy Belson has over 30 combined years in Real Estate and real estate-related services.

Prior to real estate Roy Belson owned a Custom Treatment Inc. a large interior contracting firm, contracting and subcontracting field for almost 20 years working with the largest commercial architect and design firms.

Past projects include: Transamerica Corporation- Prudential Securities- Walt Disney Engineering Warner Bros Entertainment- MGM Hotel- Las Vegas Kaufman - Broad United Artists State of California -Edward Air Force Base- UCLA Campus-Medical Centers University of Southern California campus- Blue Cross of California. Roy runs a dynamic commercial management team that assists commercial brokers and agents in the commercial division. 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 .

The Belson Group specializes in repositioning commercial properties. Roy and his team are very successful with land acquisitions and are familiar with land usage and the entitlement process. The Belson Group are veterans in the world of construction. They take ordinary properties and, through energy-intelligent wellness enhancements, add real tangible value..

The Belson Group provides architectural planning, a superior marketing system, and a due diligence team. This team applies construction and environmental due diligence to all investment properties, selling and providing the highest returns in a market with limited inventory. The Belson Group is a diversified service team at RE/MAX ONE. Roy's client action program guarantees buyers working with the group access to unlisted properties, as well as an investment program for investors.