

Commercial Property 2 Lots, 5 Parcels. 38,770 SF Lot

VENTURA, CA



OFFERING MEMORANDUM

KW COMMERCIAL
2655 First Street, Ste. 150
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VENTURA, CA

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COMMERCIAL PROPERTY 2 LOTS, 5 PARCELS. 38,770 SF LOT

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$700,000
LOT SIZE:	38,770 SF
ZONING:	CPD
MARKET:	Ventura/Ojai/Oak View
SUBMARKET:	Casitas Springs
PRICE / SF:	\$18.06

PROPERTY OVERVIEW

Trustee Sale! 8513 and 8541 N Ventura Ave, Ventura, CA 93001. Two APNs, 061-0-212-120/115. Five lots featuring 2 buildings with highway frontage plus 2 SFR in rear. Redevelopment opportunity on approx 38,770 SF. In the 1950's, LaSalle & his dad opened "LaSalle's Lumber & Hardware". Over the years the business expanded as LaSalle was buying & selling anything & everything becoming "LaSalle's Second-Hand Store". It is truly a "house of wonders" as many people called it. Contained in 4 buildings on approximately one acre was an eclectic collection of vintage & unique items. Over the years celebrities & movie companies have visited to acquire hard-to-find items; Johnny Cash, who lived nearby, was a regular customer who used many items from LaSalle's on his album covers. Oprah Winfrey visited often, purchasing props for her movies. In the early 2000's, LaSalle closed the business, simply locking the doors with everything inside suspended in time. Walking inside this property is much like a visit to the past, stepping back in time. (Zone CPD. See Sec.8105-5, Permitted Uses in Commercial and Industrial Zones)

PROPERTY HIGHLIGHTS

- Trustee Sale
- Redevelopment Opportunity
- (Zone CPD. See Sec.8105-5, Permitted Uses in Commercial and Industrial Zones)

Property Description



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LOCATION OVERVIEW

Located in Casitas Springs. 8 minutes from Downtown Ventura and the 101 Fwy. 13 minutes from Ojai. Nearest Airport is Santa Barbara Airport.

Property Details

SALE PRICE

\$700,000

LOCATION INFORMATION

Building Name	Trustee Sale. Casitas Springs
Street Address	8513 N VENTURA AVE
City, State, Zip	Ventura, CA 93001
County/Township	Ventura
Market	Ventura/Ojai/Oak View
Submarket	Casitas Springs
Cross Streets	N Ventura Ave / Hwy 33 / Nye Rd
Side Of Street	West
Road Type	Paved
Market Type	Small
Nearest Highway	101 FWY
Nearest Airport	Santa Barbara Airport

PROPERTY DETAILS

Property Type	Redevelopment Opportunity
Property Subtype	Other
Zoning	CPD
Lot Size	38,770 SF
APN#	061-0-212-120/115
Lot Frontage	218
Lot Depth	208

LAND

Number Of Lots	5
Best Use	Redevelopment Opportunity featuring five lots including 2 buildings with highway frontage plus 2 SFR in rear. (Zone CPD. See Sec.8105-5, Permitted Uses in Commercial and Industrial Zones)
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

Additional Photos



COMMERCIAL PROPERTY 2 LOTS, 5 PARCELS. 38,770 SF LOT

LOCATION INFORMATION

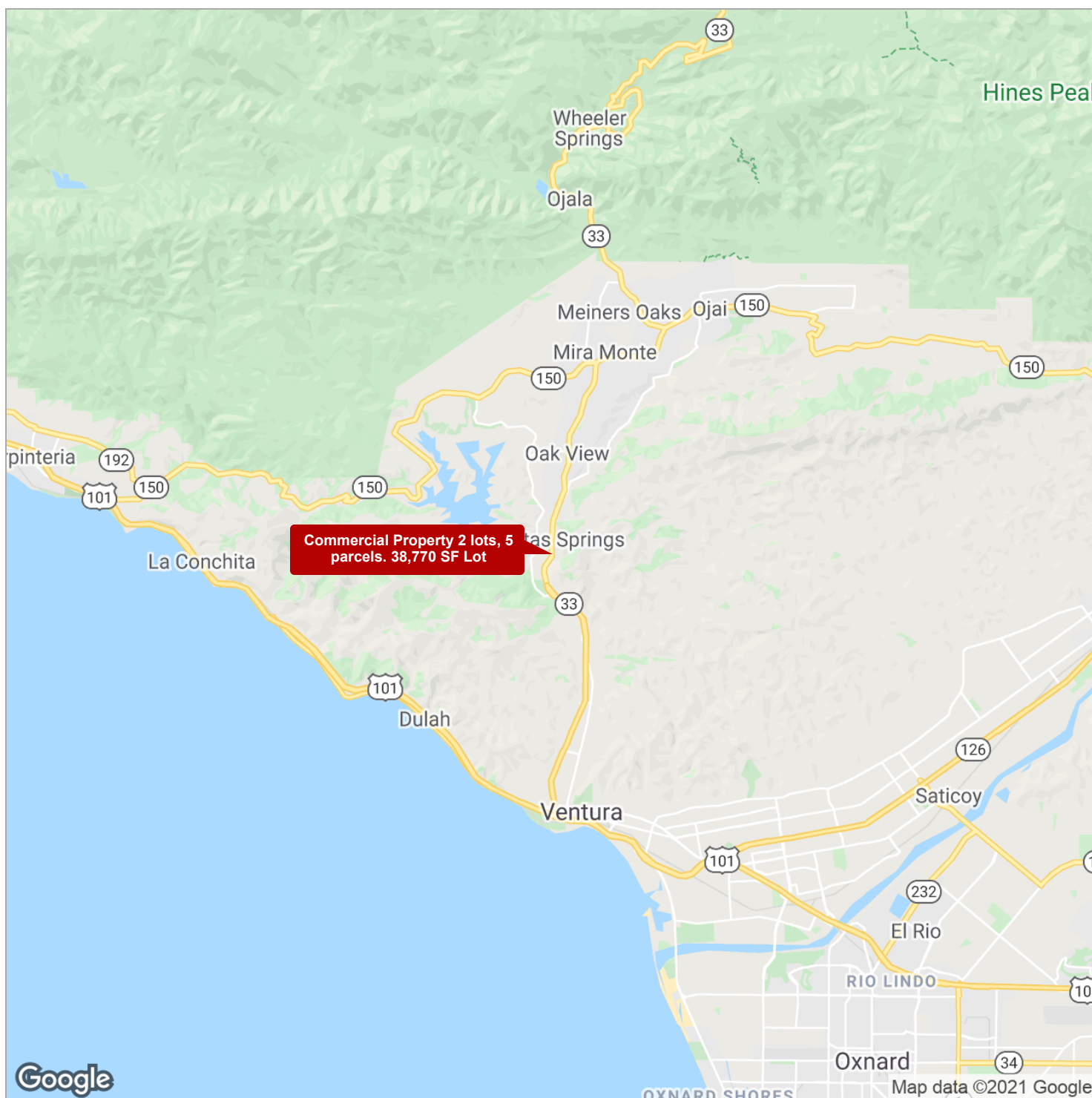
2

REGIONAL MAP

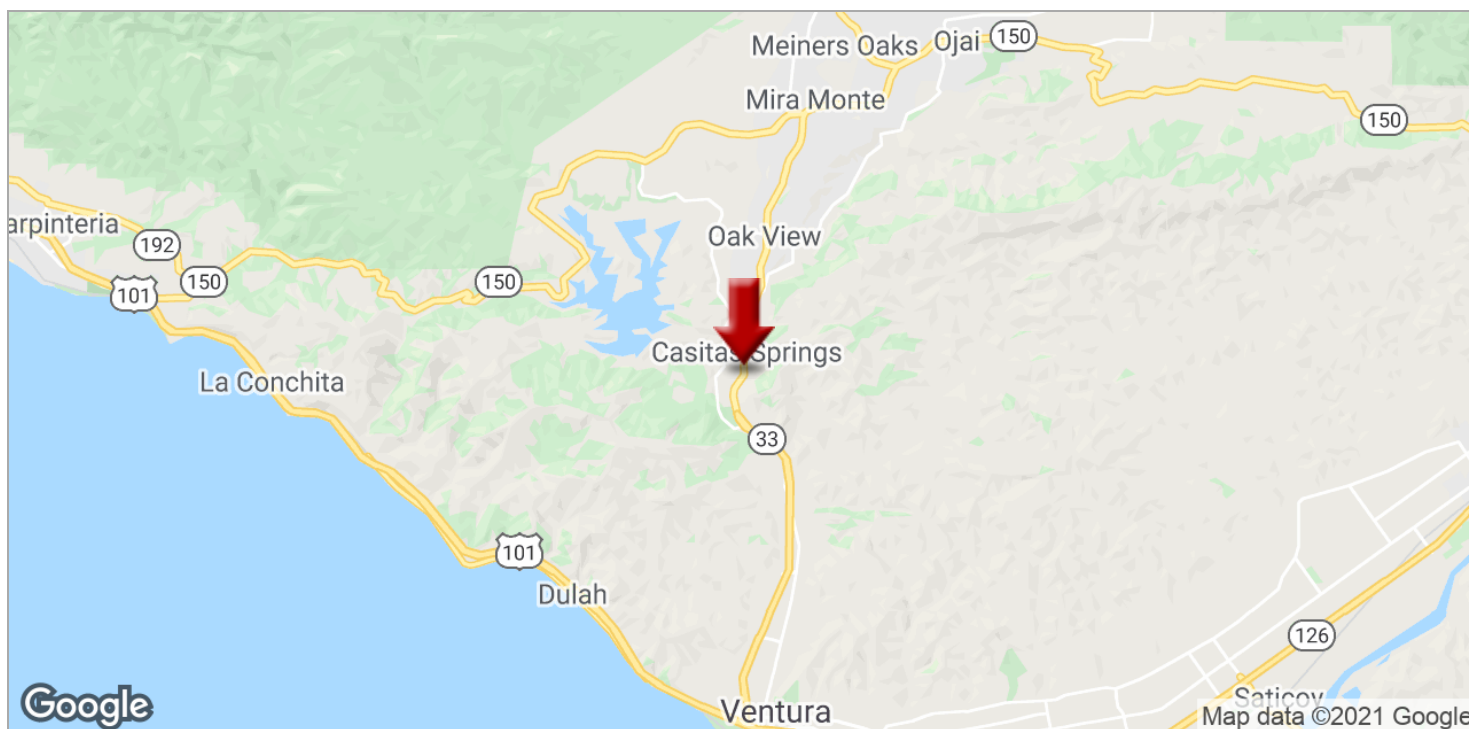
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



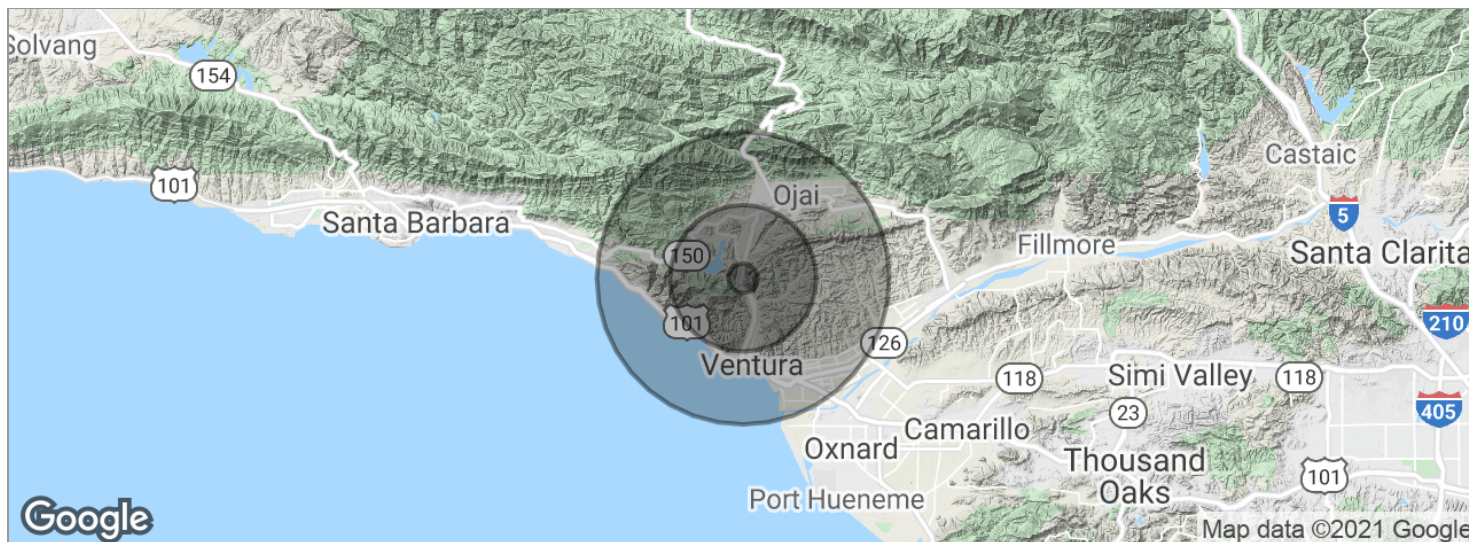
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	319	28,617	113,624
Median age	44.7	37.1	40.4
Median age (male)	44.0	37.3	39.8
Median age (Female)	46.2	37.0	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	109	9,683	44,396
# of persons per HH	2.9	3.0	2.6
Average HH income	\$94,816	\$76,159	\$82,970
Average house value	\$614,417	\$500,049	\$592,563

* Demographic data derived from 2010 US Census