



Dyer Sheehan Group, Inc.
808 E. Santa Clara Street, Suite A
Ventura, CA 93001

For Sale: Development Opportunity in Ventura



Kellogg Court 58 Kellogg Street, Ventura, CA

Contact: **Dyer Sheehan Group, Inc.**
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CA DRE License No. 01231389

Proposed Development: **18 Residential Condominiums**

- 0.78 Acre Site
- 2 & 3 Story Building Elements
- Proposed Unit Mix:
 - 6 two-bedroom units &
 - 12 three-bedroom units
- Conventional Type V Wood-Frame Construction
- Private Garages at Grade Level for Each Unit

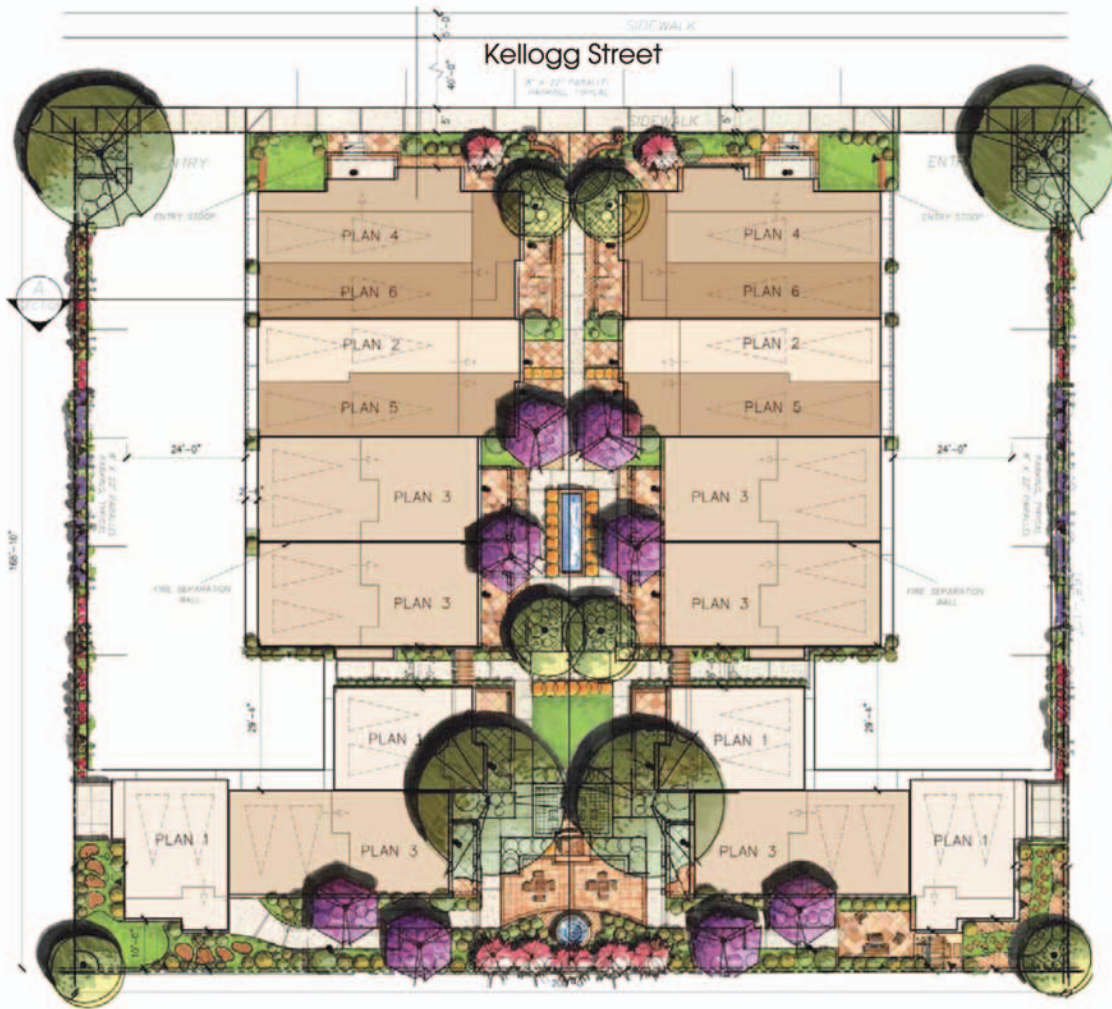
Current Entitlement Status

City of Ventura HAP approval has been granted by the Design Review Committee for the proposed project concept. The HAP approval pre-qualifies the proposed development for filing of formal discretionary entitlement applications.

Additional Discretionary Entitlements Required

- Planned Development Permit
- Tentative Subdivision/Condo Map
- Design Review Committee Approval of Formal Application
- CEQA Review
- Zone Change to Conform with Current General Plan Designation - Neighborhood High
- Inclusionary Housing Plan (one affordable unit required - moderate income)

Development Opportunity: 18 Residential Condominium Units



SITE DATA	
LOT SIZE:	200'-0" x 168'-10"
SITE:	0.74 Acres
UNITS:	18 Units
DENSITY:	24.3 Du./Ac
GARAGE PARKING:	36 Covered
TANDEM PARKING:	44%
VISITOR PARKING:	10 Uncovered
PARKING RATIO:	2.55 Spaces/Unit
TOTAL OPEN SPACE: 9,806 S.F. (30.4% OF TOTAL SITE AREA)	
- COMMON OPEN SPACE: 6,500 S.F.	
- SEMI-PRIVATE OS: 1,880 S.F.	
- PRIVATE OPEN SPACE: 1,426 S.F.	
UNIT STATISTICS	
PLAN 1: 1,189 Gross Total Sq Ft. 2 Bedrooms / 2.5 Baths 2 Cars Garage (3-Story Plan)	PLAN 4: 1,403 Gross Total Sq Ft. 2 Bedrooms + Office / 2.5 Baths 2 Cars Tandem Garage (3-Story Plan)
PLAN 2: 1,250 Gross Total Sq Ft. 3 Bedrooms / 2.5 Baths 2 Cars Tandem Garage (3-Story Plan)	PLAN 5: 1,426 Gross Total Sq Ft. 3 Bedrooms / 3 Baths 2 Cars Tandem Garage (3-Story Plan)
PLAN 3: 1,537 Gross Total Sq Ft. 3 Bedrooms / 2.5 Baths 2 Cars Garage (2-Story Plan)	PLAN 6: 1,469 Gross Total Sq Ft. 3 Bedrooms + Tech / 3 Baths 2 Cars Tandem Garage (3-Story Plan)
UNIT MIX	
PLAN 1:	4 Units
PLAN 2:	2 Units
PLAN 3:	6 Units
PLAN 4:	2 Units
PLAN 5:	2 Units
PLAN 6:	2 Units
TOTAL:	18 Units

Kellogg Court

58 Kellogg Street, Ventura, CA 93003

What's Nearby?

- Bell Arts Factory (0.3 Mile)
- Grant Park (0.4 Mile)
- Sheridan Way Elementary School (0.5 Mile)
- Mission Plaza Shopping Center (0.6 Mile)
- Mission Park (0.7 Mile)
- De Anza Middle School (0.8 Mile)
- Ventura City Hall (1 Mile)
- Emma Wood State Beach (1.1 Miles)
- Ventura High School (1.8 Miles)
- Community Memorial Hospital (2.3 Miles)
- Pacific View Mall (3.1 Miles)

About Ventura

- 63 Miles NW of Los Angeles
- 30 Miles South of Santa Barbara
- Population: 108,261 (Median Age: 39)
- Median Family Household Income: \$78,690
- Average Daytime Temperature: 75 degrees



Contact

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Price: \$ 900,000

Property is also available for short-term lease.
Call Dyer Sheehan Group for more information.

Note: All information provided herein is from sources deemed to be reliable, but no guarantee or warranty is stated or implied herein. All prospective buyers are advised to conduct their own research and investigations, and to seek out expert advice regarding the suitability of the subject property for specific purposes and uses.