



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

For Sale: Mixed-Use Building in West Ventura



Contact: **Dyer Sheehan Group, Inc.**
805-653-8100 | www.DyerSheehan.com
CA DRE License No. 01231389

906 N. Ventura Ave. Ventura, CA

- 6,580 SF Site (0.151 Acre)
- 2-Story Building with \pm 3,240 SF
- High-Traffic Location
- Desirable Corner Lot (N. Ventura Ave & E. Barnett St)
- Easily accessible from Hwy 101 & Hwy 33
- Close to Downtown Ventura & the Beach
- Detached Storage Shed (\pm 53 SF)
- Private Parking Lot (9 spaces)

Current Use: The Players Club Poker Cafe
with Food Service Facilities, Card Room & Offices

Site Details:

- Currently zoned C-2 with a land use designation of *Commerce* in the City of Ventura General Plan.



Location

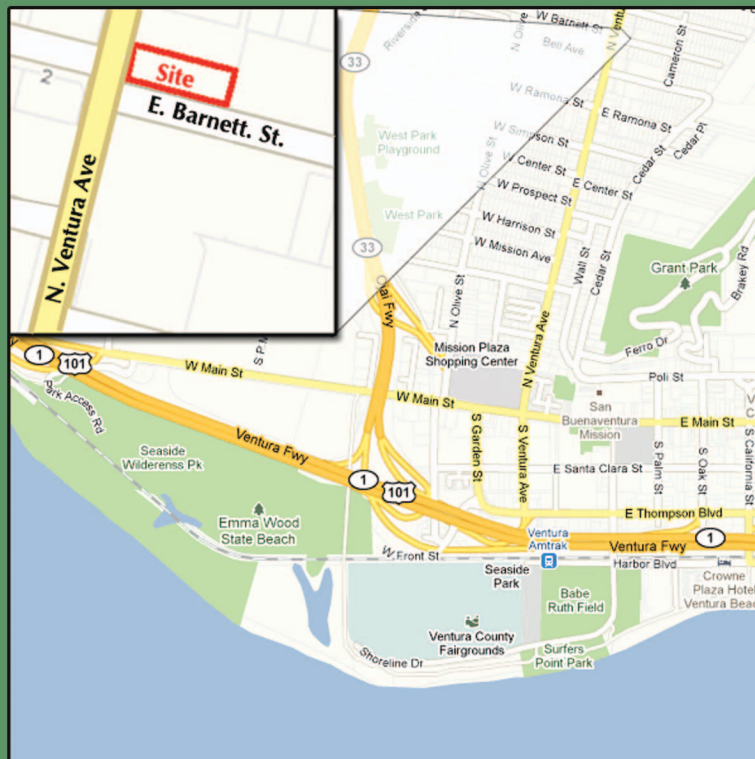
- 906 N. Ventura Ave., Ventura, CA 93001
- NE Corner of Ventura Ave. & Barnett St.
- Easily accessible from Hwy 101 & Hwy 33

What's Nearby?

- Residential Neighborhoods
- Variety of Commercial & Industrial Uses
- Bell Arts Factory (0.4 Mile)
- Grant Park (.5 Mile)
- Mission Plaza Shopping Center (0.7 Mile)
- Ventura City Hall (1.1 Miles)
- Surfer's Point Beach (1.2 Miles)
- Pacific View Mall (3.2 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



Property Description

This mixed-use building provides a unique opportunity to expand or relocate your business in the heart of Ventura's bustling Westside Community! Ideal for a restaurant, retail business, or offices; with the option of living in a second floor residential apartment. (Residential Use is permitted under current C-2 zoning)

The Ground Floor includes:

- Two large open rooms - could be dining areas for a restaurant, offices, or showroom/work areas
- Commercial kitchen, complete with vents
- Additional ground floor space includes smaller office/storage rooms
- Separate men's & women's restroom facilities
- Gross First Floor area of $\pm 1,840$ SF

The Second Floor is currently used as offices, but was previously a residential apartment, and includes:

- Spacious main rooms for use as living room and dining room
- Former kitchen area has plumbing and drain lines capped behind walls to facilitate reinstallation of appliances and sink
- Two operational restrooms
- Several additional rooms of various sizes could be bedrooms, offices, etc.
- Gross Second Floor area of $\pm 1,400$ SF



Separate exterior entrances to each floor. Ground floor equipped with ramp for ADA accessibility. Building A/C system replaced 2 years ago.

The City of Ventura is currently undergoing an extensive community-wide planning process for the Westside, scheduled for completion in 2011. The new Community Plan is intended to stimulate additional investment and redevelopment in the Westside Community, including the creation of new and expanded "green" industries, and the expansion of the arts as a significant business sector. This is a great opportunity to control a key corner site, in the heart of the Westside Revitalization Area.

Contact

Dyer Sheehan Group, Inc.
805-653-8100
www.DyerSheehan.com

Dawn Dyer
Dawn@DyerSheehan.com
or
Paul Sheehan
Paul@DyerSheehan.com

Price: \$ 525,000

Call for more information or to arrange a tour.
Please do not disturb tenant.

Note: All information provided herein is from sources deemed to be reliable, but no guarantee or warranty is stated or implied. 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.