

# FIRST TIME ON THE MARKET IN 40 YEARS

3639 HARBOR BLVD., VENTURA, CA IS A 2.73 ACRE FEE SIMPLE PARCEL

AT THE ENTRANCE TO VENTURA HARBOR & THE GATEWAY TO THE CHANNEL ISLANDS  
IS A UNIQUE COASTAL REDEVELOPMENT OPPORTUNITY WITH IN-PLACE REVENUE DURING ENTITLEMENT

**\$6,550,000**

E HARBOR BLVD.

**CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION**

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# FOR SALE

## INCOME PRODUCING 2.73 ACRE REDEVELOPMENT SITE

**3639 HARBOR BLVD.**  
Ventura | CA

**TOTAL SF**  
37,967 SF

**OFFICE SF**  
30,787 SF

**COMMERCIAL/RETAIL SF**  
7,180 SF

**ZONING**  
HC  
Harbor Commercial

**SALE PRICE**  
\$6,550,000

### PROPERTY HIGHLIGHTS



**2.73 ACRES**  
PARCEL



**POTENTIAL REDEVELOPMENT\***

- HOTEL
- RESTAURANT
- RETAIL
- MARINE RELATED



**LOCATED**  
AT THE ENTRANCE TO VENTURA HARBOR



**HC ZONING**  
(HARBOR COMMERCIAL)



**IN-PLACE REVENUE**  
INCOME PRODUCING ASSET

- Area Amenities - Restaurants, Boating, Fishing, Beaches, Channel Islands National Park Visitor Center
- Development Site is located at the entrance of Ventura Harbor.
- Easy access to 101, 126 and 33 Freeways..
- Minutes to Telephone / Main, Midtown, Historic Downtown, Channel Islands Harbor.

\*Buyer to Verify





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Ventura | CA



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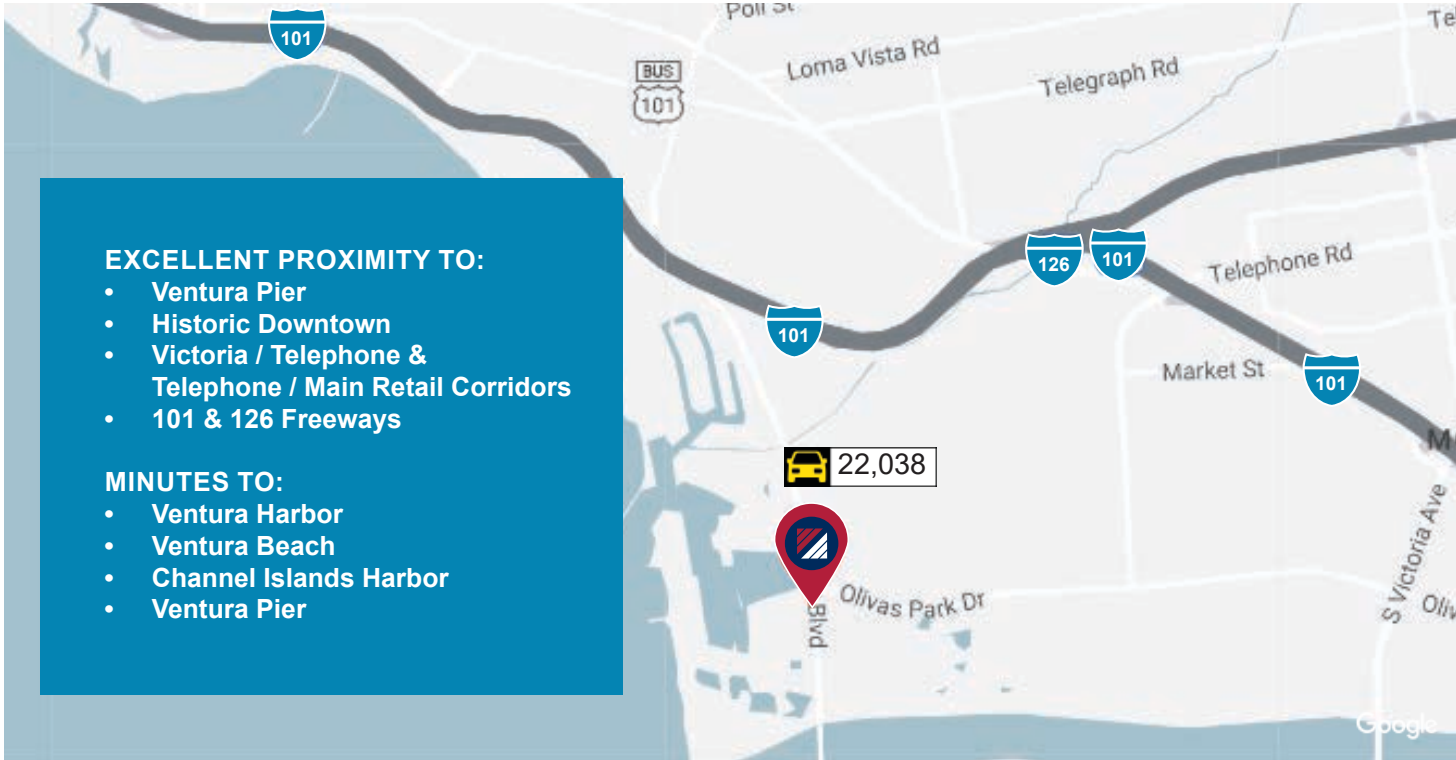


# FOR SALE

## INCOME PRODUCING

### 2.73 ACRE REDEVELOPMENT SITE

**3639 HARBOR BLVD.**  
Ventura | CA



#### EXCELLENT PROXIMITY TO:

- Ventura Pier
- Historic Downtown
- Victoria / Telephone & Telephone / Main Retail Corridors
- 101 & 126 Freeways

#### MINUTES TO:

- Ventura Harbor
- Ventura Beach
- Channel Islands Harbor
- Ventura Pier

22,038

### TRAFFIC COUNT REPORT

Street	Cross Street	Cross Str Dist	Count Yr	Avg Daily Volume	Miles from Subject Property
Harbor Blvd	Quay Dr N	0.03 W	2022	22,038	.04



**+159,987**  
PEOPLE  
(5 MILE RADIUS)



**+ 56,176**  
HOUSEHOLDS  
(5 MILE RADIUS)



**\$106,381**  
HH INCOME  
(5 MILE RADIUS)