

IDEAL FOR MANUFACTURING/DISTRIBUTION

FOR SALE

2935 Golf Course Dr.

VENTURA | CALIFORNIA



± 26,361 SF INDUSTRIAL BUILDING

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY HIGHLIGHTS



±26,361 SF Industrial Building



±3,984 SF Office Space



MPD Zoning



21' Clear Height



2 Grade Level Doors



Sprinklered



±51 Parking Spaces



600 AMP, 480 Volt, and 3 Phase Power



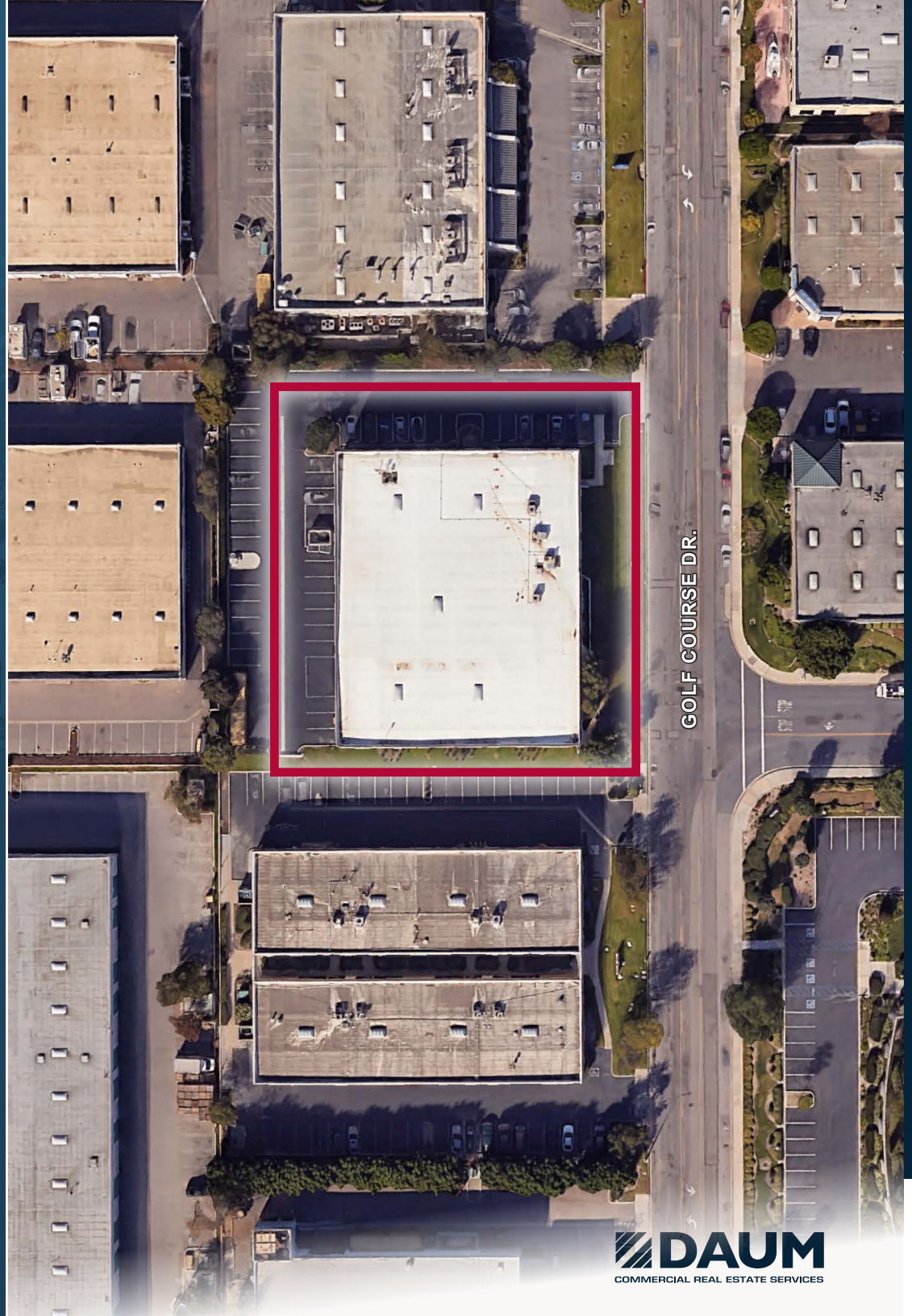
Close to Food Amenities on Victoria



Close to 101 Freeway

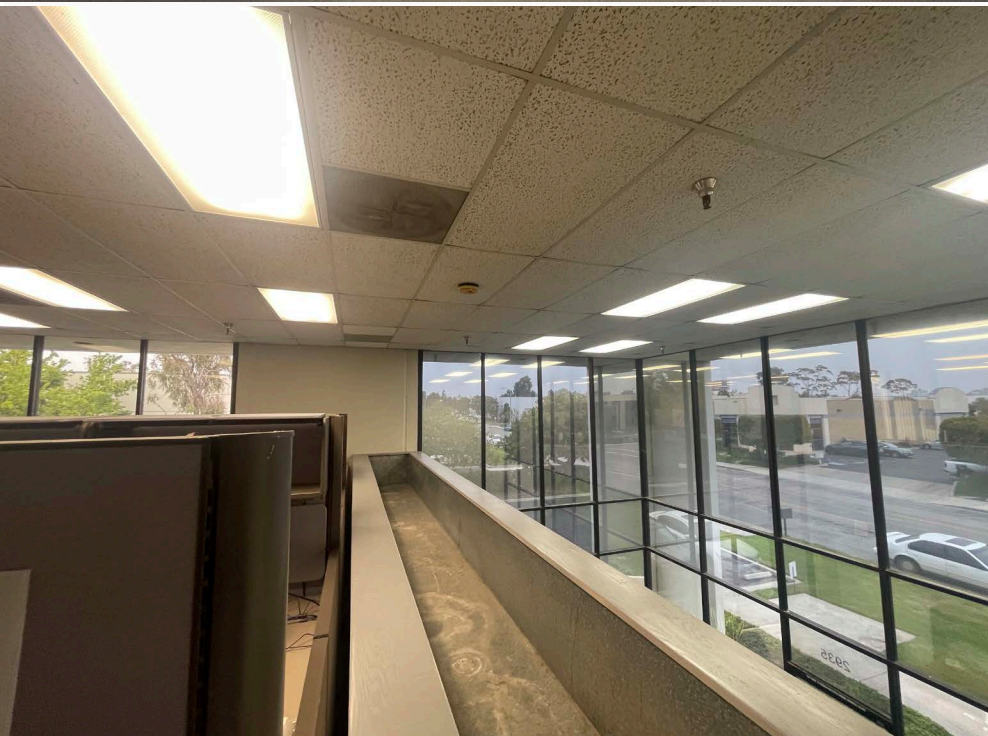


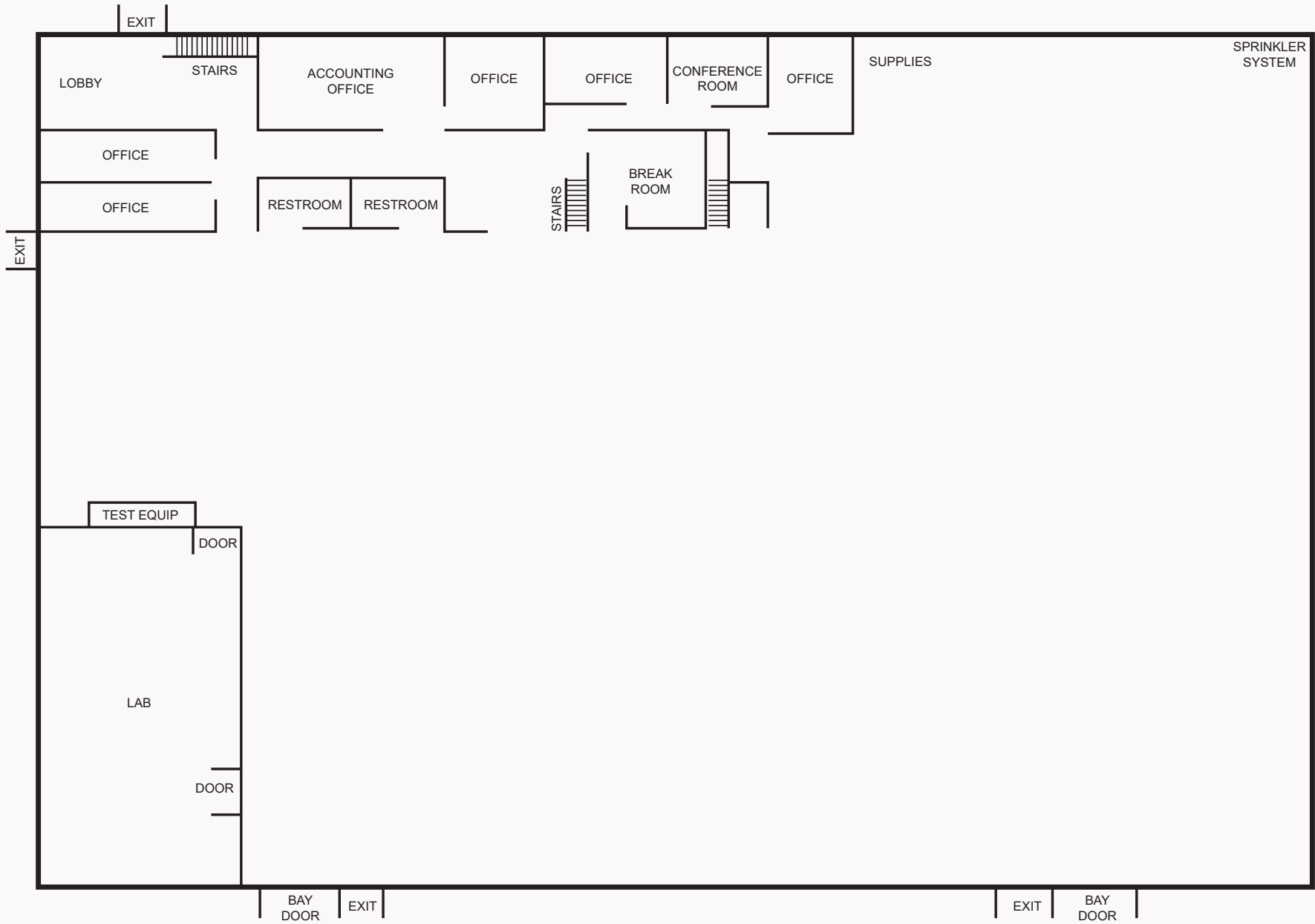
Price: \$6,590,000



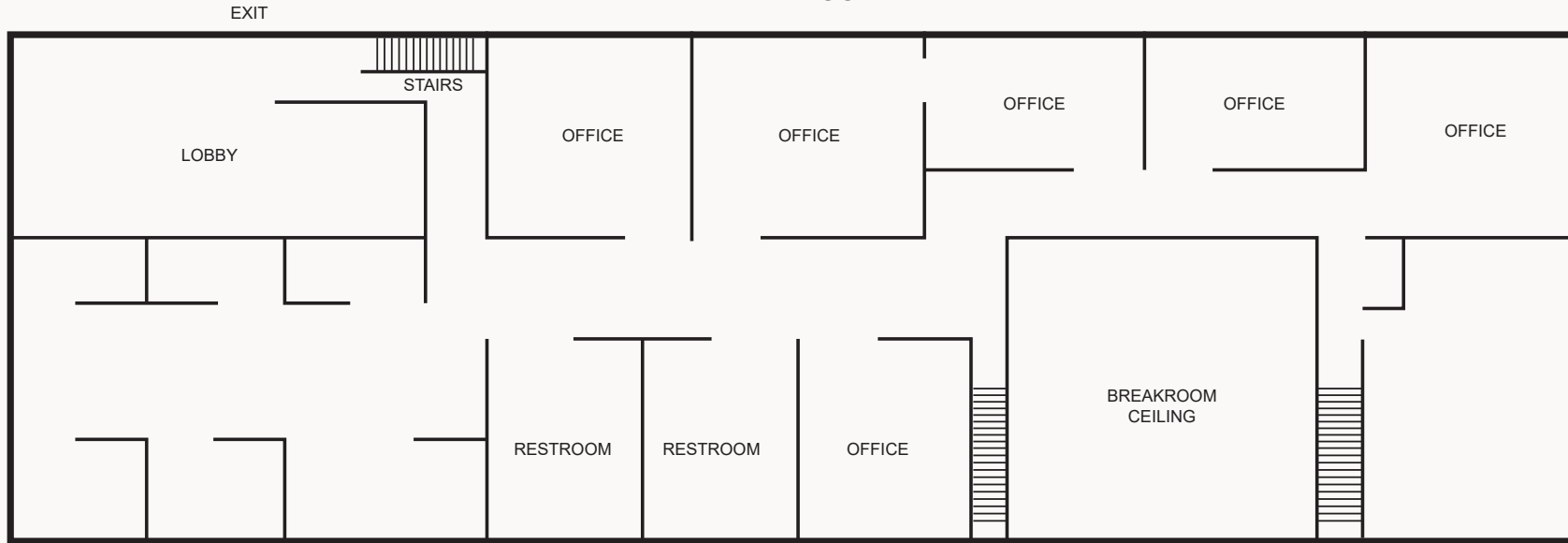
ABOUT THE PROPERTY



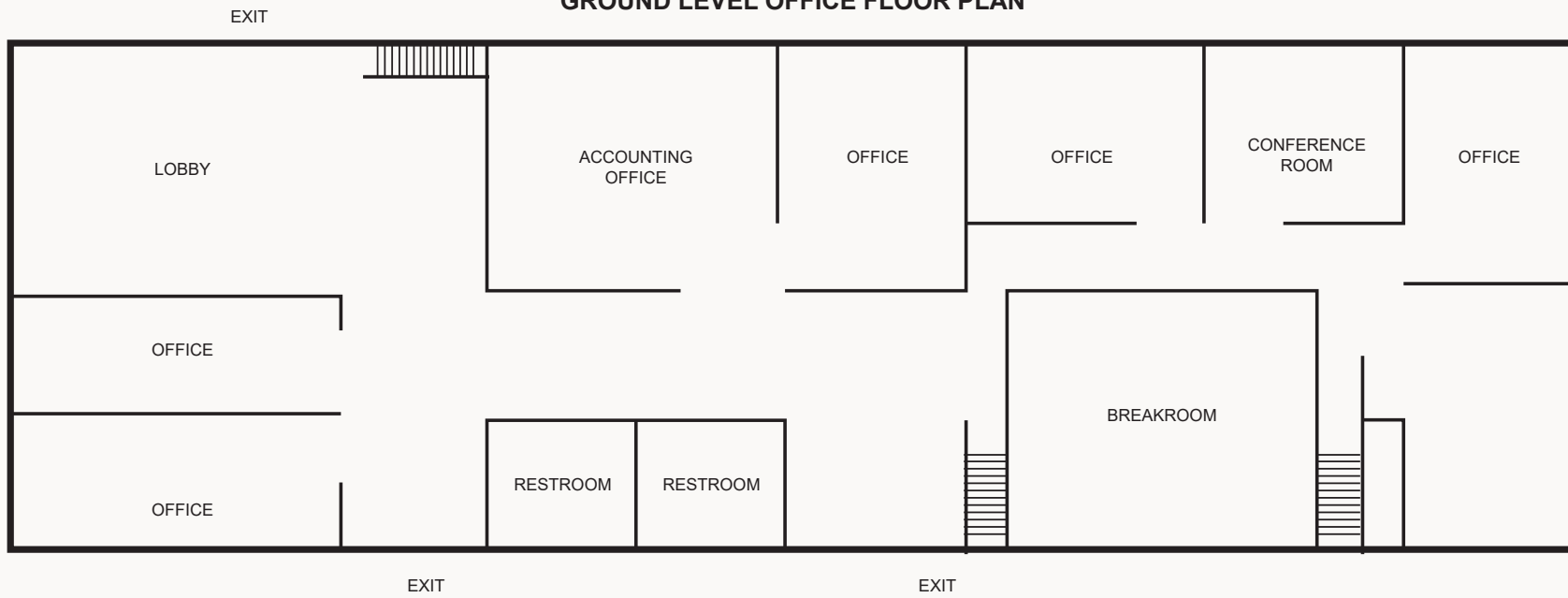




MEZZANINE FLOOR PLAN



GROUND LEVEL OFFICE FLOOR PLAN



LOCATION MAP & DEMOGRAPHICS

FOR SALE

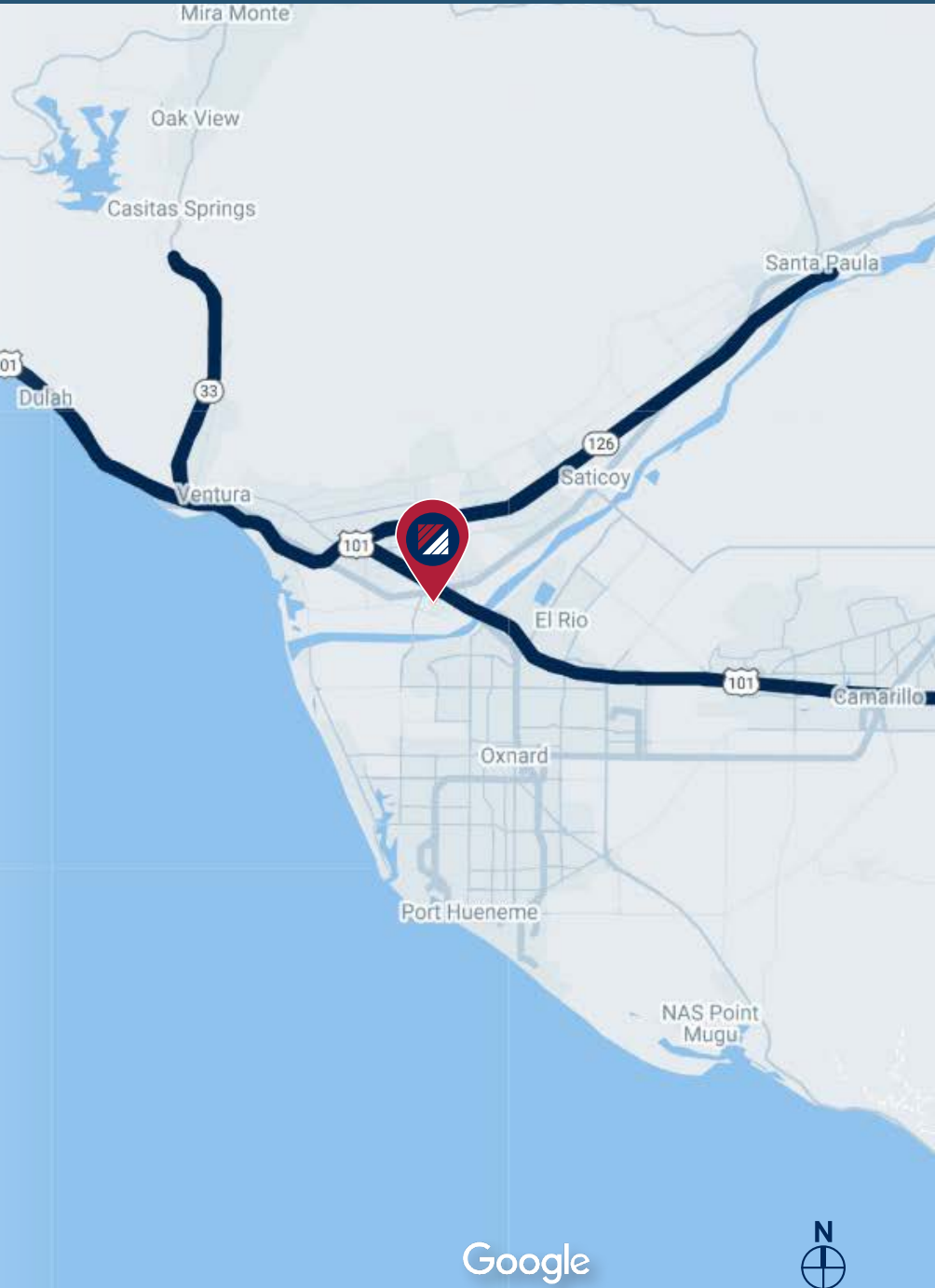
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2024 HOUSEHOLDS BY HH INCOME	3 MILE	5 MILE	10 MILE
\$100,000 - 125,000	5,639	10,800	16,621
\$125,000 - 150,000	3,194	6,816	10,700
\$150,000 - 200,000	4,601	9,619	13,492
\$200,000+	4,143	8,744	12,816
2024 Avg Household Income	\$112,462	\$110,255	\$107,780

2024 HOUSING	3 MILE	5 MILE	10 MILE
2020 Households	37,594	80,708	123,975
2024 Households	37,440	80,338	123,904
2029 Household Projection	37,037	79,470	122,662
Annual Growth 2020-2024	0.7%	0.5%	0.5%

2023 POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	111,871	250,229	395,190
2024 Population	111,339	247,086	391,925
2029 Population Projection	110,168	244,106	387,532
Annual Growth 2020-2024	-0.1%	-0.3%	-0.2%



LOCATION



CLOSE TO
101 FREEWAY



CENTRAL
VENTURA
LOCATION



OXNARD AIRPORT
11 MIN | 5.1 MI

CAMARILLO AIRPORT
15 MIN | 10.5 MI

SANTA BARBARA AIRPORT
43 MIN | 43.5 MI

LAX AIRPORT
1 HR 28 MIN | 66.7 MI



VENTURA - EAST METROLINK
5 MIN DRIVE | 1.9 MI

VENTURA - DOWNTOWN BEACH
13 MIN DRIVE | 7.9 MI

