FOR SALE | MULTI-TENANT INDUSTRIAL INVESTMENT

1607

LOS ANGELES AVENUE | VENTURA | CA 93004



±15,345 SF
INDUSTRIAL WAREHOUSE

M-3
ZONING (HEAVY INDUSTRIAL)

NINE (9)
INDUSTRIAL UNITS

100%
FULLY LEASED

EXCLUSIVELY LISTED BY:

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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

ADDRESS:	1607 Los Angeles Ave. Ventura, CA 93004
BUILDING SF:	±15,345 SF
LOT SIZE:	±31,695 SF (±0.73 AC)
UNIT SIZES:	Ranging From ±1,320 - ±3,080 SF
PARKING STALLS:	Twenty (20) Surfaces Spaces
YEAR BUILT:	1985
CLEAR HEIGHT:	±15’
DRIVE-IN DOORS:	Nine (9)
POWER:	200A, 120/208V, 3P, 4W Per Unit (Verify)
APN:	128-0-030-085
ZONING:	M3 (City of Ventura)





INVESTMENT ANALYSIS

$3,200,000 ASKING PRICE	**5.71%** IN-PLACE CAP RATE	**14.83** RENT MULTIPLIER
$208.53 PRICE PER SF	**$12.22** NOI / SF / YR	**15.3%** EXPENSE RATIO

IN PLACE OPERATING STATEMENT	ANNUAL	$ / SF / YR	% OF INCOME
INCOME			
Gross Schedule Income	$215,832	$14.43	100.0%
OPERATING EXPENSES			
Property Taxes (Current)	$15,576	$1.04	7.2%
Property Insurance	$4,971	$0.33	2.3%
Utilities (Water / Electric / Trash)	$8,062	$0.54	3.7%
Maintenance / Landscaping	$4,462	$0.30	2.1%
TOTAL OPERATING EXPENSES	$33,071	$2.21	15.3%
NET OPERATING INCOME	**$182,761**	**$12.22**	**84.7%**

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RENT ROLL

UNIT	TENANT	SIZE (SF)	MONTHLY RENT	ANNUAL RENT	RENT/SF/ MO	LEASE EXP	DEPOSIT	TENANT SINCE
A-1	Rhodes Auto Repair	2,750	$2,884	$34,608	$1.05	M-T-M	$4,600	Dec 2016
B-2	Aqua Creations	1,375	$1,543	$18,516	$1.12	Jan 2027	$1,200	Feb 2022
C-3	TB Cabinets	1,375	$1,764	$21,168	$1.28	M-T-M	$2,000	Sep 2022
D-4	Aqua Creations	1,375	$1,543	$18,516	$1.12	Jan 2027	$1,200	Feb 1992
E-5	Aqua Creations	1,375	$1,543	$18,516	$1.12	Jan 2027	$1,200	Feb 1995
F-6	Haz-Med	1,320	$1,765	$24,000	$1.34	M-T-M	$1,000	Nov 2026
G-7	Your Needs	1,375	$1,531	$18,372	$1.11	M-T-M	$2,000	Jul 2015
H-8	Haz-Med	1,320	$1,765	$18,372	$1.34	M-T-M	$600	Aug 1990
I-9	American Heritage Landscape	3,080	$3,647	$43,764	$1.18	M-T-M	$0	Jun 2002
	Total - 9 Units	**15,345**	$17,986	$215,832	**$1.17**		**$13,800**	

RENT ROLL ANALYTICS

100% Leased (15,345 of 15,345 SF)	In-Place Rent $1.17 / SF / Mo	Market Rent $1.40 / SF / Mo	SF-Weighted Tenure 18-Yrs	Deposits Held $13,800

- Long-tenured, short-term tenancy. Five of the nine leased units have had the same tenant for more than ten years, including Haz-Med since 1990 and Aqua Creations since 1992. Six units are month-to-month and the Aqua Creations leases expire 1/31/2027, so a buyer can reset rents or recapture space quickly.
- Rent upside. Leased units average $1.17 / SF / month against a $1.40 market rate, a $0.23 / SF gap (19.4%). Bringing the leased units to market adds about $42,000 in annual income, and $1.40 sits below the $1.45 - $1.55 range seen in comparable area leases.
- Basis: Recalculated on 15,345 SF Rent Roll Total ((15,345 SF x $1.40/SF x 12 Mos)-$215,832.00 current GRI = $41,964.00). Leased Units average $1.17/SF/month against a $1.40 market rate, a $.20/SF gap (16.4%).
- No CAM in place. Tenants pay no CAM today. The owner can institute a CAM charge on the month-to-month units with 30 days' notice.

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SITE PLAN


SUBJECT PROPERTY
LOS ANGELES AVE.
JACINTO WY.
*AI GENERATED, NOT TO SCALE
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PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



LOCATION MAP



PRIME VENTURA LOCATION

KEY DISTANCES

OXNARD AIRPORT
9.1 Miles

CAMARILLO AIRPORT
9.7 Miles

LOS ANGELES INT'L AIRPORT | 65.8Miles

SR - 126 FWY
1.4 Miles

US ROUTE 101
6.2 Miles

I-5 FWY
36.2 Miles

PORT OF LOS ANGELES
82.5 Miles

PORT OF LONG BEACH
83.9 Miles



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