

Thompson &
Figueroa



DOWNTOWN VENTURA CA DEVELOPMENT



211 E Thompson Blvd- 0.8 Acres

INVESTMENT MEMORANDUM



CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant

documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice. Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

TABLE OF CONTENTS

Section 1
Investment
Overview

Section 2
Market
Overview

Section 3
Market
Demographics

Section 4
Property
Aerials &
Plat Maps



Thompson & Figueroa:

Address: 211,231,245 E Thomspen Blvd, Ventura CA

Size: 37,076 SF 0.85 Acres

Price: \$3,400,000 \$91.70 PSF

APN# 073-0-121-130,140,150

Overview:

This is an opportunity to acquire a 0.8 AC site in the City of Ventura's historic downtown. A one of a kind infill opportunity with a unique combination of beach living and outdoor lifestyle in a restored downtown urban environment.

Location:

Ideal location with direct access to the beach and close to charming Main Street. Anchored by the historic San Buenaventura Mission and Patagonia the outdoor company headquarters and campus. The restored Main Street has old world charm and is always busy with tourists and locals alike visiting boutique shops, sidewalk cafes, pubs, small hotels, the movie theater and of course a Starbucks. The surfing point is highly regarded and well known as the most reliable surfing, and windsurfing spot in all of North LA/Ventura.

Product:

Project has already gone through a successful Conceptual Design Review by the Planning Commission and Design Review Committee. Submitted project consists of a 50 unit mixed use apartment complex with 5,553 SqFt of Commercial Space, and 55,996 SqFt of Housing Space. The housing will consist of 27 2-Bedroom Units, and 19 1-Bedroom Units. **This site also allows for multiple uses including senior housing, condominiums (Sales Comps included in package) or assisted living.**

Access:

The site can be accessed from Northbound 101 Fwy by exiting California St. and turning onto Thompson Blvd.

Address	Intersection	APN#	Assessor Sqft	Zoning
211 E. Thompson Blvd	NEC Thompson/Figueroa	073-0-121-130	26,572	DR- Downtown Specific Plan
211 E. Thompson Blvd	NEC Thompson/Figueroa	073-0-121-140	5,277	DR- Downtown Specific Plan
211 E. Thompson Blvd	NEC Thompson/Figueroa	173-0-121-150	5,227	DR- Downtown Specific Plan
TOTALS:			37,076	

VENTURA- CALIFORNIA

Located between Malibu and Santa Barbara on the blue Pacific Ocean, overlooking Anacapa and Santa Cruz islands, the City of Ventura has become one of America's most livable communities.

The City of Ventura provides a full range of services to 109,000 residents. In 2005, the City Council unanimously adopted a visionary General Plan that the Ventura County Star praised as "a model for other communities."

Ventura's "Real California" vibe is evident in the synthesis of surf culture, historic buildings and a bustling downtown scene. Visitors to Ventura enjoy a lively arts scene, outdoor adventures, and the fusion of agricultural abundance and ocean side proximity that make it a chef's paradise.

One of the prominent attractions of the city is the **Ventura Harbor Village**. The waterfront promenade features shops, restaurants, a carousel for kids...even a comedy club. Here, visitors can rent

paddle boats, kayaks, electric boats, or hop on a charter boat to the Channel Islands National Park.

Daily excursions to Anacapa and Santa Cruz Islands offer vistas and environments unavailable anywhere else in the United States. The islands are an exhilarating way to experience wild, isolated land and seascapes and well as a national marine sanctuary.

Another prominent attraction is **Downtown Ventura**, which consists of shopping, dining, antique-ing, wine bars, and an active night life atmosphere. Fine restaurants to intimate bistros abound, give its patrons an abundant choice of ambience and menus.

On a more relaxed pace, the oceanfront **Ventura Promenade** is a fun place to check out the surfers, take a stroll or ride bikes. The promenade connects to the Ventura River Trail, which goes all the way to Ojai, 13 miles inland.

Centrally
Located



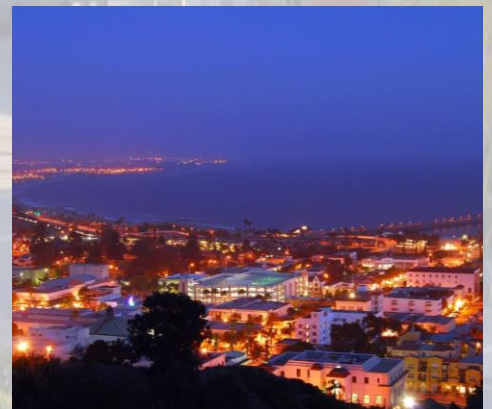
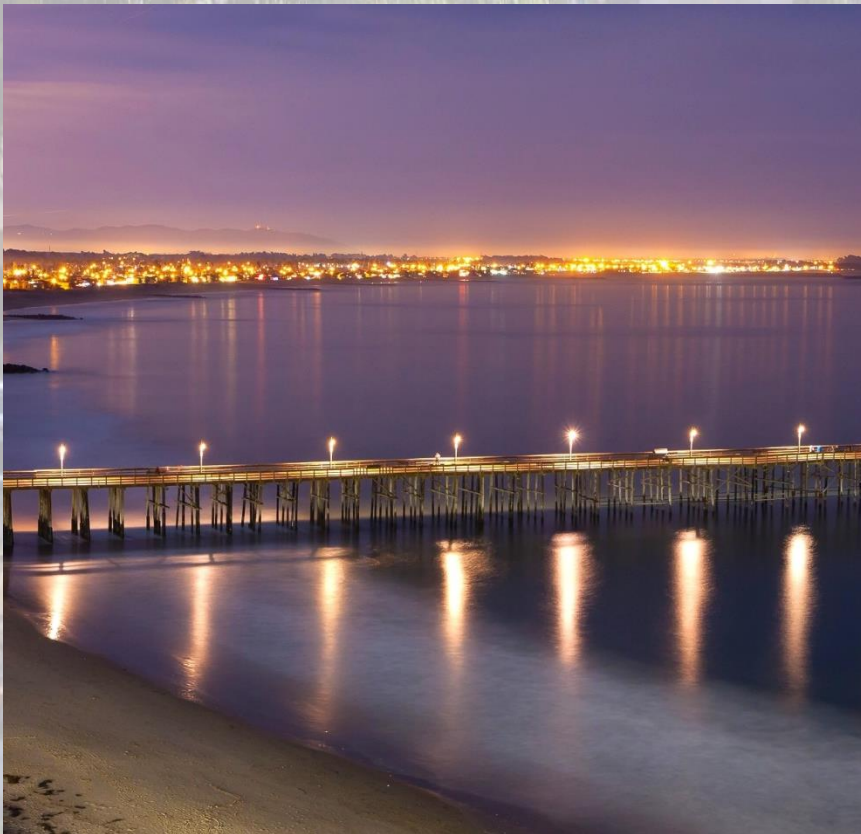
Ideal
development
location

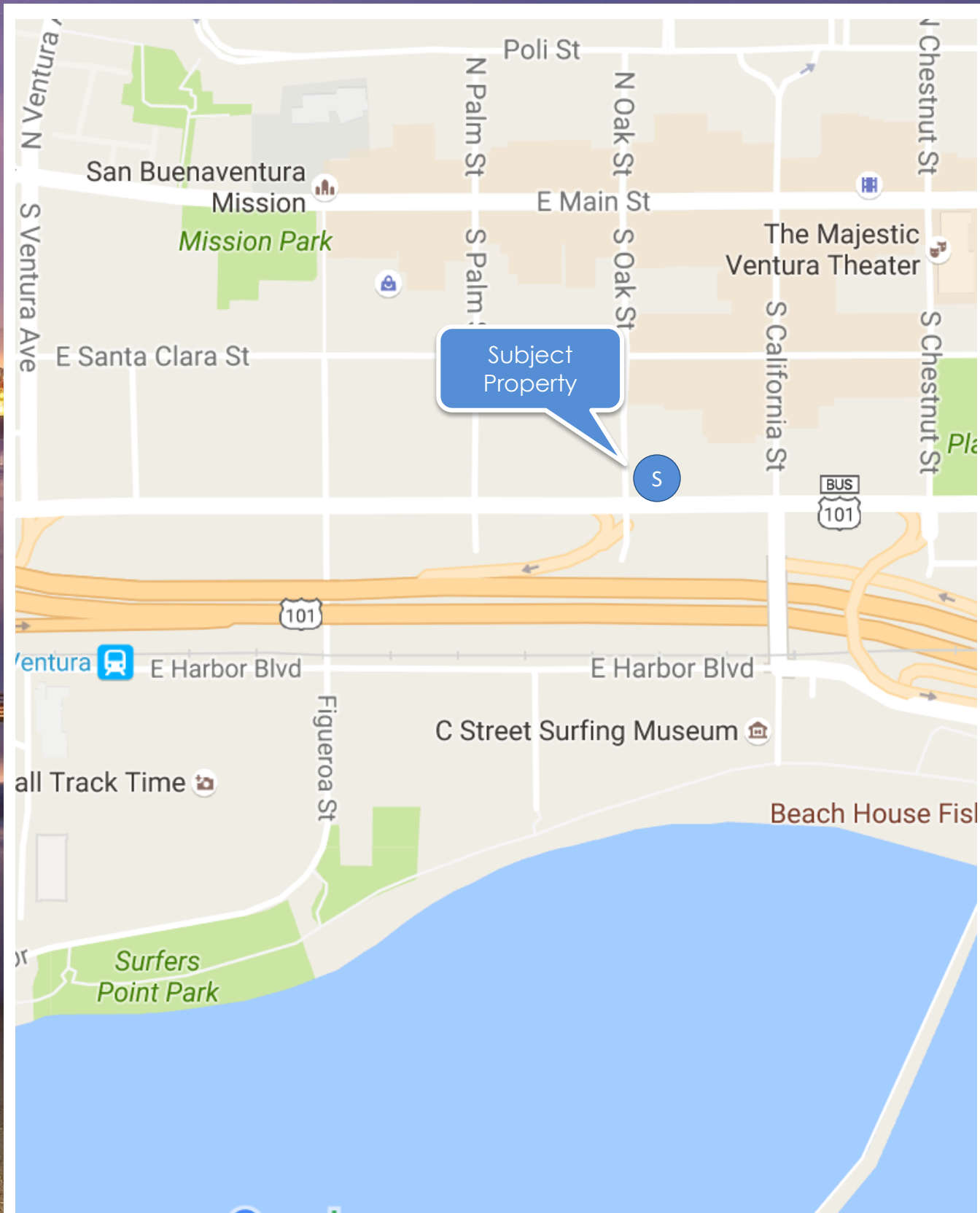


Short Walking
distance to
Beach and
Main St

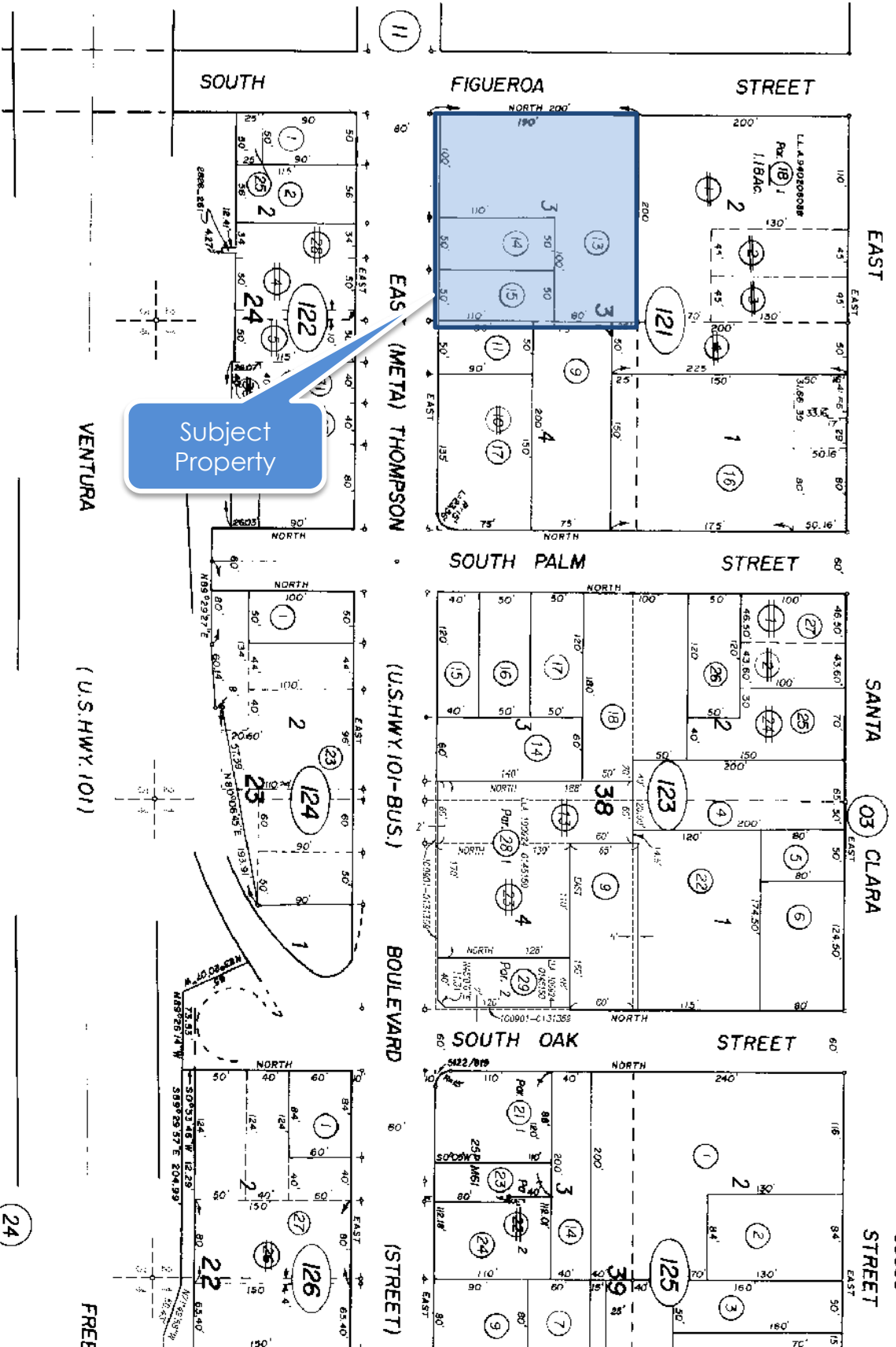


Radius	3 Mile	5 Mile	10 Mile
Population:			
2024 Projection	40,408	68,111	310,192
2019 Estimate	39,672	66,717	304,019
2010 Census	37,301	61,898	282,997
Growth 2019-2024	1.86%	2.09%	2.03%
Growth 2010-2019	6.36%	7.79%	7.43%
Households:			
2024 Projection	16,151	27,108	98,575
2019 Estimate	15,840	26,560	96,575
2010 Census	14,796	24,680	89,728
Growth 2019 - 2024	1.96%	2.06%	2.07%
Growth 2010 - 2019	7.06%	7.62%	7.63%
Owner Occupied	6,486	12,772	52,811
Renter Occupied	9,353	13,788	43,764
2019 Avg Household Income	83,920	87,810	88,775
2019 Med Household Income	66,910	70,359	70,443
2019 Households by Household Inc:			
<\$25,000	2,661	4,200	14,101
\$25,000 - \$50,000	3,414	5,393	19,066
\$50,000 - \$75,000	2,750	4,544	18,277
\$75,000 - \$100,000	2,655	4,154	13,485
\$100,000 - \$125,000	1,595	3,048	12,299
\$125,000 - \$150,000	939	1,661	6,275
\$150,000 - \$200,000	868	1,885	7,156
\$200,000+	957	1,675	5,916





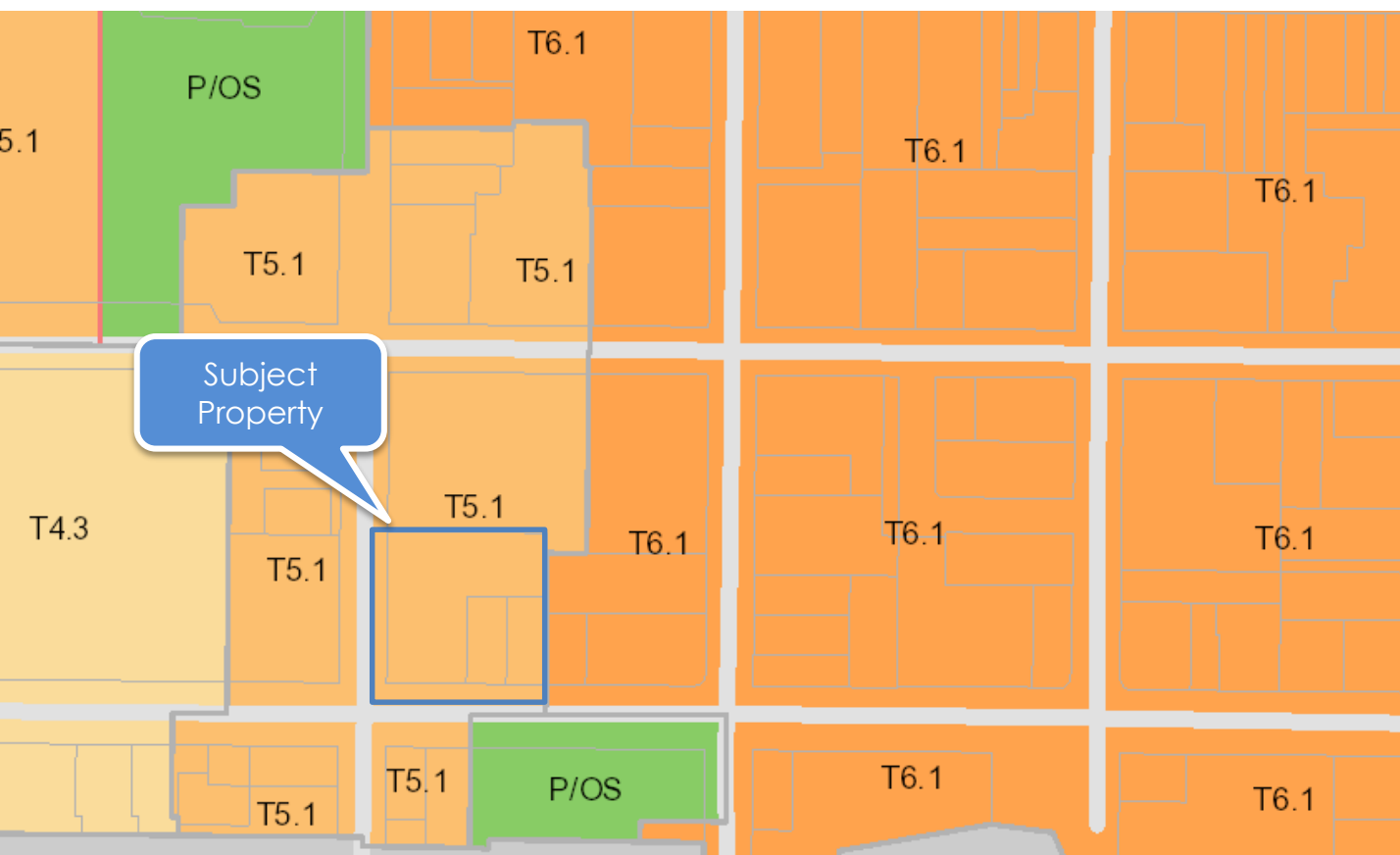




Sales Comparables

Condominium Sales

Sales Comparables	Distance	SqFt	YB	Type	Price	PSF	Sales Date
1. 350 Paseo Del Playa Ventura CA	.4 mi		1974				
		217 1,569		3+2	\$850,000	\$542	7/26/2018
		224 1,285		2+2	\$697,000	\$542	9/22/2018
		230 1,285		2+2	\$789,500	\$614	7/31/2018
		304 1,505		3+2	\$1,100,000	\$731	5/10/2019
		305 1,146		2+2	\$640,000	\$558	3/12/2018
		322 1,146		3+3	\$640,000	\$558	2/15/2018
2. 130 North Garden St Ventura CA	.7mi		2015				
		1305 1,082		2+2	\$562,000	\$519	2/8/2019
		2121 576		Studio	\$355,000	\$616	10/19/2018
		3141 576		Studio	\$337,000	\$585	1/31/2019
		3441 1,114		3+2	\$570,000	\$512	8/23/2018
		1209 1,073		2+2	\$540,000	\$503	8/17/2018
		2230 1,046		2+3	\$548,000	\$524	4/24/2019
		3340 613		1+1	\$365,000	\$595	12/11/2018
		1202 792		1+1	\$479,000	\$605	5/14/2019 (A)
3. 435 Poli St Ventura CA	.7mi		2015				
		402 1,062		2+2	\$602,000	\$567	1/18/2019
		309 991		2+2	\$494,000	\$498	10/22/2018
4. 45 Mission Plaza Dr Ventura CA	.4 mi		1979				
		976		2+2	\$515,000	\$528	11/16/2018
5. 156 Poli St Ventura CA	.4 mi		1979				
		1,183		2+2	\$584,656	\$494	3/25/2019
Average PPSF:						\$561	



1. SETBACKS

- Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 - Street Build-to Line: per Frontage Type requirements
 - Side Street Build-to Line: 0' to 5'
 - Side Yard Setback: 0'
 - Rear Setback: 5' min. (with alley) / 15' min. (no alley)

2. ACCESSORY BUILDINGS

- Accessory Buildings
 - Permitted only by Warrant.
 - Must be located within shaded area of Diagram C. Parking Placement.

3. ARCHITECTURAL ENCROACHMENTS

- Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 - Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 - Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

1. HEIGHT

- Maximum: 3 stories for Primary Building (25% of building footprint may be 4 story).
- Floor to Floor: 14' min. and 18' max. ground floor for arcade, gallery and shopfront frontage types; 18' max. ground floor for all other frontage types, 12' max. second floor and above.
- Accessory buildings: 14' max. to eave or parapet line.

2. FRONTAGE TYPES

- Arcade
- Gallery
- Shopfront
- Forecourt
- Stoop





DINING

- Aloha Steakhouse**
304 S. California St. • 805-652-1799
Save \$8 on Any Two Dinner Entrees! (Valid Sun-Thurs) #3
- Amigo's**
546 E. Main St. • 805-874-2232
Buy One Entrée, Get One FREE #103
Save 10% on Orders Thereafter.
- Anacapa Brewing Company**
472 E. Main St. • 805-643-2337
Buy One Entrée, Get One FREE #31
Save 15% Thereafter.
- Barrelhouse 101**
545 E. Thompson Blvd. • 805-643-0906
Buy One Entrée, Get One FREE (Dine-in Only) #303
Save 15% on Orders Thereafter.
- Bombay Bar & Grill**
143 S. California St. • 805-643-4404
Buy One Entrée, Get One FREE #317
Save 10% on Orders Thereafter.
- Brophy Brothers**
1559 Spinnaker Dr. • 805-639-0865
Buy One Entrée, Get One FREE #211
Save 10% Thereafter.
- Cafe Flore**
66 S. California St. • 805-653-1266
Save 25% on Your Total Bill on Your First Visit! (Excludes Beverages) #65
Save 10% Thereafter.
- Caljun Kitchen Cafe**
301 E. Main St. • 805-643-7701
Buy One Entrée, Get One FREE #174
- Corrales Mexican & American Food**
795 E. Thompson Blvd. • 805-643-1043
Buy One Entrée, Get One FREE #121
Save 10% on Orders Thereafter.
- Gourmet Oriental Chinese Cuisine**
67 W. Main St. • 805-643-8188
Buy One Entrée, Get One FREE #176
Save 10% on Orders Thereafter.
- Grapes and Hops**
454 E. Main St. • 805-641-0053
Buy One Glass of Wine or Beer, Get One FREE or Buy One Family, Get One FREE. #520
- Hong Kong Inn**
435 E. Thompson Blvd. • 805-648-3161
Buy One Entrée, Get One FREE. (Excludes Family Meals) #240
Save 15% on Orders Thereafter.
- Labyrinth Winery**
607 E. Main St., Ste. D • 805-585-2238
2-Fer-1 Wine Tasting #305
Save 10% on Wine Purchases Thereafter.
- Pizza Man Dan's**
444 E. Santa Clara St. • 805-658-6666
Save 15% on Orders. Everytime!
- Saloon BBQ Co.**
456 E. Main St. • 805-667-8550
Buy One Entrée, Get One FREE! #249
Save 15% Thereafter.
- Sportsman Restaurant**
53 S. California St. • 805-643-2851
Get One FREE! (Max Value \$16) #71
Save 10% Thereafter.
- The Tai Cafe**
574 E. Main St. • 805-652-1521
Buy One Entrée, Get One FREE! (Max Value \$16). (Excludes Combinations & Daily Specials) #143
Save 10% Thereafter.
- The Tavern**
211 E. Santa Clara St. • 805-643-3264
Buy One Entrée, Get One FREE! #250
Save 15% Thereafter.
- Trufflehounds Fine Chocolates**
607 E. Main St., Ste. E • 805-648-5870
Save 20% on Your Entire Purchase. (Max Value \$50) #106
Save 10% Thereafter.
- Watermark Restaurant & WZO Lounge**
598 E. Main St. • 805-643-6800
Save 20% on Food Purchase at WZO Lounge. (Max Value \$25) #5
Buy One Entrée, Get One FREE. #161 (Valid Tues-Thurs)
Buy Two Entrées, Get a FREE Appetizer. #162 (Valid Fri-Sun)
Save 10% on Food Purchases Thereafter. (at Restaurant or Lounge)
- We Olive**
294 E. Main St. #8 • 805-648-6166
Save 20% on Your First Purchase of \$25 or more. #59

- Bella Magliore Inn
- Best Western Inn Ventura
- The Clocktower Inn
- Country Inn and Suites
- Marriott Ventura Beach
- Vagabond Inn
- Victoria Rose B & B
- Four Points by Sheraton
- Holiday Inn Express

THOMPSON AND FIGUEROA

211 E Thompson Blvd

EXCLUSIVELY PRESENTED BY:

David Meir

Peak Commercial | Anvers Capital Partners
Director | Managing Partner

CA License #00877523
5900 Canoga Ave #110
Woodland Hills, CA 91307
818.206.4349
david@peakcommercial.com

Jack Minassian

Peak Commercial | Anvers Capital Partners
Director | Managing Partner

CA License #01275434
5900 Canoga Ave #110
Woodland Hills, CA 91307
818.206.3168
jackm@peakcommercial.com



Anvers
Capital Partners

