



11011

AZAHAR STREET | VENTURA, CA 93004

Marcus & Millichap
AGNEW | SERLING GROUP

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ACT ID: ZAG0120751

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11011 AZAHAR STREET

VENTURA, CA 93004

This highly functional, single-story garden-style office offers a rare combination of natural light, thoughtful design, and maximum operational flexibility, ideal for firms seeking a creative, professional atmosphere. With 7,680 SF of interior space configured as two distinct suites (4,608 SF and 3,072 SF), the property is perfectly suited for a single occupant or easily divided for multiple tenants.

The interior layout features perimeter private offices, a large conference room designed for team collaboration, a kitchen and lounge, and six restrooms, including one high-end tiled shower. Ceiling heights of 9ft with an 11ft to truss lend an open, airy feel throughout, the clear-span structure offers the versatility to reconfigure the space as needs evolve.

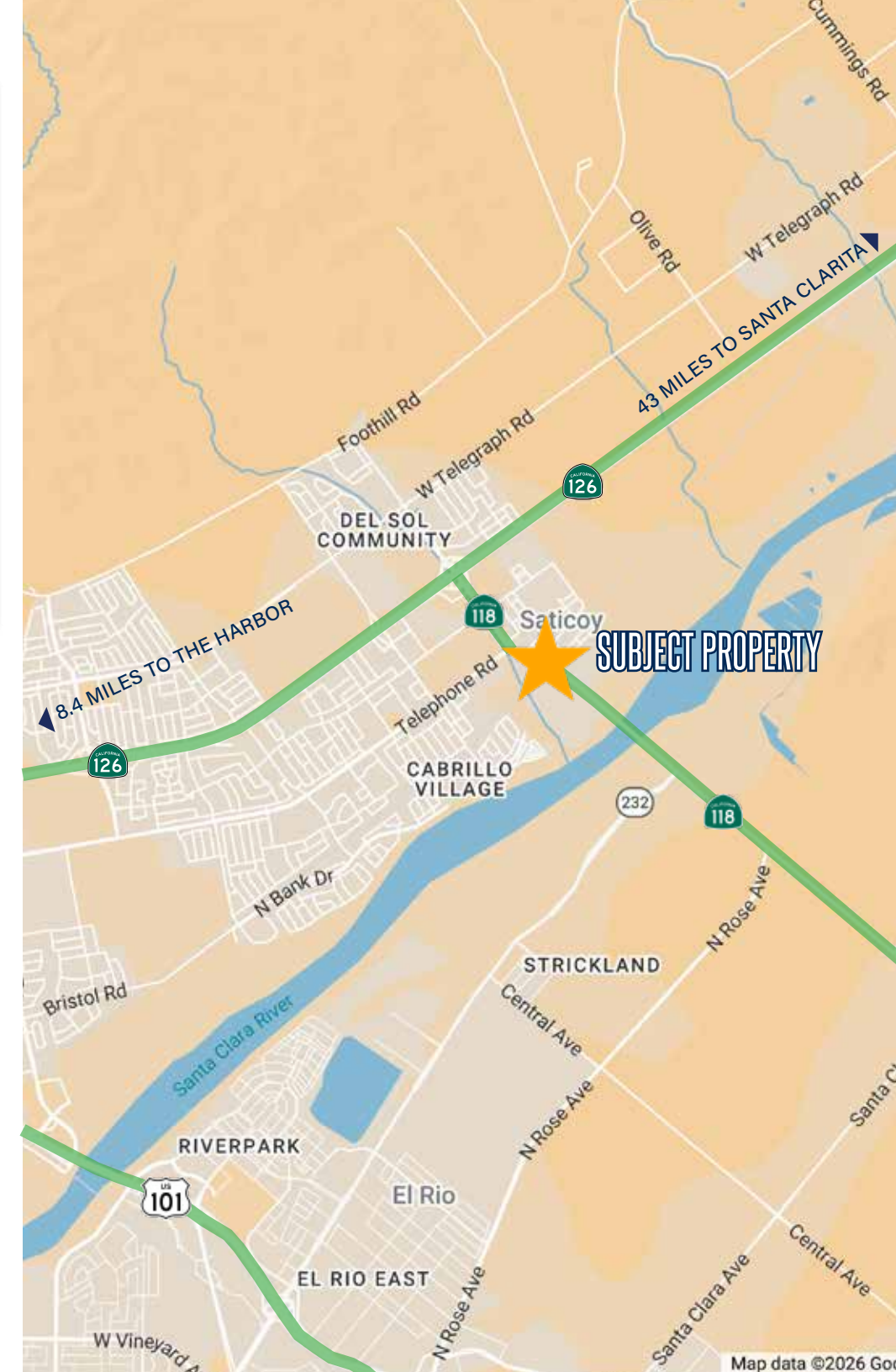
The property is built for modern business operations, with robust 600-amp, 120/208V, 3-phase, 4-wire electrical service and AT&T fiber connectivity. A generous 36-space private parking lot, including 2 ADA-compliant stalls, provides a ratio of 4.7 per 1,000 SF, with the additional benefit of a 6-foot perimeter overhang contributing to the 10,032 gross square feet.

Outdoors, an integrated landscaped garden with hardscaping, seating areas, and gated access transforms the exterior into a true extension of the workspace, suited for outdoor meetings, casual breaks, and ideal for pets. This is a rare opportunity to occupy a thoughtfully designed office environment that balances professionalism with comfort.

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PURCHASE PRICE		\$2,250,000
Building Area	10,032 GSF	7,680 RSF
Price Per SF	\$225.00 / GSF	\$292.97 / RSF
Year Built	1984	
Lot Size	35,718 SF 0.82 AC	
Occupancy	Delivered Vacant	
Power	600amp, 120/208V 3P 4W	
Parking	36-Spaces 4.70/1,000 SF	
Zoning	TC Commercial	
APNs	128-0-012-375 128-0-012-385 128-0-012-395 128-0-012-405	



HIGHLIGHTS

FLEXIBLE INTERIOR SPACE

7,680 SF of flexible interior space thoughtfully configured as two linked or independent suites: a 4,608 SF and a 3,072 SF

USABLE SQUARE FOOTAGE

10,032 gross SF inclusive of a generous 6-foot perimeter overhang, maximizing usable square footage

MEDICAL AND PROFESSIONAL OFFICE

prior use 4,608 SF medical clinic alongside 3,072 SF of executive offices

PARKING LOT

36-space surface parking lot with 2 dedicated ADA-compliant stalls, delivering 4.7/1,000 SF parking ratio

INTEGRATED LANDSCAPED

Garden with designer hardscaping and gated access — ideal for outdoor functions, client entertaining, and pet-friendly use

HEAVY-POWER INFRASTRUCTURE

600A, 120/208V, 3-Phase, 4-Wire — supporting high-demand operations, medical, or tech-intensive users

CEILING HEIGHTS

9-foot finished ceilings and an 11-foot truss height, creating a bright, open, and upscale atmosphere

ENTERPRISE-GRADE FIBER CONNECTIVITY

AT&T Fiber - ensuring high-speed, reliable internet infrastructure for modern business operations

SIX WELL-APPOINTED RESTROOMS

including one premium tiled shower suite — ideal for active commuters and wellness-forward teams

CLEAR-SPAN STRUCTURAL DESIGN (to be verified)

allowing for open, column-free floor plans with exceptional reconfiguration flexibility

EXPANSIVE CONFERENCE ROOM & FULL KITCHEN

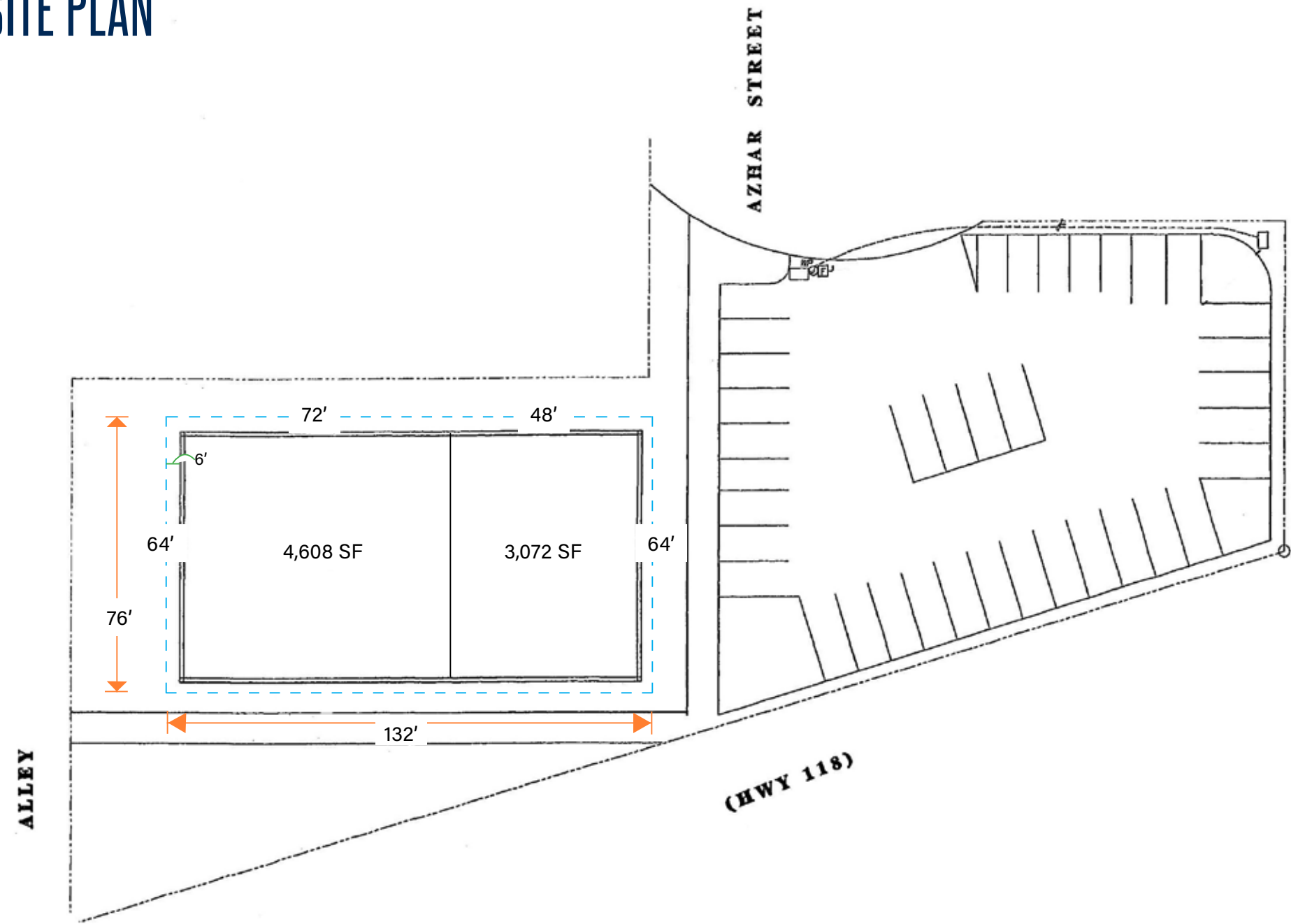
Built for team collaboration, client presentations, and large-group meetings

PERIMETER PRIVATE OFFICES

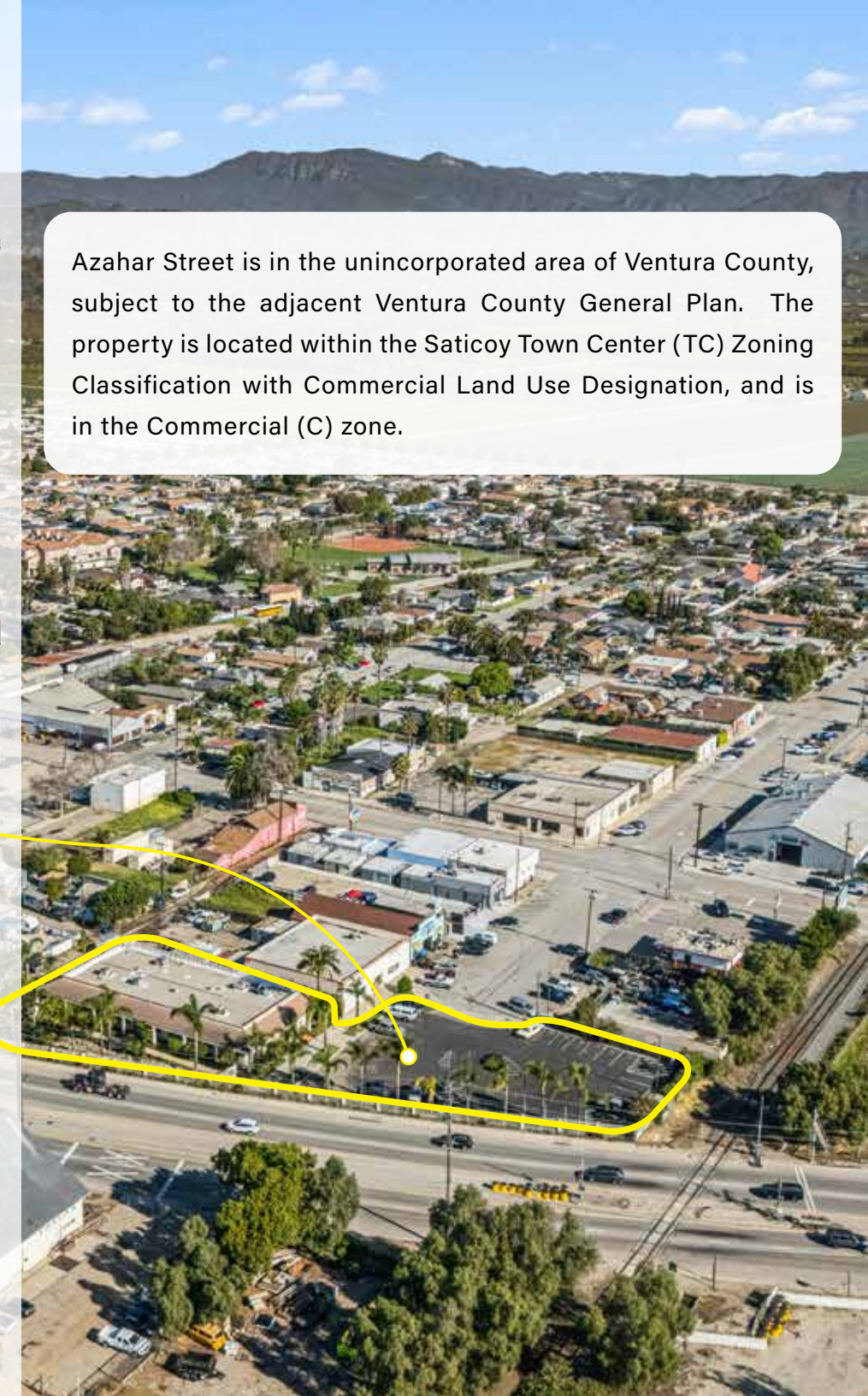
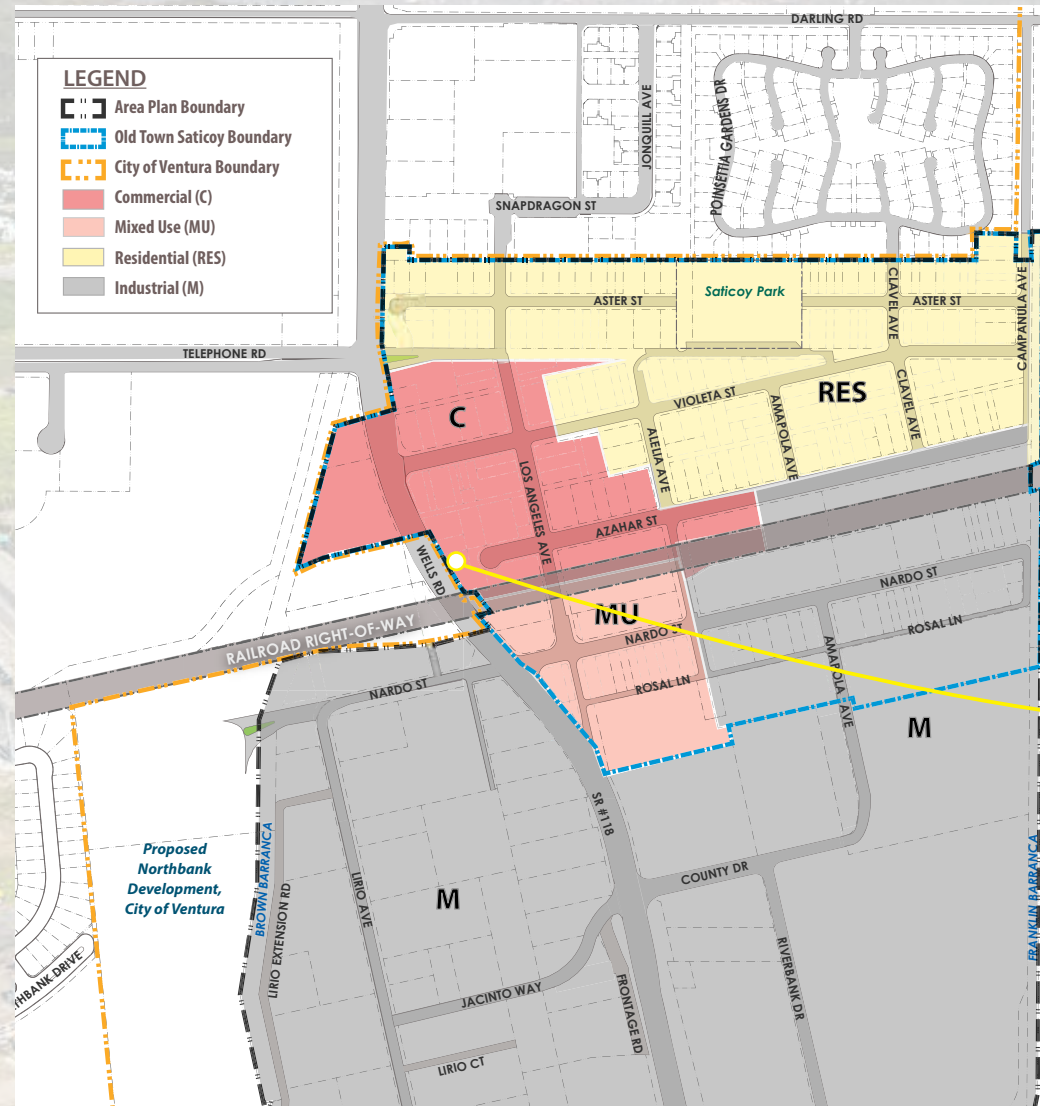
Offering enhanced privacy, acoustic separation, a professional environment for focused work



SITE PLAN



ZONING DETAILS

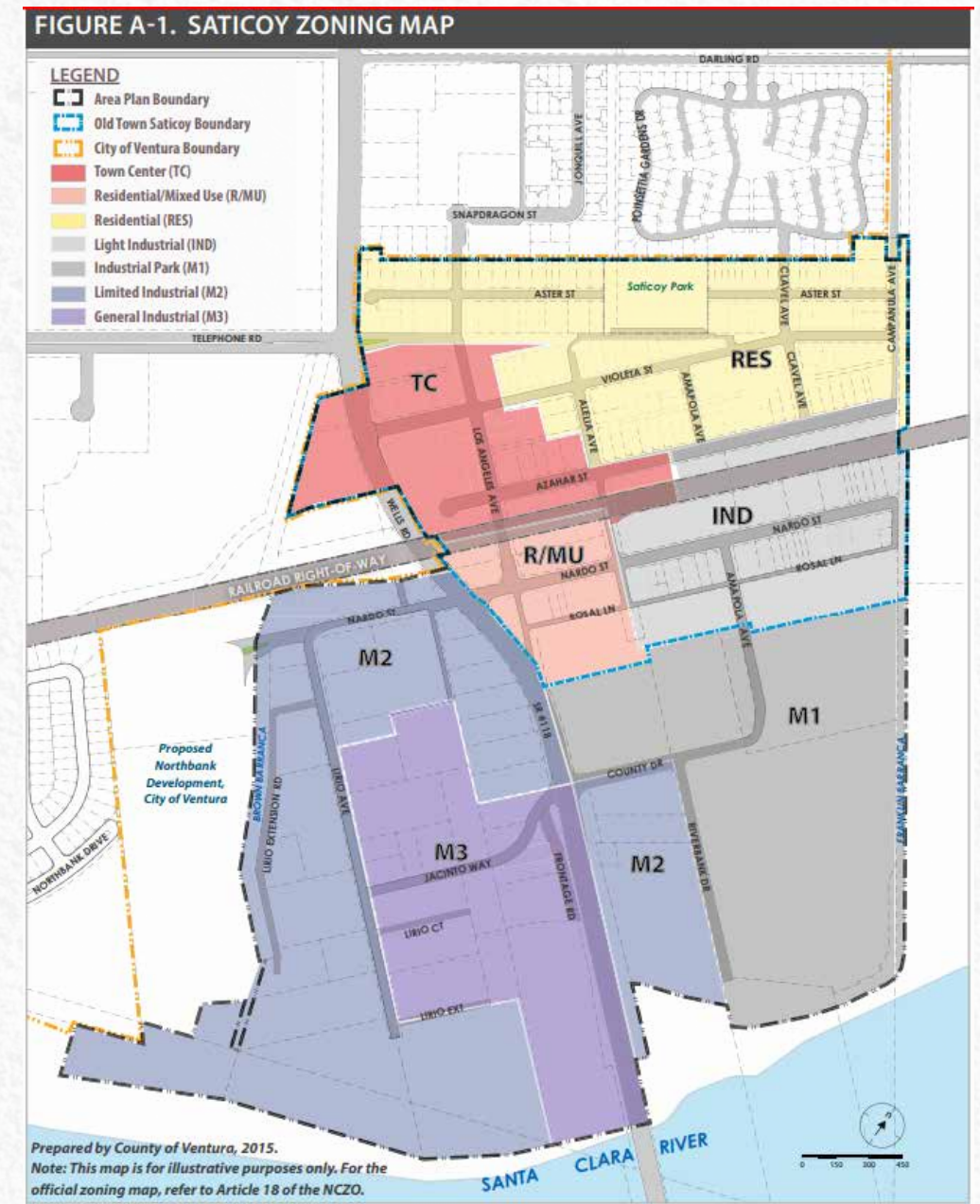


Azahar Street is in the unincorporated area of Ventura County, subject to the adjacent Ventura County General Plan. The property is located within the Saticoy Town Center (TC) Zoning Classification with Commercial Land Use Designation, and is in the Commercial (C) zone.

TOWN CENTER (TC) ZONE:

The Town Center zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront frontages built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or live/work units support an active pedestrian environment.

Permitted uses in TC commercial zone include these and more: Art galleries, museums, assembly uses, Day Care Center, Intermediate Care Facilities (7 or more persons), schools, professional & vocational training, Professional offices, Medical, Dental, Tailor shop, gym, sports club, recording studio, bicycle rental, repair shop, veterinary clinic, etc.





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Ventura Aquatic Center & Community Park

Saticoy Regional Golf Course

Patina Old World Flooring

SUBJECT PROPERTY
11011 Azahar St

Casa Del Rio Mexican Food

118

37,082 VPD

118 37,082 VPD

VIOLETA ST

TELEPHONE RD

CATCH THE Coastal Vibe

Ventura (officially the City of San Buenaventura) is a thriving coastal community located along the US-101 corridor in Ventura County, approximately 60 miles northwest of Los Angeles and 30 miles southeast of Santa Barbara. The city occupies a strategically valuable position in the Southern California coastal economy — offering genuine beach-city character, a stable and growing resident base, and comparatively accessible real estate pricing relative to its neighbors.

Ventura sits within one of the most economically productive coastal corridors in the United States. Bordered by the greater Los Angeles metro to the south and Santa Barbara County to the north, the city benefits from significant spillover demand while maintaining its own distinct identity and employment base.



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Ventura's coastal identity is a core differentiator in the regional market and a primary driver of both resident satisfaction and visitor volume. Unlike many Southern California beach communities, Ventura has retained an authentic, unpretentious character — a quality that resonates strongly with the demographic cohorts fueling discretionary retail and dining growth.

Water & Outdoor Recreation

- Surfing: Multiple world-class surf breaks including Surfers Point, C Street (California Street), and the Rincon (shared with Santa Barbara) — a legendary point break drawing surfers internationally
- Paddleboarding & kayaking from Ventura Harbor with Channel Islands day trips
- Sport fishing, whale watching, and harbor cruises departing year-round
- Ventura River Parkway — multi-use trail connecting coast to inland foothills
- Emma Wood State Beach, Surfers Point Park, and Promenade Park for beachgoers
- Los Padres National Forest — hiking, camping, and trail running access within 30 minutes

Ojai Valley & Inland Connection

Ventura serves as the gateway city to the Ojai Valley, a nationally recognized wellness and arts destination located 15 miles inland. The Highway 33 corridor connecting Ventura and Ojai draws significant traffic and is associated with a demographic profile that over-indexes on food, wellness, outdoor recreation, and experiential spending — a quality tenant base for operators along this route and in the downtown core.

Culinary & Nightlife

Ventura's food and beverage scene has matured substantially over the past decade. Main Street hosts a diverse mix of chef-driven independent restaurants, craft breweries (Topa Topa Brewing, Surf Brewery), wine bars, and farm-to-table concepts supported by proximity to the fertile Ventura and Ojai agricultural valleys. The city maintains a strong brunch and weekend dining culture that draws visitors from throughout the region.

Arts & Events

- Majestic Ventura Theater — historic concert venue hosting national touring acts
- Ventura Music Festival — annual multi-venue classical and jazz event
- Ventura County Fair — 100,000+ attendees over 12 days each August
- Ventura Art Walk — monthly downtown gallery walk
- Wavefest and other surf/beach festivals driving summer peak activity
- Farmers markets (Wednesday downtown, Saturday harbor) drawing consistent weekly foot traffic

MARKET OVERVIEW

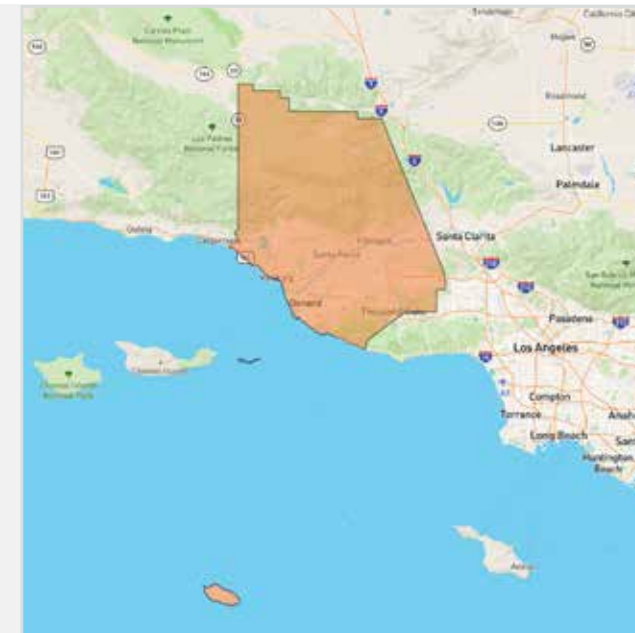
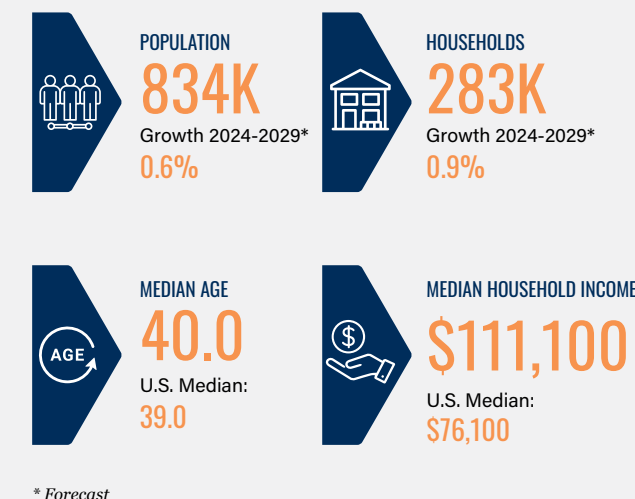
INFRASTRUCTURE, ACCESS & TRANSPORTATION

Ventura is exceptionally well-served by regional transportation infrastructure, enhancing its commercial viability for both tenants and customers across all asset classes.

- US Highway 101 — primary north-south arterial, with four Ventura exits providing excellent freeway visibility and access for retail and commercial properties
- Amtrak Pacific Surfliner — daily rail service connecting Ventura to Los Angeles (Union Station, ~90 min), San Diego, and Santa Barbara; Ventura station is adjacent to the downtown core
- Metrolink Ventura County Line — commuter rail connecting Ventura to the San Fernando Valley and Union Station
- Ventura County Transportation Commission (VCTC) — regional bus and dial-a-ride network
- Proximity to Los Angeles International Airport (LAX) — approx. 65 miles; Santa Barbara Airport (SBA) — approx. 35 miles
- Port of Hueneme (8 miles south) — only deep-water commercial port between Los Angeles and San Francisco, supporting import/export and logistics operators



QUICK FACTS



METRO HIGHLIGHTS



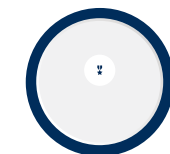
SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College uphold a talented labor pool.



101 TECH CORRIDOR

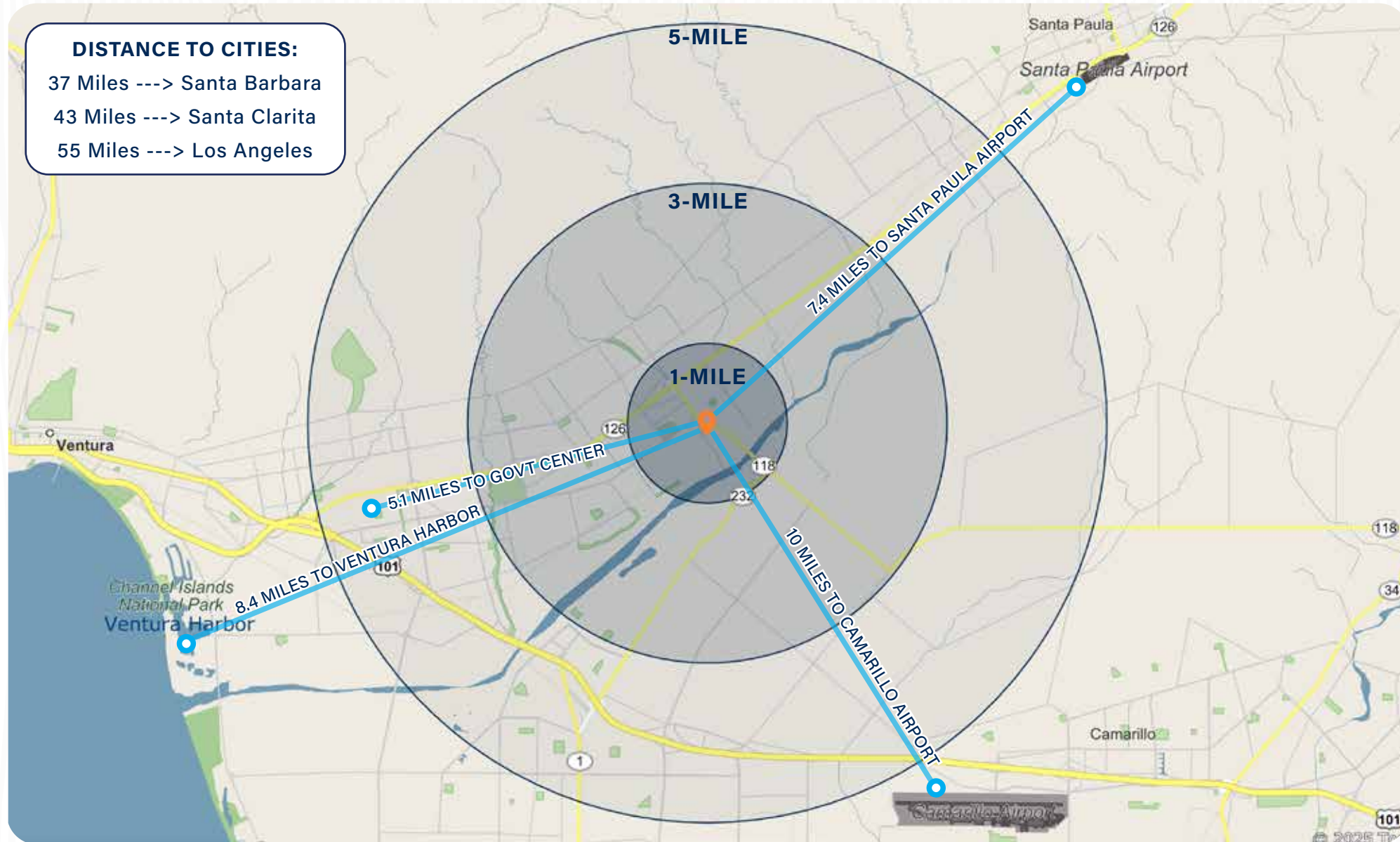
The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotech, health care, telecommunications and clean energy firms.



NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as defense contractors serving the base. More than 19,000 people are employed at the base.

DEMOGRAPHIC RADIUS



DEMOGRAPHIC DETAILS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	11,053	43,385	129,860
2025 Estimate			
Total Population	10,928	42,967	128,836
2020 Census			
Total Population	11,008	42,893	129,272
2010 Census			
Total Population	8,921	38,386	119,842
Daytime Population			
2025 Estimate	6,138	26,075	112,710
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,945	15,148	44,504
2025 Estimate			
Total Households	3,904	14,954	43,970
Average (Mean) Household Size	2.8	2.8	2.9
2020 Census			
Total Households	3,831	14,593	42,962
2010 Census			
Total Households	3,174	13,113	39,092
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	13.5%	19.6%	16.5%
\$150,000-\$199,999	14.2%	14.5%	12.9%
\$100,000-\$149,999	24.2%	24.9%	23.7%
\$75,000-\$99,999	12.9%	12.4%	12.8%
\$50,000-\$74,999	11.8%	10.8%	12.2%
\$35,000-\$49,999	8.5%	6.5%	8.2%
\$25,000-\$34,999	5.2%	3.5%	4.8%
\$15,000-\$24,999	4.2%	3.1%	3.5%
Under \$15,000	5.4%	4.6%	5.2%
Average Household Income	\$125,415	\$143,387	\$130,617
Median Household Income	\$102,877	\$121,786	\$109,600
Per Capita Income	\$44,908	\$50,860	\$45,064

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	10,928	42,967	128,836
Under 20	23.7%	23.5%	24.2%
20 to 34 Years	20.0%	18.7%	20.8%
35 to 49 Years	19.5%	19.3%	19.6%
50 to 59 Years	12.7%	12.9%	12.3%
60 to 64 Years	6.0%	6.8%	6.2%
65 to 69 Years	5.4%	5.9%	5.4%
70 to 74 Years	4.5%	4.9%	4.3%
Age 75+	8.2%	8.0%	7.2%
Median Age	39.0	41.0	39.0
Population by Gender			
2025 Estimate Total Population	10,928	42,967	128,836
Male Population	49.2%	49.0%	49.3%
Female Population	50.8%	51.0%	50.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	27.0	27.0



DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 128,836. The population has changed by 7.50 percent since 2010. It is estimated that the population in your area will be 129,860 five years from now, which represents a change of 0.8 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,640 people per square mile.



HOUSEHOLDS

There are currently 43,970 households in your selected geography. The number of households has changed by 12.48 percent since 2010. It is estimated that the number of households in your area will be 44,504 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$109,600, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 66.41 percent since 2010. It is estimated that the median household income in your area will be \$127,605 five years from now, which represents a change of 16.4 percent from the current year.

The current year per capita income in your area is \$45,064, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$130,617, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 64,488 people in your selected area were employed. The 2010 Census revealed that 59.6 percent of employees are in white-collar occupations in this geography, and 19.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$725,822 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 24,100.00 owner-occupied housing units and 14,989.00 renter-occupied housing units in your area.



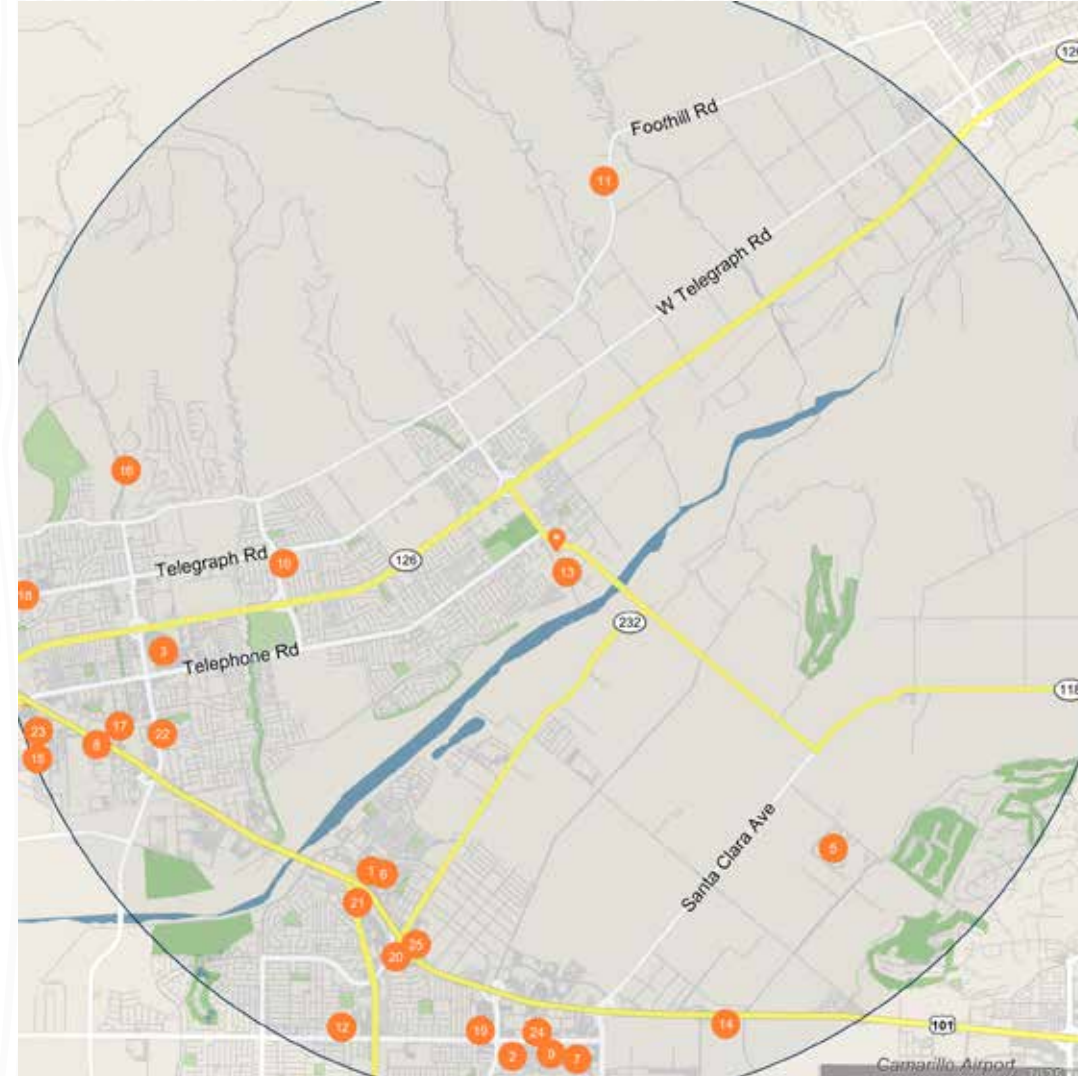
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.2 percent in the selected area compared with the 19.6 percent in the U.S.

MAJOR AREA EMPLOYERS



Major Employers

	Employees	
1	Lawyers Title Insurance Corp-	2,039
2	Dignity Health-St Johns Regional Medical Ctr	1,900
3	County of Ventura-	1,500
4	Aerotek Inc-	1,439
5	Juvenile Justice Division Cal-Ventura Yuth Crrctional Fclty	897
6	Yard House Restaurants LLC-	532
7	N S C Channel Islands Inc-HealthSouth	428
8	Team So-Cal Inc-	400
9	Workrite Uniform Company Inc-	385
10	Smart Stores Operations LLC-	322
11	Briggs School District-Olivelands Elementary School	315
12	United States Postal Service-US Post Office	312
13	MCM Harvesters Inc-	300
14	Santa Rosa Berry Farms LLC-	300
15	Livingston Mem Vna Hlth Corp-LIVINGSTON MEMORIAL VISITING N	292
16	Dreamworks Inc-Dreamsaesthetic	270
17	Victoria Vntura Healthcare LLC-Victoria Care Center	262
18	Ventura Cnty Cmnty College Dst-	252
19	Walmart Inc-Walmart	233
20	AGIA Inc-Agia Affinity	231
21	Boot Barn Holdings Inc-	226
22	Mhh Holdings Inc-	217
23	Taft Electric Company-	209
24	Mgr Design International Inc-	200
25	Child Dev Rsrces of Vntura CNT-C D R	200



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