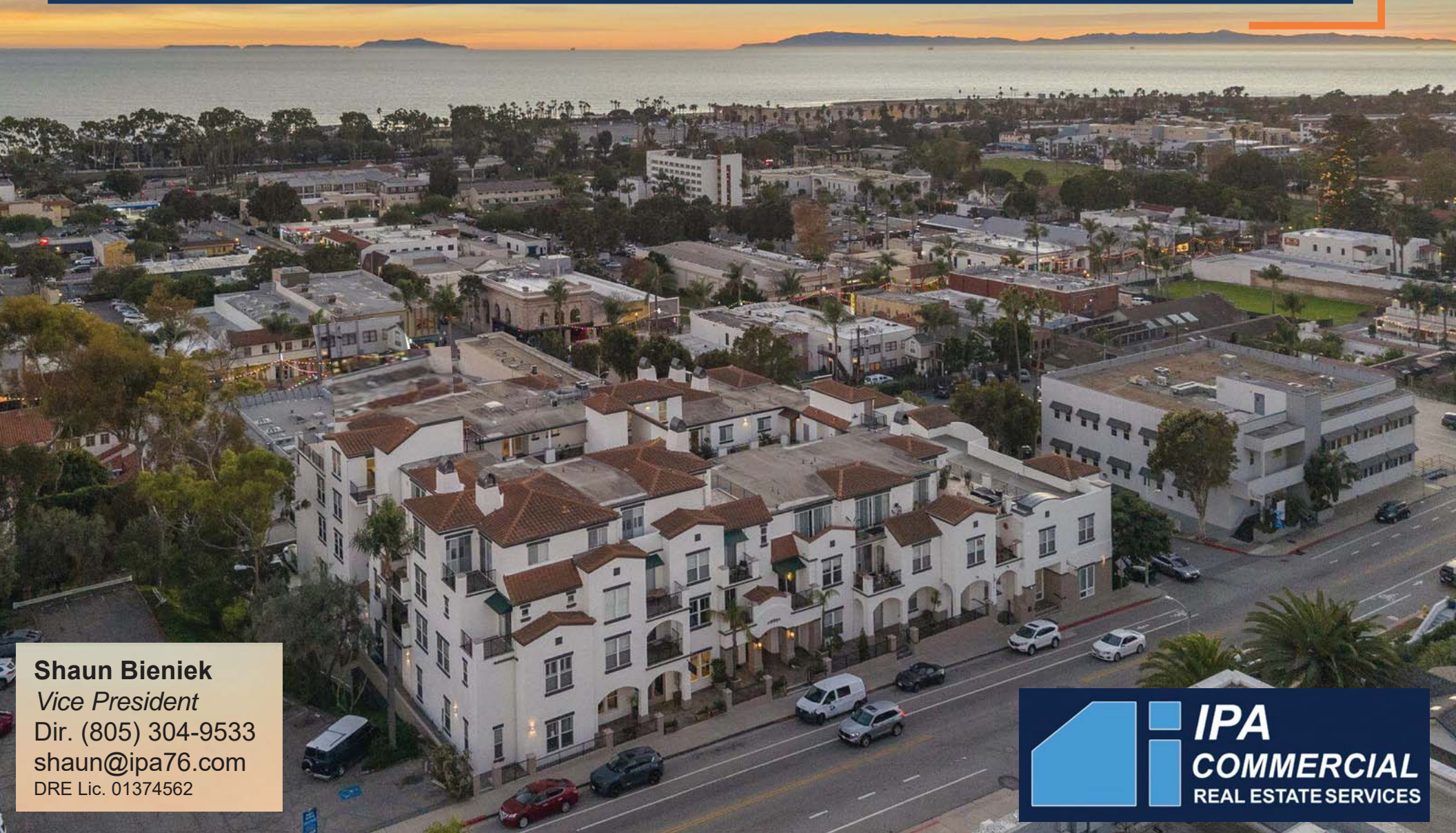


OFFERING MEMORANDUM

428 POLI STREET, UNIT 2D, VENTURA CA 93002

1,213 SF | COMMERCIAL CONDOMINIUM FOR SALE



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SECTION 1

EXECUTIVE SUMMARY

428 Poli St., Unit 2D

This is a rare and exclusive opportunity to own a premier downtown commercial property that has never before been offered for sale to the public. Welcome to the Poli-Oak Pavilion the best coastal California has to offer within Downtown Ventura!

With approximately **1,213 sq. ft.** of first floor commercial space, this space blends coastal charm with modern comfort and convenience. Situated directly across from City Hall this unit includes 2 parking stalls located within the building's gated parking structure - an amenity almost unheard of in downtown living.

Inside, the unit features an open layout with two generous light filled primary work spaces, a support office, break area, work room with storage and its own private restroom. Or you can update and create your own space.

This location features the scenic Ventura Botanical Gardens, where panoramic ocean views and lush landscapes await around every turn of the trail. Strolling distance to the pedestrian friendly Main Street, with unique variety of dining, shopping, and entertainment options that cater to every taste. Or a leisurely walk to the beach to soak in the spectacular coastal scenery and magical sunsets over the Channel Islands.

This unit looks out at Ventura's iconic City Hall and palm tree lined street. The Poli-Oak Pavilion is known for its exceptional security, and gated underground parking. Work in the heart of Ventura's vibrant coastal community, just minutes to the beach, hiking trails, and endless culinary and shopping destinations. Conveniently located 15 miles to Ojai, 27 miles to Santa Barbara and 68 miles to Los Angeles.

Benefit from the upside of long-term commercial real estate appreciation. This is a rare chance to purchase a smaller single tenant commercial unit in the greater Ventura County area.

PROPERTY HIGHLIGHTS



- Modern Building Design
- Single-Tenant Configuration
 - Desirable Size Unit



West Ventura County Location



Close Proximity to the beach



Priced below replacement cost!

OFFERING SUMMARY



\$394,000
Sale Price
HOA Dues \$665.01



\$325.00
Price PSF



Approx 6% Cap Rate



NET INVESTMENT

SECTION 2

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

ADDRESS	428 Poli Street, Unit 2D, Ventura, CA 93002
DESCRIPTION	Commercial Condo Unit
BUILDING AREA	Total Unit Size 1,213 SF
GROSS LAND AREA	Part of a Larger Development
APN	073-0-360-095
YEAR BUILT PARKING	2003 (Renovated 2017)
PARKING	2 parking stalls within gated structure
GRADE LEVEL	Street Level - Poli Street
CEILING HEIGHT	Aprox. 9'
ZONING	"T6.1" Urban Core
CONSTRUCTION TYPE	Wood Frame and Stucco
RESTROOM ELECTRIC	Private within Unit
ELECTRIAL SERVICE	Southern California Edison
WATER SERVICE	City of Ventura



428 POLI STREET, Unit 2D



SECTION 4

UNIT 2D FLOORPLAN

