

# FOR SALE

14,748 SF RELIGIOUS FACILITY WITH 147 PARKING SPOTS, OR  
1.91-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



**10400 HENDERSON ROAD**  
VENTURA, CA 93004

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# THE OFFERING

## OPPORTUNITY OVERVIEW

Built in 1987, this 14,748 SF Single-Story Religious Facility has 147 parking spaces (10:1,000 SF). The chapel has a seating capacity of 184 persons and the connected “Cultural Hall” (Gymnasium/Performance Stage) offers significant expansion seating capacity. The building features numerous large meeting rooms, classrooms and a serving kitchen.

Comprised of one (1) legal parcel, the site is zoned R-1-6 “Single-Family Zone” which allows up to 7.27 dwelling units per acre.

## PROPERTY DETAILS

- ✓ Single-Story Religious Facility with Large Chapel
- ✓ Chapel Seating Capacity is 184 Persons
- ✓ Expanded Seating Capacity in Attached Cultural Hall (Gymnasium)
- ✓ Numerous Meeting Rooms/ Classrooms, Serving Kitchen, 2 Restrooms
- ✓ 147 On-Site Parking Spaces (10:1,000 SF)
- ✓ Built in 1987
- ✓ Zoned R-1-6 for Residential In-Fill Development Opportunity
- ✓ 4.4 Miles from 101 Frwy
- ✓ Est. Average HH Income: \$134,675 (2025 3-Mile Radius)



Google Earth

# PROPERTY HIGHLIGHTS

## APN

089-0-032-085

## SITE SIZE

1.91 Acres

## STREET FRONTAGE

White Oak Avenue – 250'

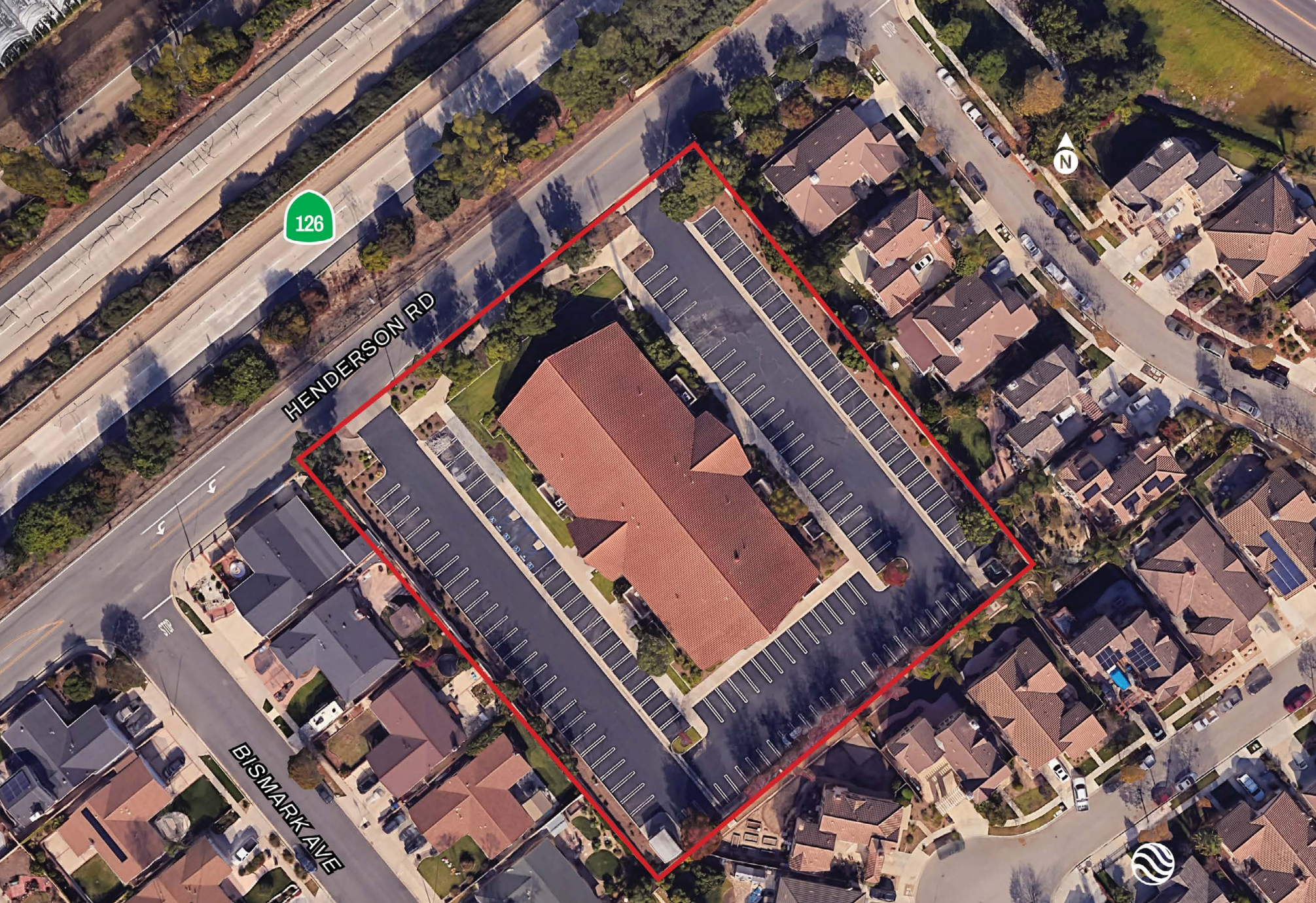
## CURRENT USE

Religious Institution

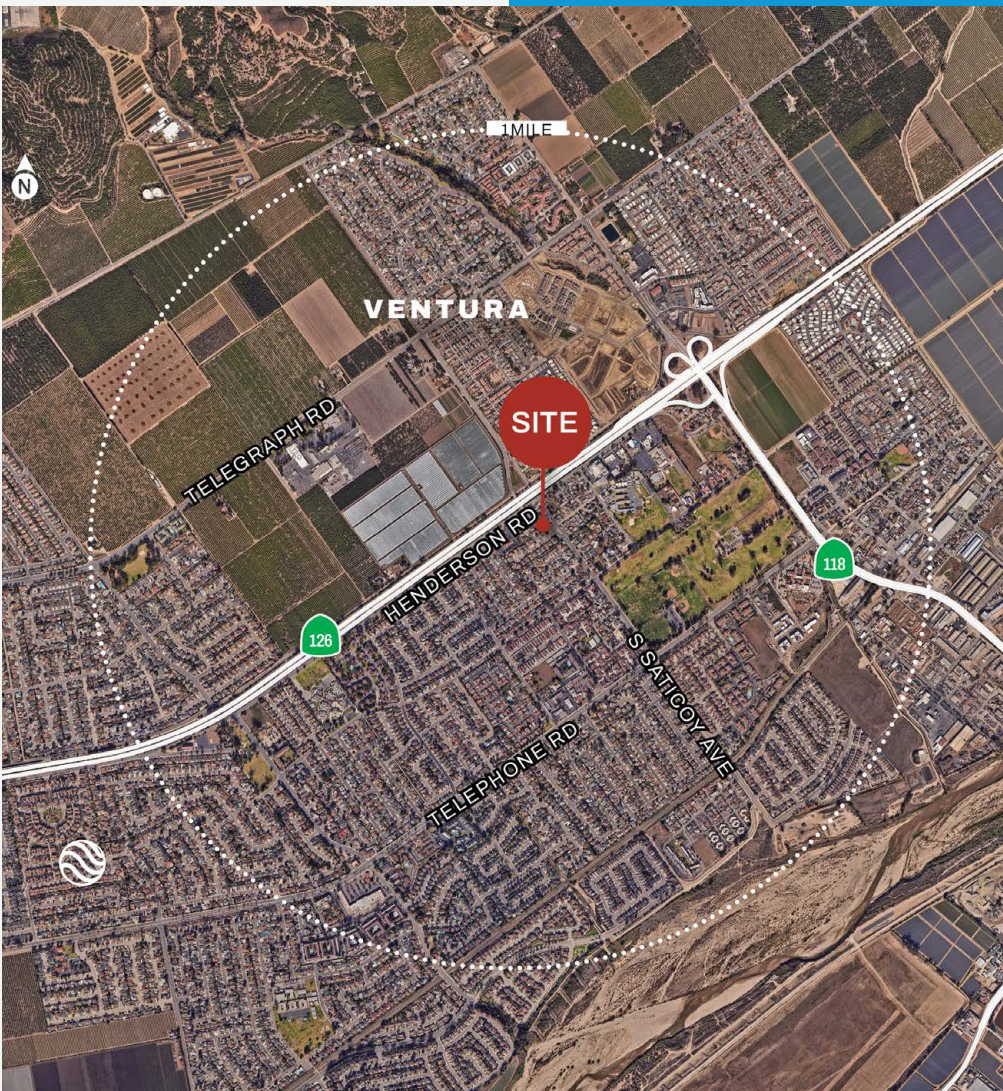
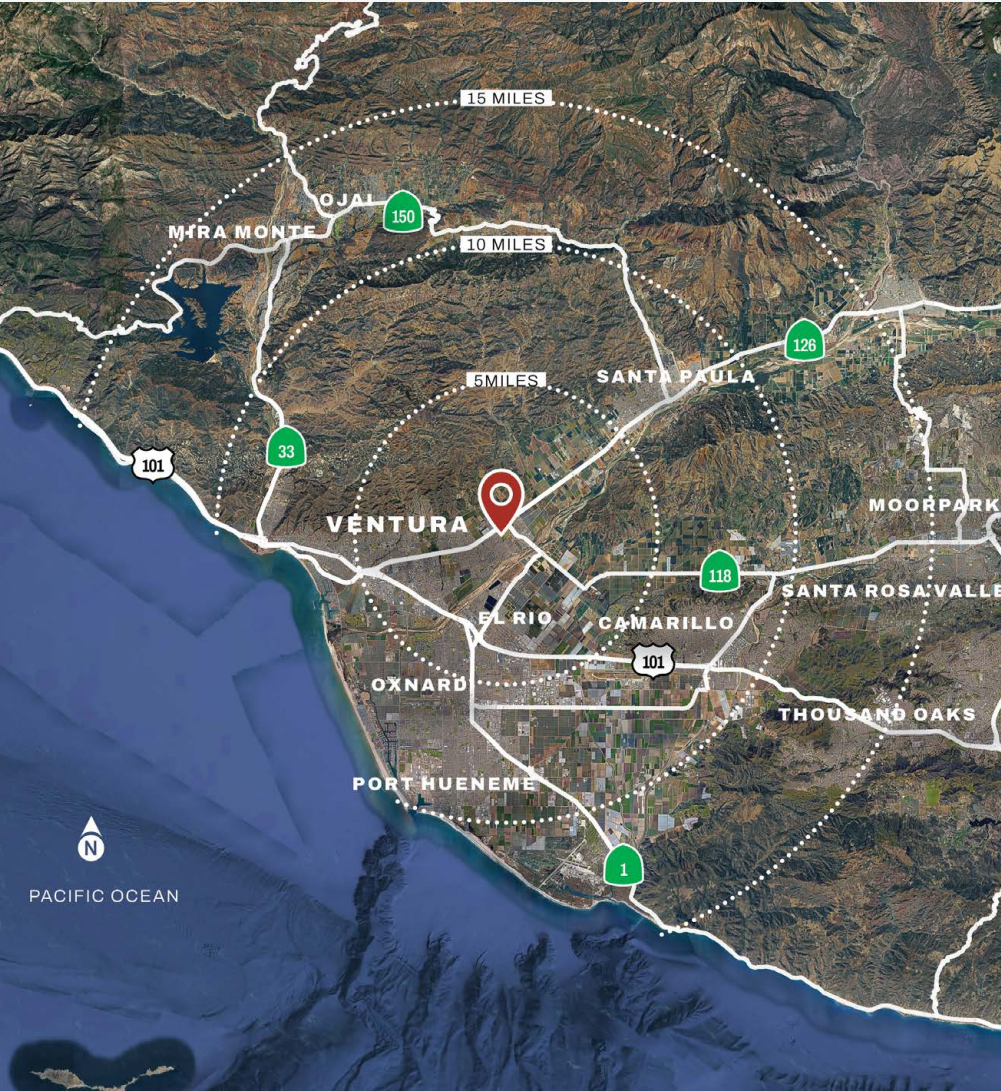
## IMPROVEMENTS

The roof is close to 40 years old and may need to be replaced. Most of the HVAC units are 20 – 30 years old.

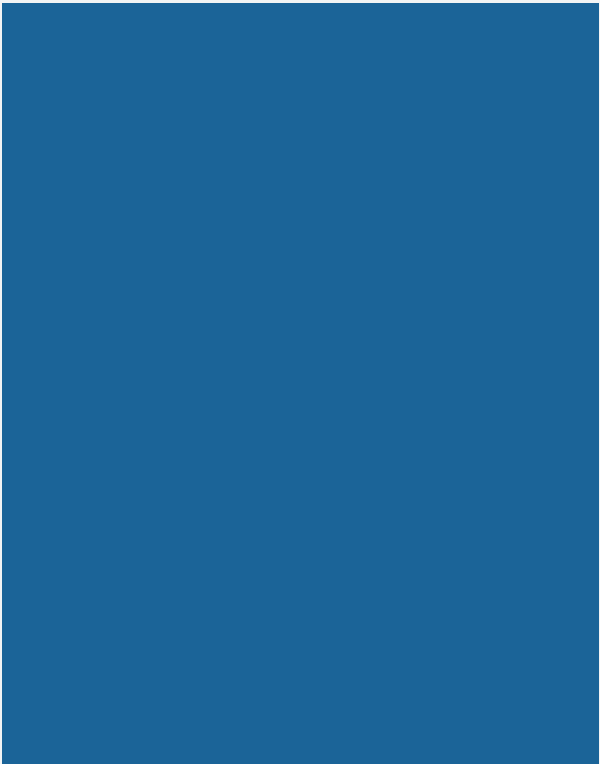




# AREA MAPS





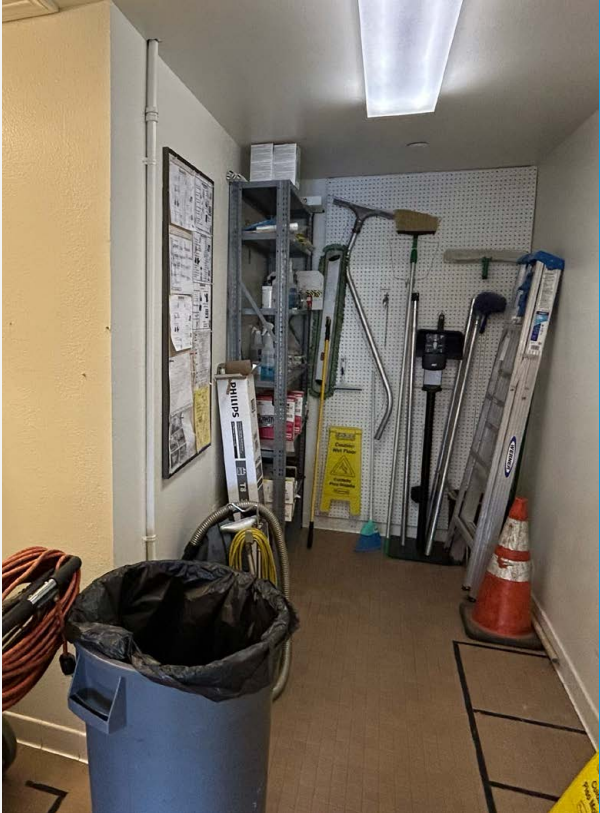




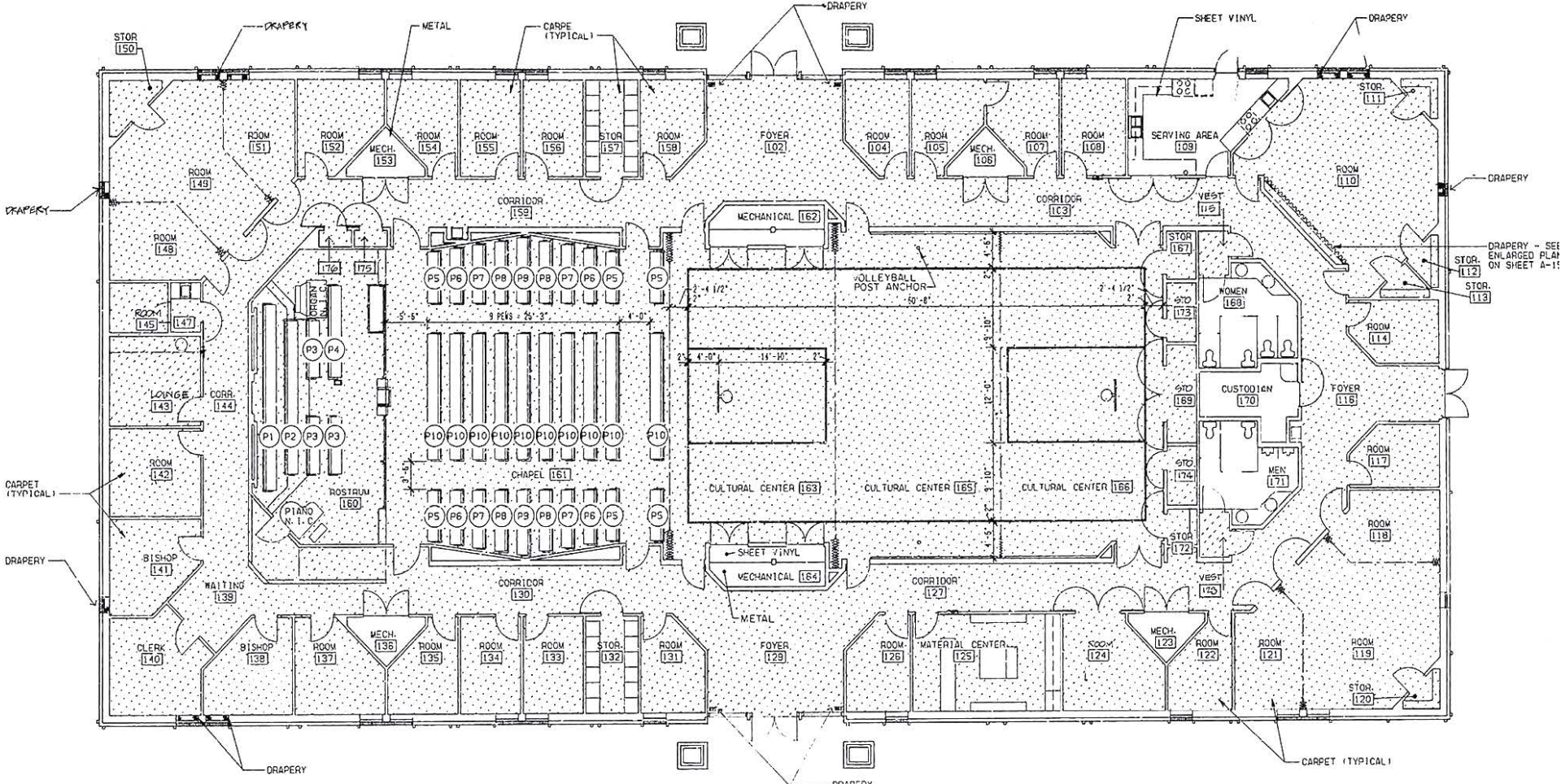








# FLOOR PLAN







COMPRISED OF ONE (1) LEGAL PARCEL, the site is zoned R-1-6 "Single-Family Zone" which allows up to 7.27 dwelling units per acre. A church use (classified as a community meeting use) is permitted in this zone subject to approval of a Use Permit. City records indicate that two Use Permits have been issued for this property that allow for the operation of a church facility. It is Buyer's responsibility to confirm that its proposed use will be allowed by the City of Ventura. The property does not appear to be subject to any overlay zones.

	ALLOWED USES	ALLOWED USES SUBJECT TO A USE PERMIT	DEVELOPMENT STANDARDS
RESIDENTIAL:	<ul style="list-style-type: none"> <li>✓ Family Residential: Mobile Home</li> <li>✓ Family Residential: Single-Family</li> <li>✓ Farm Employee Housing</li> <li>✓ Residential Care</li> </ul>	<ul style="list-style-type: none"> <li>✓ Farm Employee Housing</li> </ul>	<p>MIN LOT AREA/DU: 6,000 SF</p> <p>MIN LOT WIDTH: 60'</p> <p>MAX BUILDING HEIGHT: 30'</p>
GENERAL:	<ul style="list-style-type: none"> <li>✓ Government Services</li> <li>✓ Recreation Services: Public Parks and Playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>✓ Automotive and Accessories: Parking</li> <li>✓ Community Meeting</li> <li>✓ Cultural and Library Services</li> <li>✓ Day Care Centers</li> <li>✓ Education Services: General</li> <li>✓ Group Care</li> <li>✓ Lodging Services: Bed and Breakfast Inns</li> <li>✓ Nursery Sales</li> <li>✓ Safety Services</li> <li>✓ Utility or Equipment Substations</li> <li>✓ Wireless Telecommunications Facilities: Major</li> </ul>	<p>MAX # OF STORIES: 2.5</p> <p>FRONT SETBACK: 20% of lot depth up to 25'</p> <p>SIDE SETBACK: 3'-10' depending on lot location</p> <p>REAR SETBACK: 25% of lot depth up to 25'</p>

# DEMOGRAPHICS

## 11022 RIVERSIDE DR

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Population (2025)	18,789	74,277	150,693
Projected Population (2030)	18,373	72,847	148,013
Census Population (2020)	18,849	73,910	151,230
Projected Annual Growth (2025-2030)	-0.4%	-0.4%	-0.4%
Estimated Population Density PSM (2025)	5,984	2,628	1,920
Trade Area Size (Sq Mi)	3.1	28.3	78.5
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	6,822	26,697	50,995
Projected Households (2030)	6,868	26,850	51,082
Census Households (2020)	6,864	26,361	50,587
Census Households (2010)	6,500	23,579	46,355
Projected Annual Growth (2025-2030)	0.1%	0.1%	87
Historical Annual Change (2010-2025)	0.3%	0.9%	0.7%
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average Household Income (2025)	\$139,108	\$134,675	\$134,534
Projected Average Household Income (2030)	\$139,164	\$135,025	\$134,821
Projected Annual Change (2025-2030)	\$56	\$350	\$287
Historical Annual Change (2000-2025)	3.9%	3.8%	4.2%



# LOCATION OVERVIEW

**VENTURA (OFFICIALLY SAN BUENAVENTURA) OFFERS** a rare blend of relaxed beach-town charm, vibrant culture and everyday convenience. Located just 60 miles northwest of Los Angeles and 30 miles south of Santa Barbara, Ventura is renowned for its welcoming community, natural beauty, and exceptional quality of life. Positioned along the U.S. 101 corridor, Ventura offers easy access to major employment hubs in Santa Barbara, Oxnard and Los Angeles. Its location provides a more relaxed alternative to larger metropolitan areas while maintaining strong connectivity for commuting, business and travel.

Ventura is a full-service municipality serving 109,000 residents within the 32 square mile city limits. Over 700 staff members focus on delivering key services to its businesses, residents and visitors to ensure Ventura remains a fiscally stable, economically vibrant, safe, clean and desirable community. Ventura's demographic profile reflects a stable, educated, and diverse coastal community with strong incomes and a balanced age mix. It is home to a diverse mix of more than 12,000 businesses and a robust workforce of more than 53,000.

The Washington Post (August 2015) called Ventura County "the absolute most desirable place to live in America" based on the USDA's natural amenities index ranking of every US county by scenery and climate. Sunset Magazine's (February 2017) article on the "20 best value towns in the West" named Ventura the Southern California winner as the best city to live in and called our community the "Off-ramp to paradise."

## CITY CONTACT INFORMATION

### City Hall

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501 Poli Street, Ventura, CA 93001

### Community Development

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501 Poli Street, Room 117

### Planning

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Room 117

#### Manager

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