



PROPERTY DESCRIPTION

Discover a rare, highly versatile investment in the absolute heart of Ojai. Located just steps from the village's iconic boutiques, world-class galleries, and premier wellness destinations, this exceptional multi-unit property offers unmatched foot traffic and walkability.

Village Mixed-Use Zoning: Maximum flexibility for residential, commercial, or live/work configurations.

Diverse Utility: Ideal for creative studios, wellness practices, income properties, or boutique storefronts.

Perfectly tailored for investors, entrepreneurs, or owner-users wanting immediate access to Ojai's vibrant community.

Secure your place in one of Ojai's most desirable, walkable, and culturally rich locations.

Three Buildings: Current Usage is a Yoga and Pilates Studio

Main Frontage Building: 1492 sq ft | Rear Studio: 418 sq ft | Rear Office: 254 sq ft | Large Lot with plenty of parking and Event Space: 17,424 sq ft

JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

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CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	3
Lot Size:	17,424 SF
Building Size:	2,164 SF

CONTACT INFORMATION

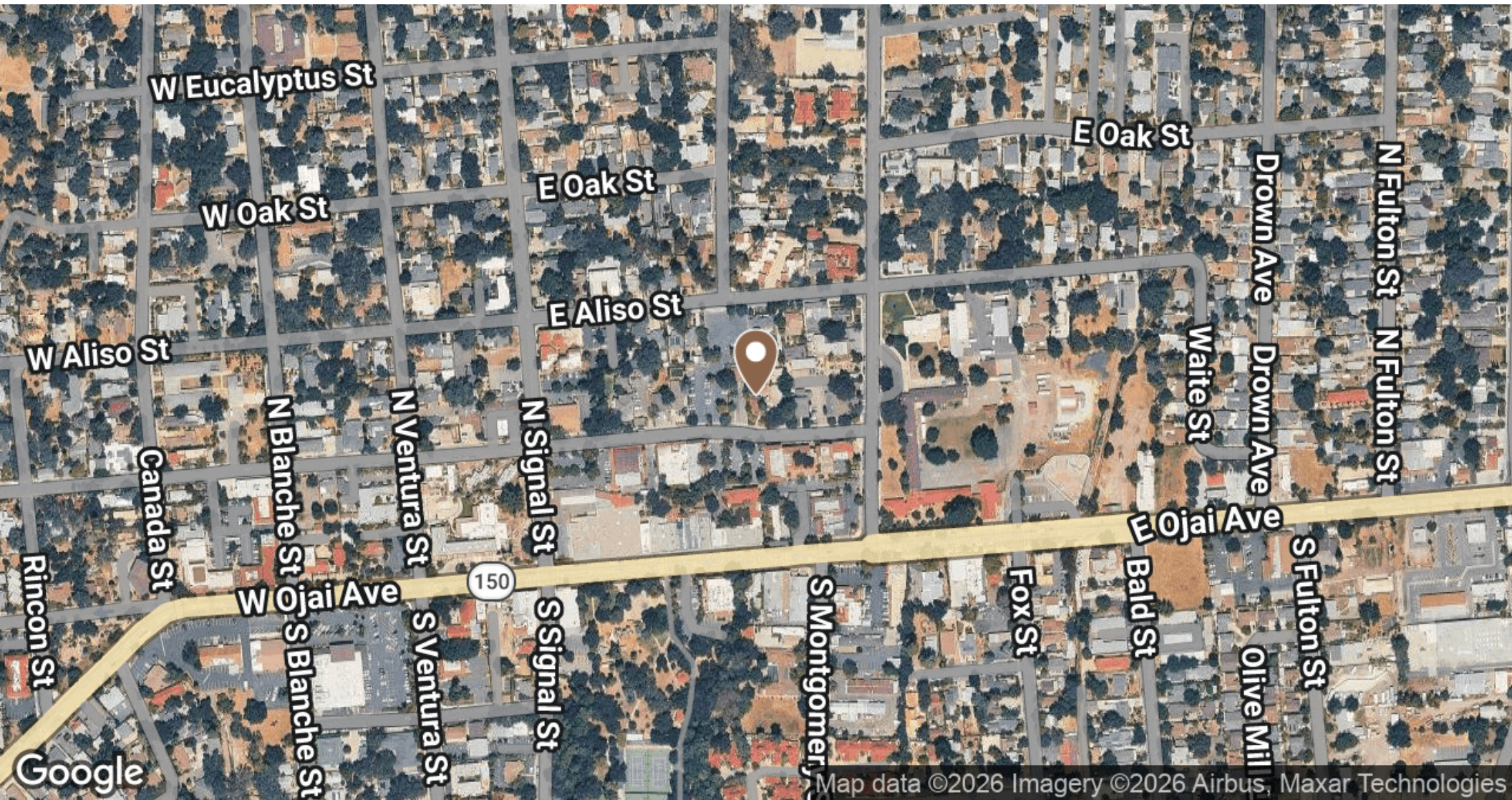
DO NOT call or disturb the occupants. Please contact listing agents for more information:

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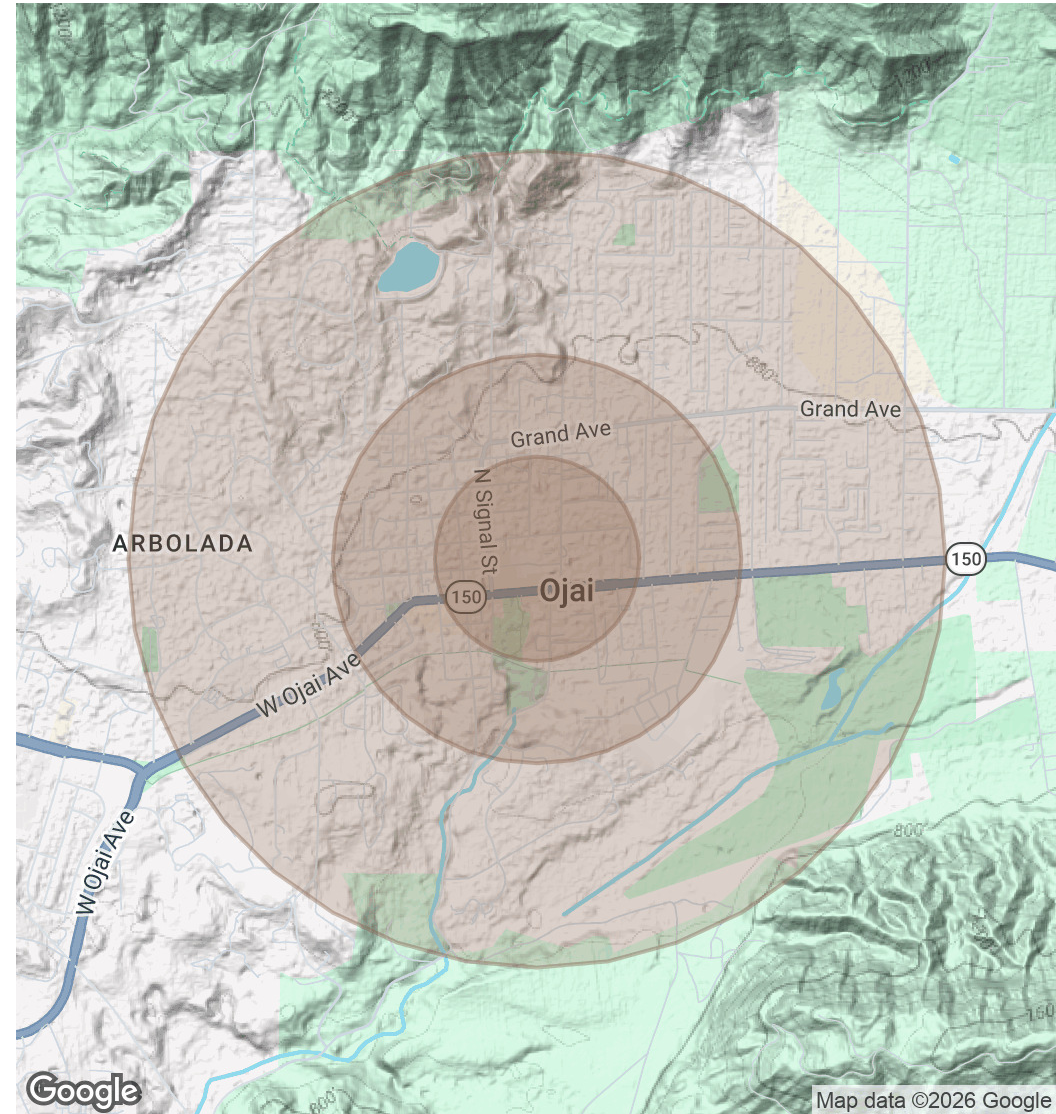
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	820	1,982	4,570
Average Age	42.1	44.6	47.6
Average Age (Male)	42.4	47.6	51.4
Average Age (Female)	40.2	42.8	46.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	343	817	1,863
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$106,250	\$117,743	\$137,565
Average House Value	\$808,842	\$962,577	\$1,102,923

2023 American Community Survey (ACS)



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