

ANTIQUES

VENTURA
Antique
MARKET

457

Owner User Opportunity
457 East Thompson Boulevard | Ventura, CA

Exclusively Listed by

Christopher Parrino - Commercial Investment Advisor |
(619) 308-6860 | Christopher.Parrino@KWcommercial.com

KW Commercial - Global
1221 South MoPac Expressway
Austin, TX 78746

Each Office is Independently Owned and Operated

Table of Contents



457 E Thompson St Overview	3
Exterior	4
Ventura. Where Business and Lifestyle Align	7
Mere Steps From the Beach	8
Sale of Comparable Properties	9
Regional Map	12
Aerial Map: Shows Both Parking Lots	13
Business Map	14
Demographics	15
Disclaimer	16

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

APN:	073-0-125-090
Price:	\$1,795,000
Building SF:	4,000
Price / SF:	\$448.75
Lot Size:	6,969 SF
Signage:	Front and Side of Building
Frontage:	60 SF
Year Built:	1937
Clear Height:	12

Property Highlights

- Delivered vacant: Immediate control for an owner-user to occupy, design, and operate without lease constraints.
- 4,000 SF freestanding building with open floor plan, no shared walls, and concrete subfloor. Flexible layout supports multiple uses without structural modification.
- Authentic 1937 character with Art Deco-style frontage, exposed brick, and wood beam ceilings create a distinctive environment that enhances brand identity and customer experience.
- T6.1 zoning allows a wide range of commercial uses. Versatility to operate, adapt, or reposition over time without major entitlement risk.
- Downtown location with ~19,300 CPD, 60' frontage, Walk Score 91, and close proximity to US-101, providing strong visibility, access, and customer reach.
- On-site parking and nearby public lots offer a "park once" environment, allowing employees and clients to access the property and surrounding amenities on foot.

Property Overview

457 E Thompson Blvd is a 4,000 SF freestanding commercial building on a 6,969 SF parcel located in Downtown Ventura, positioned between S California Street and S Oak Street. The property will be delivered vacant at closing, providing an owner-user with immediate control to occupy, reposition, or tailor the space to their business.

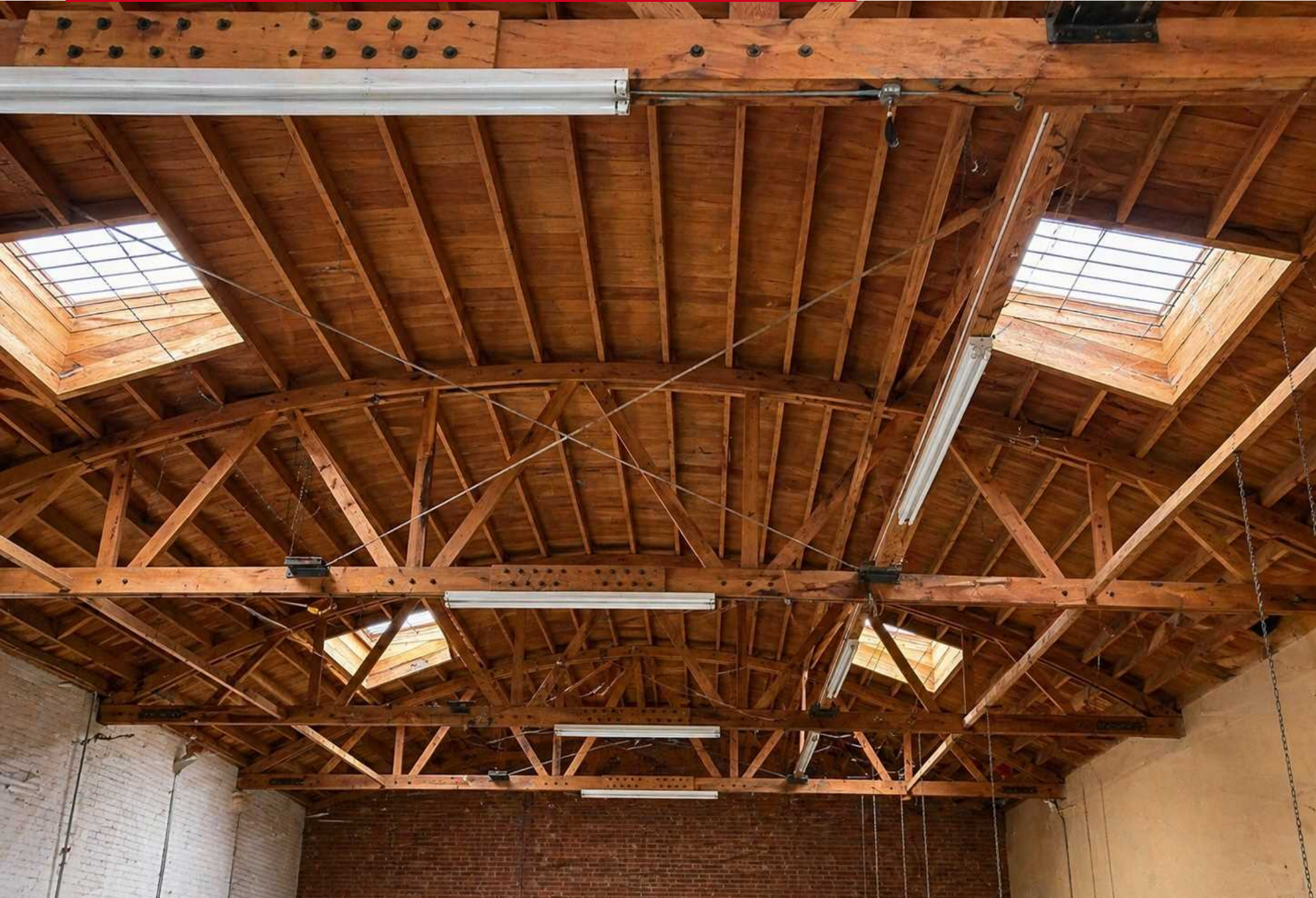
Built in 1937, the property reflects the character that defines Downtown Ventura's historic core. The front façade presents a classic Art Deco-style presence, while the rear of the building features exposed brick detailing. Inside, the space is defined by a warm, authentic aesthetic, highlighted by exposed wood ceilings and prominent cross beams that create a distinctive architectural identity difficult to replicate in newer construction.

The building offers a single-story, open floor plan with a concrete subfloor and no shared walls, allowing for efficient layout planning across a wide range of uses including retail, office, medical, showroom, fitness, or service-oriented businesses. The structure supports customization without requiring major structural modification.

With 6 on-site parking spaces on the east side of the building, the property is supplemented by over 80 public parking spaces in the lots directly behind the property and across S Oak St. This setup allows a "park once" environment, where customers and employees can access multiple destinations on foot.







Renderings (conceptual)

APPOINTMENT ONLY
Do Not Disturb Tenant





Ventura occupies a rare position along the Southern California coast, where a defined downtown core, limited commercial inventory, and a strong sense of place come together to create an environment that is both economically durable and personally rewarding. Unlike markets that rely on projected growth or future redevelopment narratives, Downtown Ventura is already established as a walkable, mixed-use district that functions as the city's commercial and cultural center, drawing consistent daily activity from residents, visitors, and professionals alike.

For an owner-user, you are not stepping into a concept or a transition phase, but rather into a location that has already proven its ability to support local business, generate foot traffic, and sustain long-term relevance. The combination of constrained supply and ongoing demand for functional commercial spaces reinforces a simple but powerful dynamic: well-located buildings in this market are not easily replaced, create a high barrier to entry, and provide operational stability and long-term positioning.

Ventura's downtown is designed for movement and interaction, with a Walk Score of 91 reflecting a true pedestrian environment where customers, employees, and clients engage with the area on foot, often visiting multiple destinations in a single trip. This creates a level of organic visibility and accessibility that is difficult to replicate in more auto-dependent markets, and it allows businesses to benefit not just from their specific location, but from the broader ecosystem that surrounds them.

At the same time, Ventura offers something that increasingly functions as a strategic advantage: quality of life. The city's coastal setting, combined with its active downtown and accessible public spaces, creates an environment where people genuinely want to spend time, and that preference directly influences both customer behavior and employee satisfaction. The Downtown Specific Plan reinforces this by prioritizing Ventura's role as the city's "authentic heart," ensuring that the area continues to support a diverse mix of uses while maintaining its character and appeal.

For an owner-user, this alignment between business environment and lifestyle is where Ventura separates itself. Instead of choosing between controlling your real estate and positioning your business in a location that attracts consistent activity, you can do both, while also operating in a setting that supports long-term retention of employees, stronger client relationships, and a more enjoyable daily experience. And that ultimately is what defines the opportunity here. You are not simply acquiring a building, but establishing a presence in a location that supports both the growth of your business and the quality of your day-to-day life, where the rhythm of work and the appeal of the surroundings reinforce each other rather than compete.

At the end of the day, this is one of the few places where you can close your office, step outside, and within a few steps find yourself walking along the Pacific, with the kind of setting that most people plan trips around, and you simply call it part of your routine. The question becomes, how often does an opportunity like this align with owning the real estate your business depends on, in a location that enhances how you work and live every day?

Mere Steps From the Beach

**APPOINTMENT ONLY
Do Not Disturb Tenant**



Sale of Comparable Properties Chart

**APPOINTMENT ONLY
Do Not Disturb Tenant**



Subject: 457 E Thompson Blvd, Ventura, CA: \$1.795M (\$449 PSF)

- 1. 444 E Santa Clara St, Ventura, CA: \$1.65M (\$491 PSF)**
- 2. 545 E Thompson Blvd, Ventura, CA: \$1.64M (\$529 PSF)**
- 3. 1718 E Main St, Ventura, CA: \$2.05M (\$427 PSF)**
- 4. 1750 E Main St, Ventura, CA: \$940,000 (\$432 PSF)**
- 5. 2834 E Main St, Ventura, CA: \$1.3M (\$434 PSF)**

Sale of Comparable Properties Details

**APPOINTMENT ONLY
Do Not Disturb Tenant**




SP



**457 E. Thompson Blvd.
457 East Thompson Boulevard, Ventura, CA 93001**

Sale Price	\$1,795,000	Year Built	1937
Spaces	1		
Rentable SF	4,000		
Price/SF	\$448.75		
Lot Size	6,969		

01



444 East Santa Clara Street, Ventura, CA 93001

Sale Price	\$1,650,000	Sale Date	12/21/2023
Rentable SF	3,360	Days-On-Mkt	213
Price/SF	\$491.07		
Lot Size	10,890		
Year Built	1961		

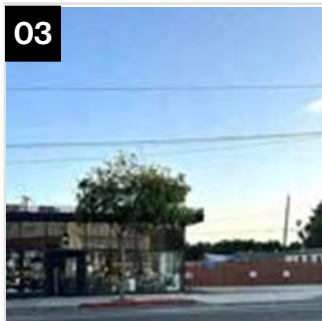
02



545 East Thompson Boulevard, Ventura, CA 93001

Sale Price	\$1,640,000	Sale Date	8/1/2024
Rentable SF	3,100		
Price/SF	\$529.03		
Lot Size	18,731		
Year Built	1960		


03



1718 East Main Street, Ventura, CA 93001

Sale Price	\$2,050,000	Sale Date	3/1/2024
Rentable SF	4,800	Days-On-Mkt	170
Price/SF	\$427.08		
Lot Size	8,276		
Year Built	1947		

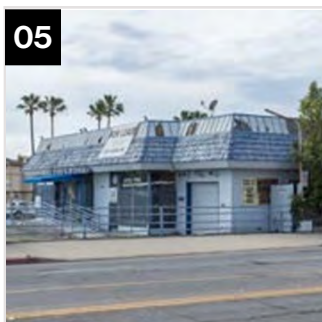
04



1750 East Main Street, Ventura, CA 93001

Sale Price	\$940,000	Sale Date	6/18/2024
Rentable SF	2,178	Days-On-Mkt	303
Price/SF	\$431.59		
Lot Size	2,178		
Year Built	1946		

05

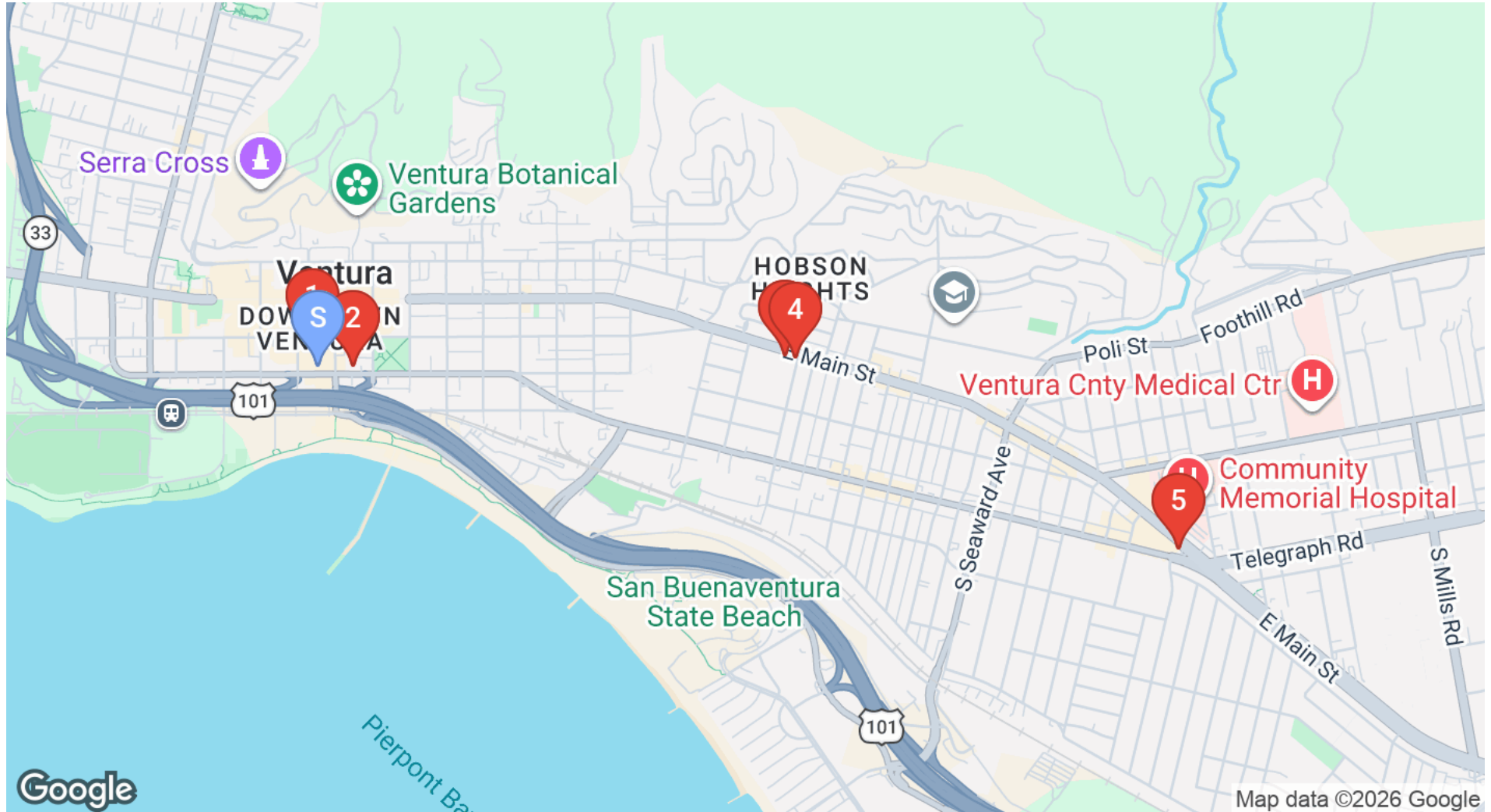


2834 East Main Street, Ventura, CA 93003

Sale Price	\$1,300,000	Sale Date	1/20/2024
Rentable SF	2,998	Days-On-Mkt	71
Price/SF	\$433.62		
Lot Size	12,197		
Year Built	1977		

Sale of Comparable Properties

**APPOINTMENT ONLY
Do Not Disturb Tenant**



S 457 E. Thompson Blvd.
457 East Thompson Boulevard
Ventura, CA, 93001
\$1,795,000

1 444 East Santa Clara Street
Ventura, CA, 93001
\$1,650,000

2 545 East Thompson Boulevard
Ventura, CA, 93001
\$1,640,000

3 1718 East Main Street
Ventura, CA, 93001
\$2,050,000

4 1750 East Main Street
Ventura, CA, 93001
\$940,000

5 2834 East Main Street
Ventura, CA, 93003
\$1,300,000

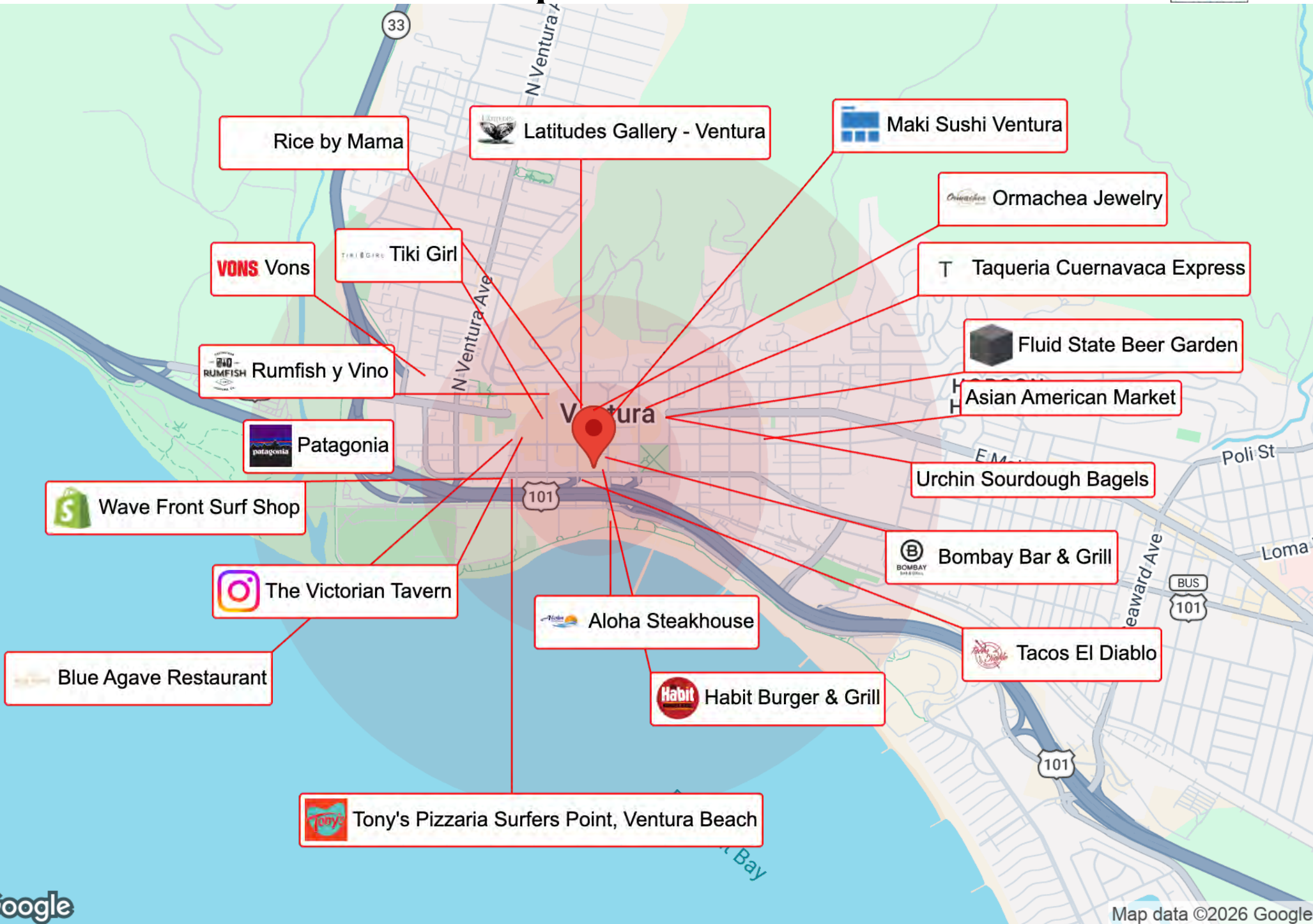
Public Parking

**APPOINTMENT ONLY
Do Not Disturb Tenant**



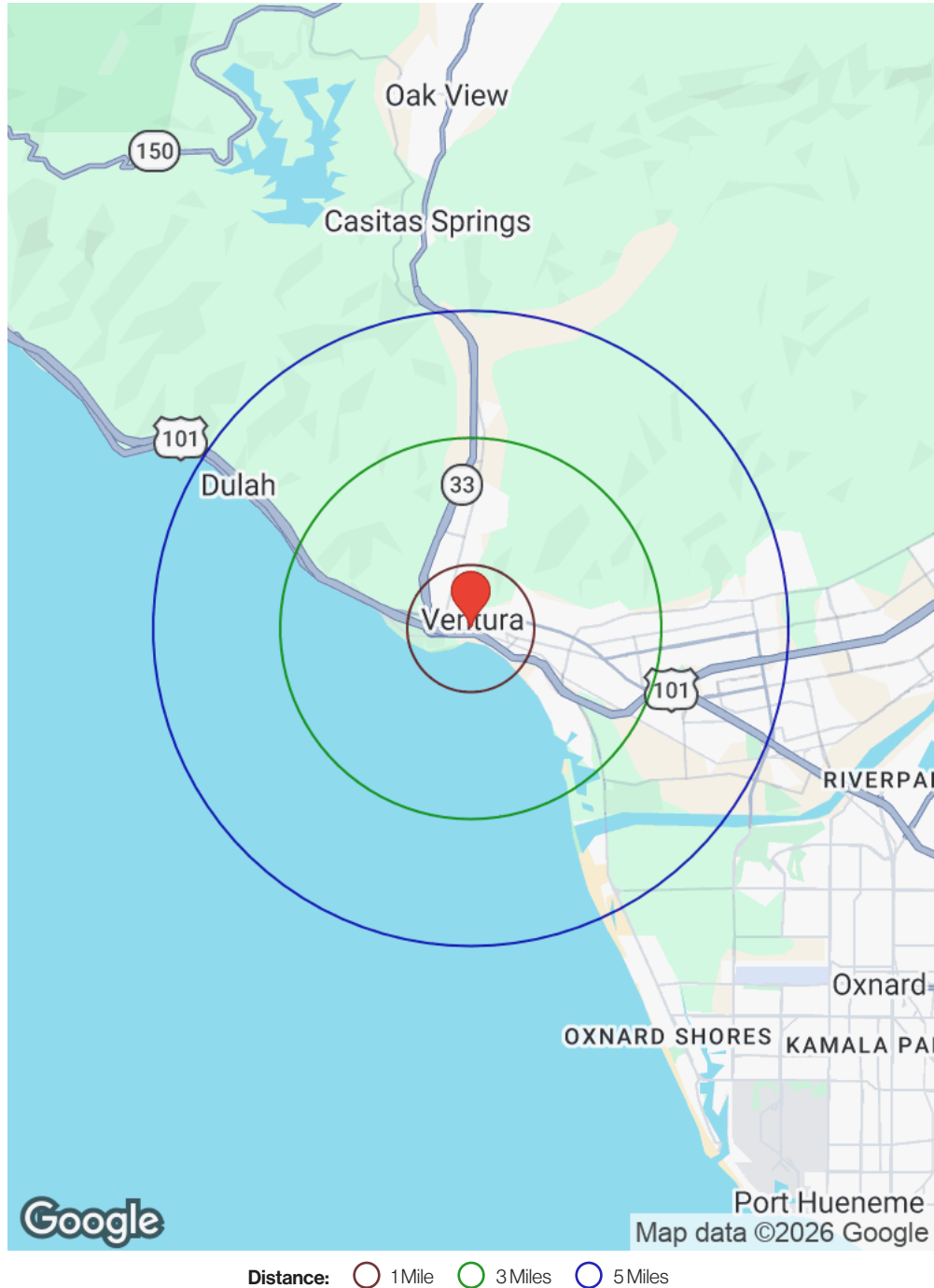
Business Map

APPOINTMENT ONLY
Do Not Disturb Tenant



Demographics

**APPOINTMENT ONLY
Do Not Disturb Tenant**



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,461	22,238	35,081
	Female	5,731	21,467	34,029
	Total Population	12,191	43,706	69,111
Housing	Total Units	5,564	19,000	29,059
	Occupied	5,245	17,838	27,418
	Owner Occupied	1,211	7,980	13,463
	Renter Occupied	4,034	9,858	13,955
	Vacant	319	1,161	1,641
Age	Ages 0 - 14	1,867	6,946	10,876
	Ages 15 - 24	1,333	4,615	7,334
	Ages 25 - 54	5,471	17,916	27,423
	Ages 55 - 64	1,642	6,025	9,463
	Ages 65+	1,879	8,204	14,015
Income	Median	\$74,100	\$95,960	\$96,496
	Under \$15k	711	1,468	2,126
	\$15k - \$25k	373	944	1,392
	\$25k - \$35k	246	680	1,086
	\$35k - \$50k	507	1,544	2,599
	\$50k - \$75k	818	2,198	3,210
	\$75k - \$100k	803	2,490	3,832
	\$100k - \$150k	798	3,422	5,241
	\$150k - \$200k	365	1,904	3,100
Over \$200k	624	3,191	4,831	

Disclaimer

APPOINTMENT ONLY
Do Not Disturb Tenant



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.


Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.


All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Christopher Parrino - Commercial Investment Advisor

 (619) 308-6860

 christopher.parrino@kwcommercial.com

 01938322, CA


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Own the Address. Shape Your Experience.
Build Long-term Value in the Heart of Downtown Ventura.


457 E Thompson Blvd, Ventura CA

Exclusively Listed by

Christopher Parrino - Commercial Investment Advisor

 (619) 308-6860

 christopher.parrino@kwcommercial.com

 DRE: 01938322

 **COMMERCIAL**[®]

www.kwcommercial.com