

Offering Highlights

**11004 Telegraph Rd.,
Ventura, CA 93004**

Presented by:

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Price: \$4,500,000

Status: Ready to Build

Land Size: ±28,000 sq. ft.

C-Store Size: ±3,100 sq. ft.

Approved & Permitted Features

- All Entitlements and CUP for gas station, C-Store, and Car Wash are in place.
- **Fuel Brand:** Shell, including a \$1,400,000 construction incentive, with a 10-year fuel supply agreement.
- **C-Store Brand:** Independent
- **ABC License:** Type 20 Approved
- **Carwash:** Permitted for **Rollover** or **Express** car wash
- **Fuel Tanks:** Two DWF tanks (20,000 and 22,000 gallons)
Offering **diesel** and **E85**
- **EV Infrastructure:** Four (4) “EV-Capable” parking spaces for future EV charger installation

Ventura, California: Geographic Location and City Highlights



Coastal Location

Ventura is located along the Southern California coast, providing access to beautiful beaches and ocean views.

Historic Downtown

The city features a historic downtown area known for its unique architecture and cultural attractions.

Outdoor Recreation

Ventura offers diverse outdoor activities including hiking, surfing, and coastal exploration in a mild climate.

Proximity to Metropolis

Ventura is conveniently close to major metropolitan areas, enhancing its accessibility for visitors and residents.

Ventura, California: Demographic and Economic Profile

Population Diversity and Growth

The city features a diverse population demonstrating steady growth, enriching the community's cultural fabric.

Balanced Economy

A balanced economy supports sustainable growth by integrating multiple key sectors effectively.

Key Economic Sectors

Tourism, agriculture, and small businesses drive economic resilience and improve quality of life.



Rendering | Realistic Visual Representation



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C-Store Floor Plan

