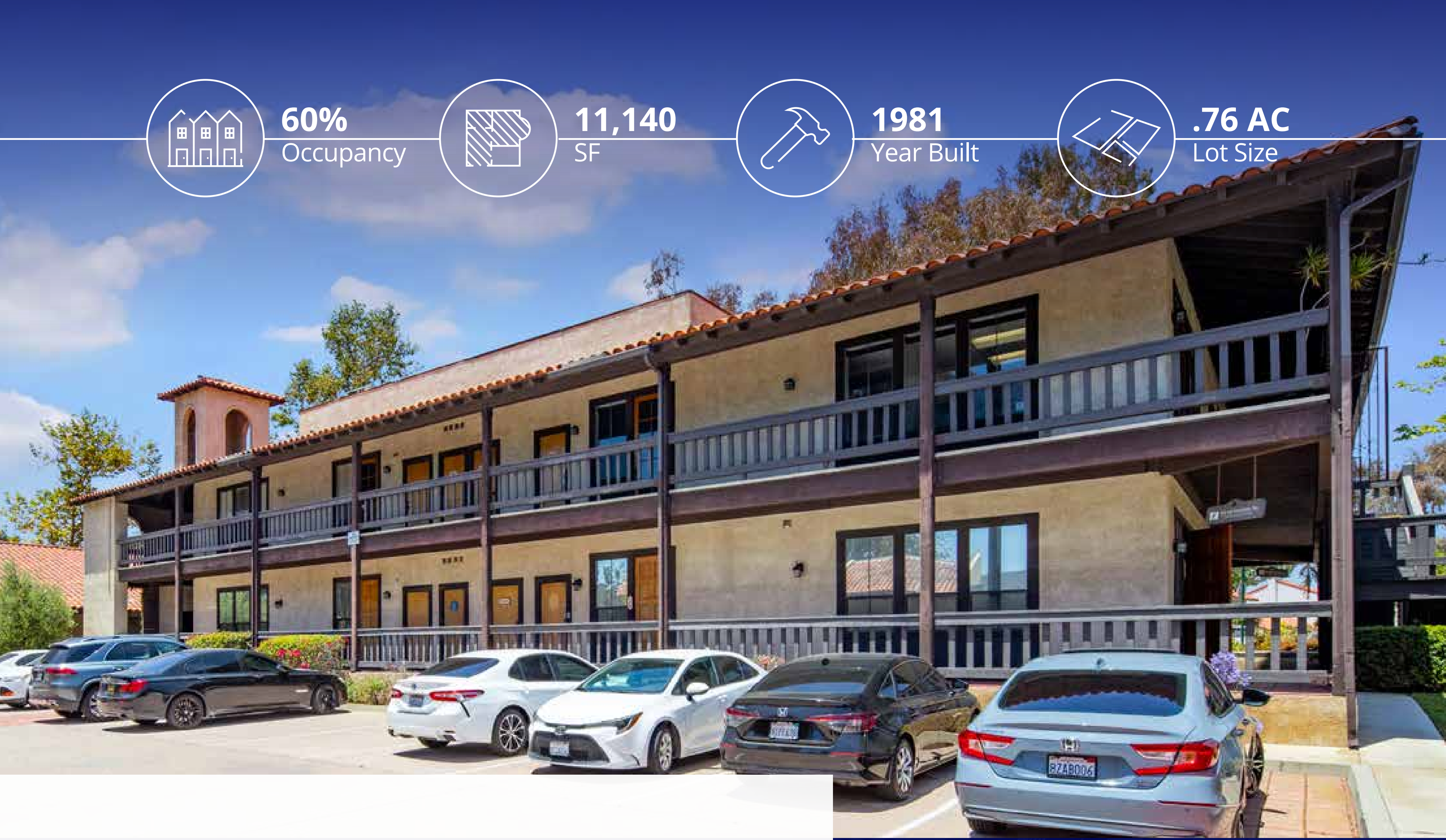
60% Occupancy

11,140 SF

1981 Year Built

.76 AC Lot Size



MULTI-TENANT OFFICE IN VENTURA

± 11,140 SF

24–56 East Main Street | Ventura, CA

Offering Memorandum

Colliers

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01

The Property

Property Overview

24–56 East Main Street presents a rare opportunity to acquire a strategically located multi-tenant office and commercial property in Downtown Ventura. Currently operating as a value-add investment with approximately 60% occupancy, the asset offers significant upside through leasing of vacant suites, tenant mix optimization, and rental rate growth. Positioned in Ventura's thriving coastal downtown, the property combines durable in-place cash flow with long-term appreciation potential in a market characterized by limited supply and high barriers to entry.

3.5%	CAP RATE	0.76 AC	LOT SIZE	35	PARKING SPACES
073-0-022-160	APN	CPD	ZONING	1981	YEAR BUILT
60% Leased	OCCUPANCY	2	NUMBER OF STORIES	Near Ventura Ave & Main St with quick access to the 101 FWY	ACCESS

Current

List Price	$3,299,900
Net Operating Income	$115,260.82
Gross Leasable Area	11,140 SF

$ Per SF	$296.22
Year Built	1981

Executive Summary

24–56 East Main Street presents a rare opportunity to acquire a prominent downtown Ventura commercial asset with significant vacancy, creating an ideal owner-user or value-add investment opportunity. Located along Ventura's primary retail and entertainment corridor, the property offers investors the ability to immediately occupy space for their own business while generating supplemental income from existing tenants, or execute a lease-up strategy to unlock substantial upside.

Unlike fully leased assets trading on in-place income, this offering provides investors the opportunity to create value through active leasing, repositioning, tenant mix improvements, and property enhancements. The combination of vacant space, prime Main Street frontage, and strong long-term downtown fundamentals creates a compelling opportunity to acquire real estate below replacement cost and increase value through execution. Downtown Ventura continues to attract retailers, restaurants, service businesses, creative office users, and hospitality-related tenants due to its coastal location and growing visitor base corridor.

Proximity to Ventura Beach and Ventura Pier

- Minutes from the Pacific Ocean, Ventura Pier, Surfer's Point, and beachfront recreation.
- Desirable location for retail, restaurant, and hospitality-oriented tenants.

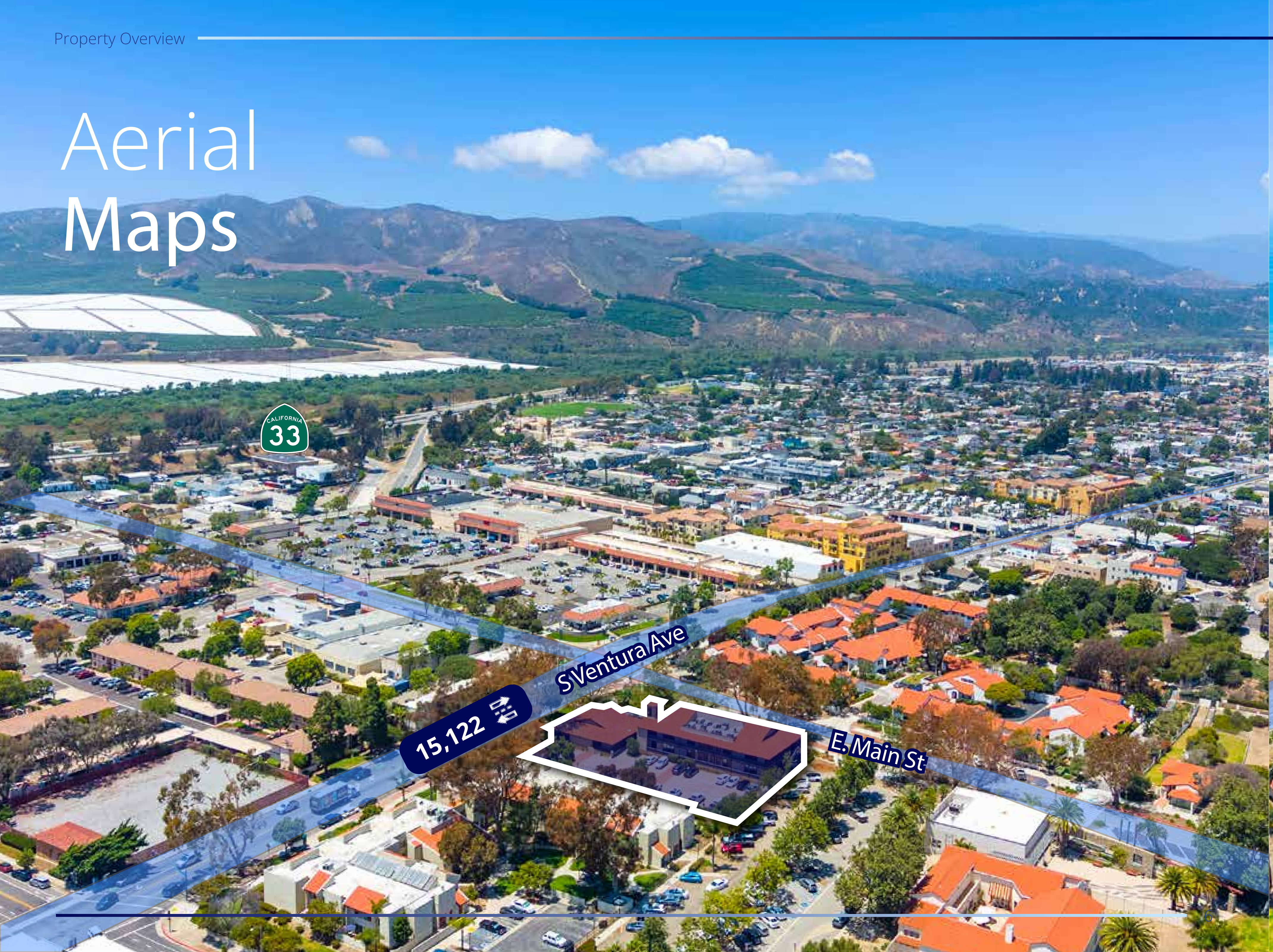
Excellent Regional Accessibility

- Immediate access to US-101.
- Convenient connections to Santa Barbara, Oxnard, Camarillo, Thousand Oaks, and Los Angeles employment centers.

Growing Downtown Revitalization Efforts

- Continued investment in restaurants, entertainment venues, retail concepts, and public infrastructure supports long-term leasing demand-up strategy for vacant suites.

Aerial Maps



33
15,122
S Ventura Ave
E. Main St

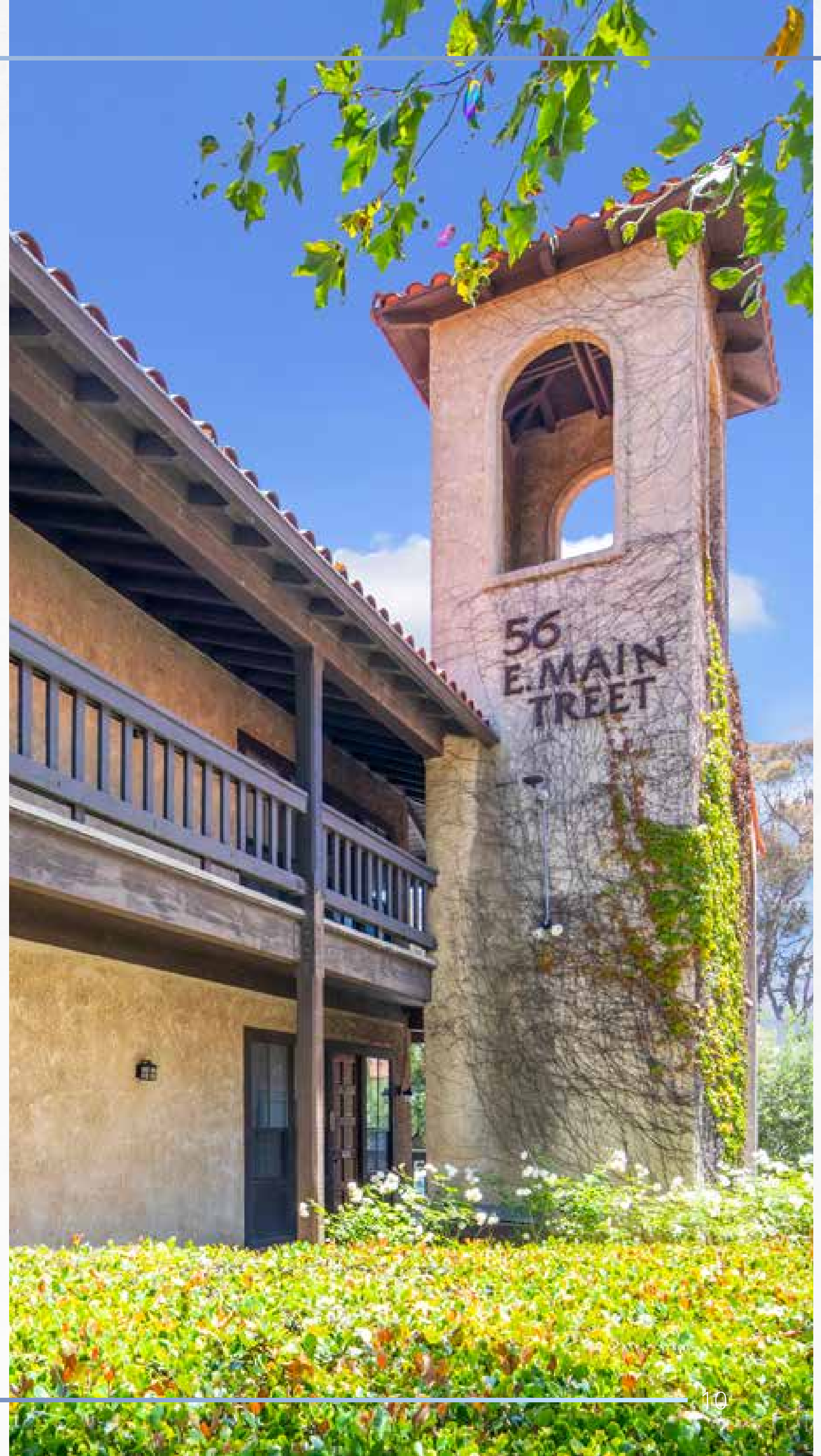
101
117,171
E. Santa Clara St
7,838
W. Santa Clara St
1,984
S Ventura Ave
W. Main St
8,255
12,639
N Ventura Ave
E. Main St
1,984

02

The Finacials

Pricing Summary

METRIC	ANNUAL
PRICING	
List Price	$3,299,900
Cap Rate	3.5%
Price / SF	$296.22 / SF
In-Place NOI	$115,260.82
OPERATING DATA	
Scheduled Base Rent	$202,060.80
Operating Expenses	$86,799.96
EXPENSES	
Property Taxes	$3,060 per month | $36,720 per year
Insurance	$833.33 per month | $10,000 per year
Water	$340 per month | $4,080 per year
Electric (SCE)	$700 per month | $8400 per year
Waste / Trash	$300 per month | $3,600 per year
Janitor	$900 per month | $10,800 per year
Repairs	$800 per month | $9,600 per year
Landscape	$300 per month | $3,600 per year
Total Expenses	**$7,233.33 per month | $86,799.96 per year**



Rent Roll

Unit	Tenant	Use	Size SF	Lease Term	Monthly Rent	Annual Rent	Status
56 East Main Street – First Floor							
108	Owner/User	Owner/ User	300 SF	-	-	-	Month to Month
110	Vacant	Office	650 SF	-	-	-	-
102	R&R Demo & Grading	Office	550 SF	2/1/2027	$1,120.00	$13,440.00	Month to Month
103	Wilson Construction	Office	-	Ends Feb 2027 1 (3) year option with 3% annual bump	$4,500.00	$5,4000.00	Month to Month
104			-				
105			-				
106			-				
101	Allstate Insurance	Office	800 SF	-	$1,607.40	$19,288.80	Month to Month
56 East Main Street – Second Floor							
200	Cause (Government assistance)	Office	1,349 SF	Ends Feb 2027 1 (3) year option with 3% annual bumps	$3,646	3% annual rent escalation	Month to Month
205	Swan Retirement Planning	Office	450 SF	-	$857	$10,284	Month to Month
208	Vacant	Office	311 SF	-	-	-	-
210	Vacant	Office	595 SF	-	-	-	-
207	Vacant	Office	455 SF	-	-	-	-
201	Vacant	Office	400 SF	-	-	-	-
24 East Main Street – Second Floor							
	Two Trees Physical Therapy	Office	2,714 SF	4/1/2026 – 3/31/2031 2(5) - Year options w/ 3% annual escalation	$5,108.00	$61,296.00	Month to Month
		Totals	-		$16,838.40	$202,060.80	

03

The Market

Demographics

METRIC	1 MILE	3 MILES	5 MILES
2025 Total Population	13,510	37,582	62,393
2030 Population	13,788	37,816	62,472
Population Growth (2025-2030)	(2.1%)	(0.6%)	(0.1%)
Average Age	37.2	41.2	42.6
2024 Total Households	5,230	15,125	25,123
Household Growth (2024-2029)	(3.8%)	(1.8%)	(1.2%)
Average Household Income	$91,629	$123,980	$124,949
Average Household Size	2.47	2.42	2.41
Avg. Household Vehicles (2024)	2.00	2.00	2.00
Median Home Value	$840,000	$981,040	$898,232
Median Year Built	1968	1961	1966

Location Overview

24–56 East Main Street is located in the heart of Historic Downtown Ventura, the city's primary retail, dining, and entertainment district. The property is surrounded by a dense mix of restaurants, breweries, boutiques, galleries, and nightlife, creating a highly walkable environment with consistent pedestrian activity throughout the week.

The site benefits from proximity to coastal attractions including Ventura Pier, Surfer's Point, and San Buenaventura State Beach, which drive strong tourism and support ongoing retail and hospitality demand. Located minutes from US-101, the property offers convenient regional access to Santa Barbara, Oxnard, Camarillo, Thousand Oaks, and Los Angeles County employment centers, as well as nearby transit via the Ventura Amtrak Station.

Supported by strong coastal demographics and steady visitor traffic, Downtown Ventura continues to see ongoing revitalization and investment in dining, retail, and public improvements, reinforcing long-term demand and stability for well-positioned commercial uses.

COASTAL & REGIONAL CONNECTIVITY

Minutes from Ventura's beaches, including Ventura Pier, Surfer's Point, and San Buenaventura State Beach, the property also offers immediate access to US-101 and convenient connectivity to Santa Barbara, Oxnard, Camarillo, Thousand Oaks, and Los Angeles County.

HEART OF HISTORIC DOWNTOWN VENTURA

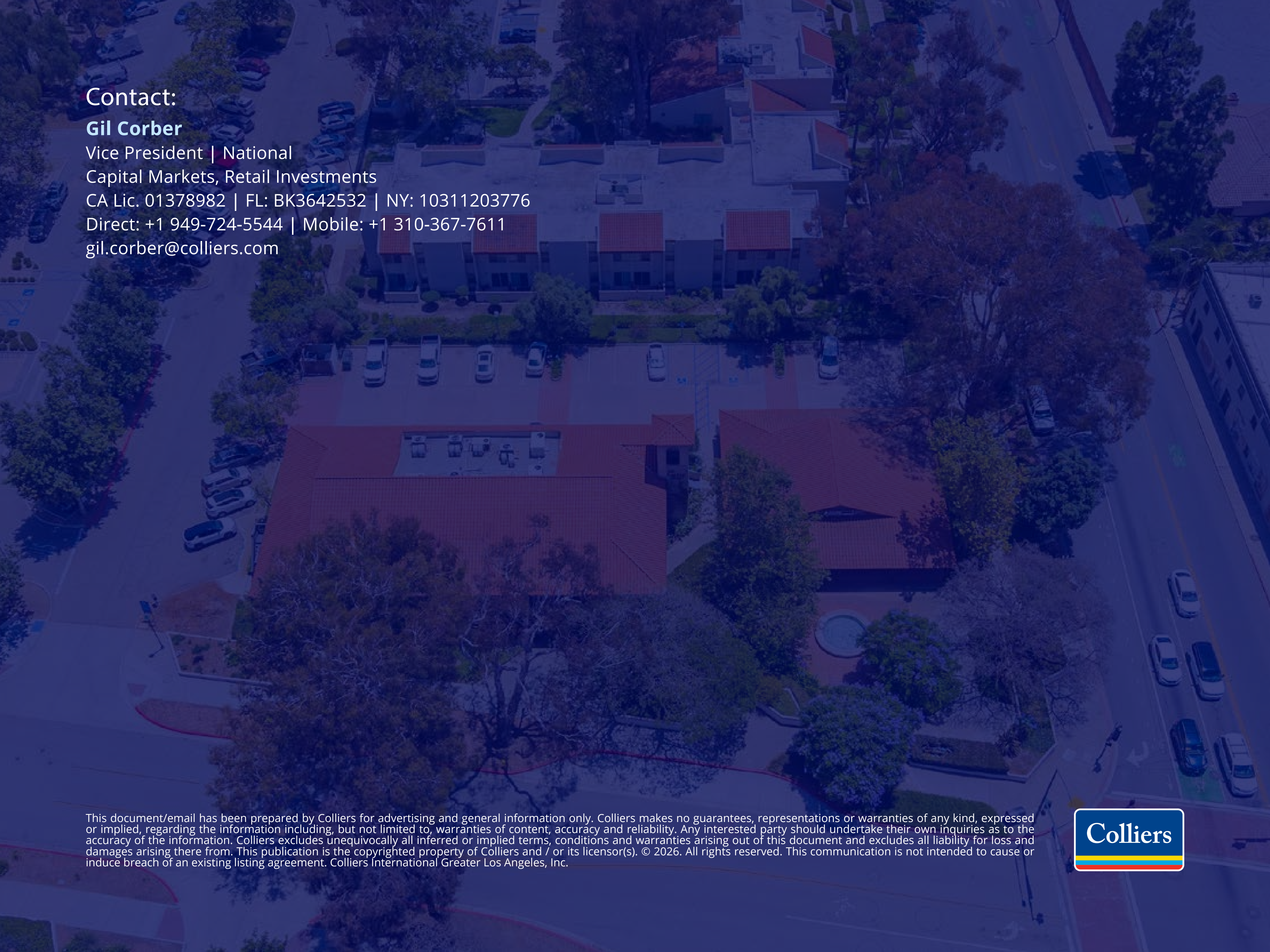
Located in Ventura's primary shopping, dining, and entertainment district, the property is surrounded by a dense mix of restaurants, breweries, boutiques, galleries, and nightlife, creating a vibrant urban environment with consistent activity throughout the day and evening.

WALKABLE, HIGH-TRAFFIC DESTINATION

The site benefits from strong pedestrian flow driven by nearby attractions such as the Ventura Farmers' Market, Yard Bar & Grill, Ten Tigers, and Vom Fass, all contributing to steady foot traffic throughout the week.

STRONG DEMAND DRIVERS & GROWTH

Supported by affluent coastal demographics, tourism spending, and proximity to the Ventura Amtrak Station, the area continues to benefit from active downtown revitalization and ongoing investment in retail, dining, and hospitality.



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