

REDEVELOPMENT OPPORTUNITY

3941 WALNUT AVE.

SIMI VALLEY, CA 93063

PRICE: \$5,499,000

14.14 ACRES

DAVIS BARTELS

BROKER ASSOCIATE | DRE LIC# 01933814

805.341.6125

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971 S. Westlake Blvd, Westlake Village, CA 91361



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PROFESSIONAL REAL ESTATE SERVICES

PINNACLE
ESTATE PROPERTIES, INC.



REAL ESTATE

OVERVIEW

3941 Walnut Ave, Simi Valley, CA 93063

14.14 Acres

Price: \$5,499,000

- Existing Home Built in 1962
- Major Redevelopment Opportunity
- 3 Minutes Away from 118 Freeway
- Zoning: OS-160 AC (Open Space 160 Acres) - County of Ventura Jurisdiction

Existing Parcels:

- 614-0-010-075: 16,117 Sq. Ft. (0.37 AC)
 - 614-0-010-065: 3,920 Sq. Ft. (0.09 AC)
 - 614-0-010-205: 495,712 Sq. Ft. (11.38 AC)
 - 614-0-010-195: 97,574 Sq. Ft. (2.24 AC)
 - 614-0-010-085: 2,613 Sq. Ft. (0.06 AC)
- Total Square Feet: 615,936 Sq. Ft. (14.14 AC)



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PROPERTY



Tapo Canyon Road



Tapo Canyon Road

Freeway Access



Ronald Reagan Freeway 118

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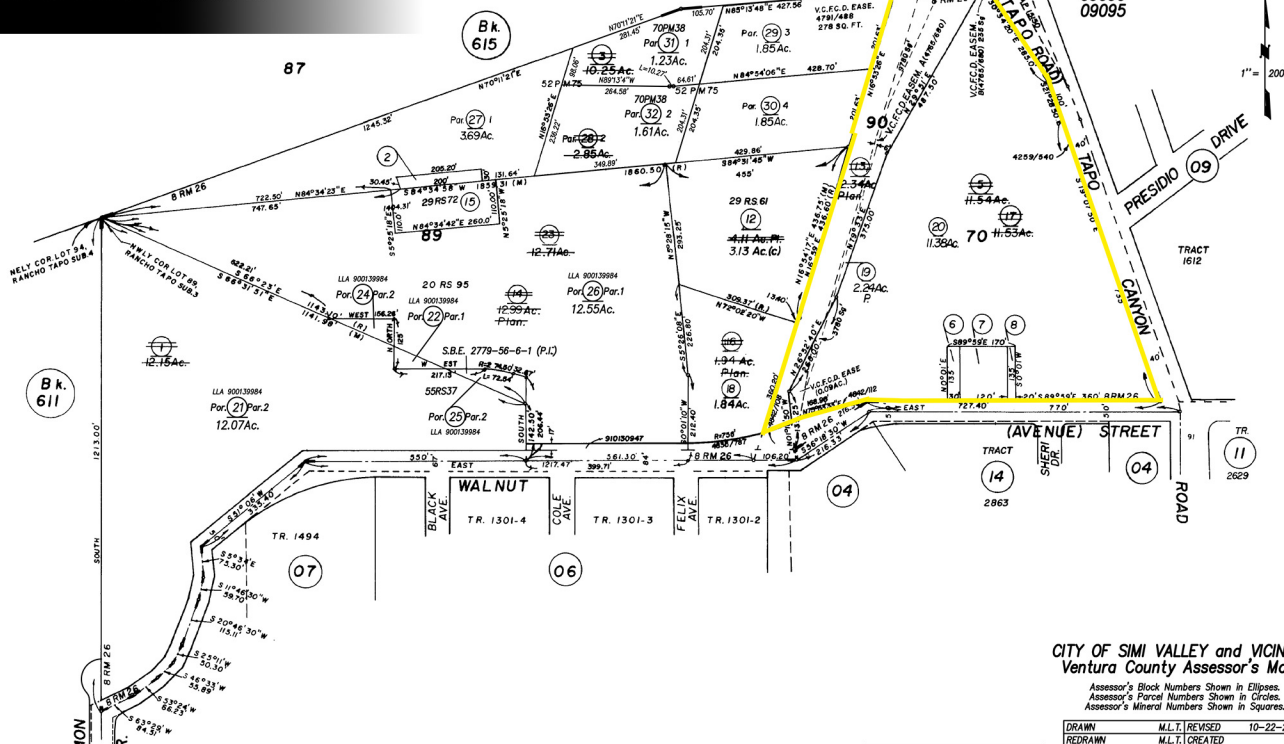
REAL ESTATE

ASSESSOR'S MAP

RANCHO SIMI

Tax Rate Area
84063
09090
09095

614-01



CITY OF SIMI VALLEY and VICINITY
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	M.L.T./REVISED	10-22-2014
REDRAWN	TR.L./CREATED	
INKEO	PLOTTED/EFFECTIVE	64-65 ROLL
	PREVIOUS Bk.615, Portion Pg.24	
Compiled by Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

tpo Sub. No. 3, M.R. Bk.8, Pg.26

Roll-Year	15-16	Bk.614 - Pg. 01	REVISION LOC	NEW
DATE	02/27/14	0058	DESCRIPTION	A.P.N.(s)
	7:41 PM '14	5814		814-01-001-315-303

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ZONING

OPEN SPACE (OS)

- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
- Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.
- Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.

OS Allowed Uses:

- Animal Husbandry (Domestic Animals)
- Animal Keeping Horses and Other Equines
- Crop and Orchard Packing, Storage or processing involving No Structures
- Family Day Care Home
- Outdoor Events no Greater than 150 People
- Short-Term Rentals

Allowed Uses With CUP:

- Accessory Structures Related to Agriculture and Animal Husbandry/Keeping
(over 20,000 sq. ft. to 100,000 sq. ft.)
- Agricultural Contractors' Service and Storage Yards And Buildings
- Airfields and Landing Pads and Strips, Private
- Aquaculture
- Botanic Gardens and Arboreta
- Camps
- Energy Production from Renewable Sources and Energy Storage
- Golf Courses And/Or Driving Ranges, Except Miniature Golf
- Large Animal Veterinary Hospital
- Oil And Gas Exploration and Production
- Periodic Outdoor Sporting Events
- Temporary Filming Activity
- Vermiculture (Over 5,000 SF of Open Beds)
- Wild Animals
- Wineries (Including Processing, Bottling & Storage)

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REAL ESTATE

DEMOGRAPHIC SUMMARY

Population for 93063

Male Population	49.1%
Female Population	50.9%
Total Population	56,110
Median Age	42
Median Age Female	43
Median Age Male	41

Housing for 93063

Housing Units	20,220
Occupied Housing Units	19,770
Average Number of People per Household	2
Median Year Structure Built	1978
Houses with Mortgages	75.4%
Median Housing Cost Per Month	\$2,472

Average Income for 93063

Household Income	\$149,654
Families	\$138,413
Married-Couples Families	\$147,288
Non-Family Households	\$66,019

Employment Industries

Educational and Health Care Services	21.9%
Professional, Scientific, Administrative and Waste Management	13.6%
Retail Trade	12.2%
Manufacturing	10.2%

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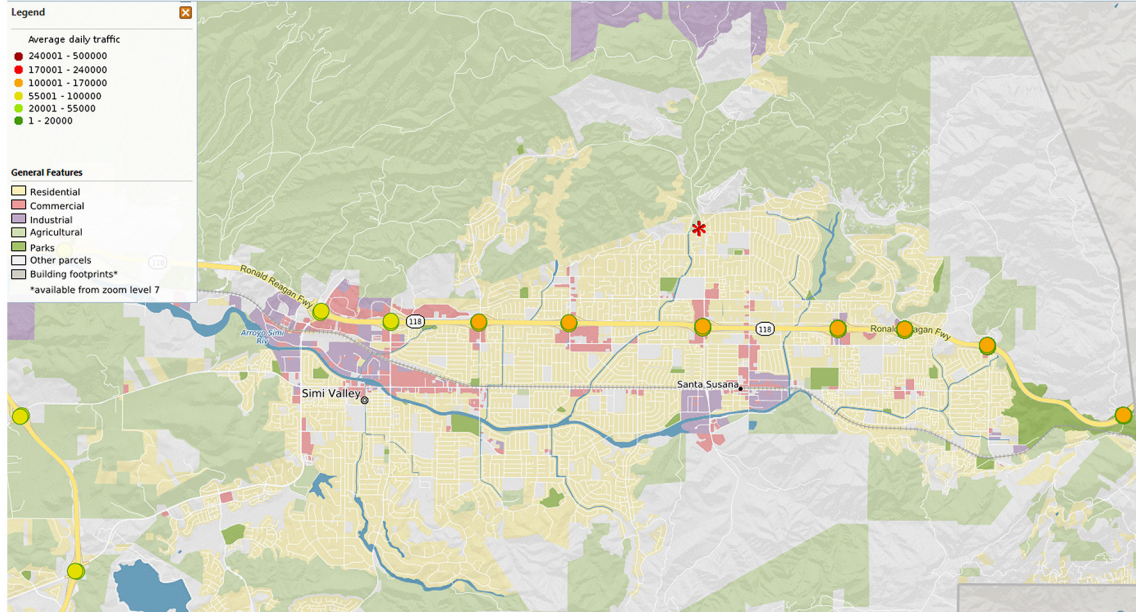
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TRAFFIC



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