

INDUSTRIAL UNITS FOR SALE

1,162 - 2,950 SQ FT

**Adjacent Units May Be Combined*

2889

Ventura Commerce Center

2889 Bunsen Ave

90% FINANCING AVAILABLE

GRANT FULKERSON, SIOR

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BRETT SAUNDERS

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LEE & ASSOCIATES

**2889 BUNSEN AVE.
VENTURA, CA 93003**



**GROUND LEVEL
LOADING**



**14' CLEAR
HEIGHT**



2/1,000 PARKING



200 AMPS/ UNIT



**RENOVATIONS
UNDERWAY**



**PROFESSIONALLY
MANAGED**



**RARE PURCHASE
OPPORTUNITY**

2889 BUNSEN AVE. VENTURA, CA 93003

PROPERTY HIGHLIGHTS

- Attractive & Flexible Deal Structure
- Recently Renovated Project
- Units Can Be Combined
- Rare Purchase Opportunity
- Close Proximity to Highway 101



90% FINANCING

Financing is available to qualified borrowers for up to 90% of the cost of buying and customizing owner-occupied business condominiums at Ventura Commerce Center through SBA loans and up to 85% of a unit's value from private banks.

Under the SBA 504 program, a business owner makes a down payment of 10% of the value of the unit, including any expected costs of customization, and borrows up to 50% of the value from a bank and 40% of the value from SBA. The amount of monthly payments can be fixed for up to 25 years.

SBA 7(A) program loans fund up to 90% of the value of owner-occupied business real estate, customization, and equipment at adjustable rates with payments amortized over 25-year terms.

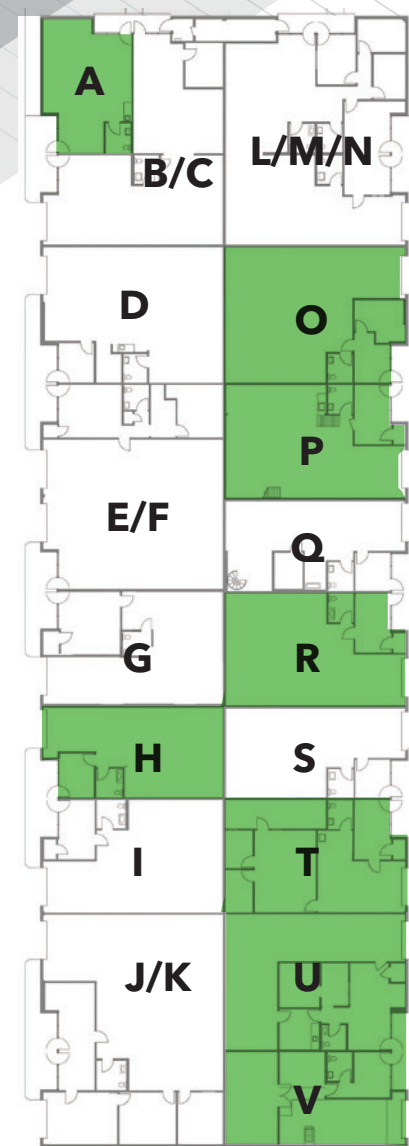


For SBA and conventional financing:

Raffi Sarkissian
Regional Director
Horizon Commercial Capital
Office: 866.903.7773
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Fax 818.475.5033
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AVAILABLE INDUSTRIAL UNITS & PRICES

UNIT	SQ. FT	PRICE (PSF)	SALE PRICE	STATUS
A	870	\$375.00	\$326,250.00	IN ESCROW
B/C	1,932	\$365.00	\$705,180.00	LEASED TO 12/31/24
D	1,739	\$365.00	\$634,735.00	AVAILABLE
E/F	2,614	\$365.00	\$954,110.00	AVAILABLE
G	1,457	\$375.00	\$546,390.00	AVAILABLE
H	1,174	\$365.00	\$428,400.50	IN ESCROW
I	1,448	\$375.00	\$543,000.00	LEASED TO 2/28/25
J/K	2,950	\$375.00	\$1,106,250.00	AVAILABLE
L/M/N	2,799	\$375.00	\$1,049,625.00	AVAILABLE
O	1,741	\$365.00	\$635,465.00	IN ESCROW
P	1,459	\$365.00	\$532,629.90	IN ESCROW
Q	1,162	\$365.00	\$423,951.15	LEASED TO 2/31/25
R	1,444	\$365.00	\$527,191.40	IN ESCROW
S	1,162	\$365.00	\$423,951.15	AVAILABLE
T	1,444	\$375.00	\$541,635.00	IN ESCROW
U	1,738	\$365.00	\$634,475.85	IN ESCROW
V	1,211	\$375.00	\$454,252.50	IN ESCROW



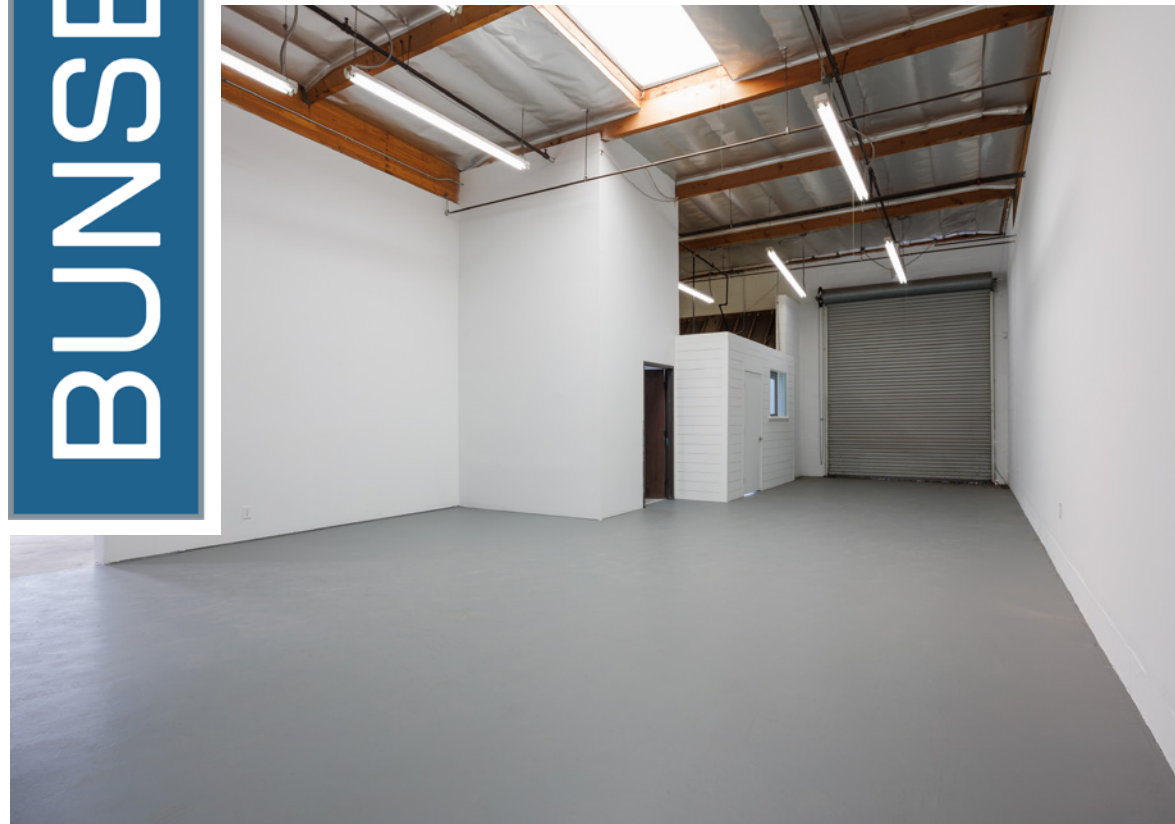
Adjacent units may be combined.
Leased units may be purchased with the leases in place.





28
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BUNSEN



LOCATOR MAP



AMENITIES



SUBJECT
2889 Bunsen Ave
Ventura, CA

Buena Ventura
Golf Course

River Ridge
Golf Course

Ventura College

BARNES & NOBLE BOOKSELLERS
KOHLS
Michael's
PETSMART
SPROUTS
Famous Footwear
STONE ISLAND GRILL
Vitamin Shoppe
FIVE BELOW
Planet Beauty
TANERA
SEPHORA
Game Stop
Urbane Cafe

VONS
citibank
Mechanics Bank
BANK OF AMERICA
pretopasta
99c ONLY
Papa John's
CHIPOTLE
Luna Grill
Little Caesars
Fantastic Sams
NOAH'S

Walmart
Ralphs
CVS pharmacy
TRADER JOE'S
IHOP
GNC
SUBWAY
LA FITNESS
U.U. HAWAIIAN B.B.Q.
R. Beks
SUNO
Rubio's
Jack
Carla Jr.
SUPER CUTS
CHASE

THE COLLECTION RIVERPARK

TARGET
24 FITNESS
CENTURY THEATRES
WHOLE FOODS
KREI
LEVITY LIVE
TEXAS DE BAZIL
Luna Grill
FOREVER 21
CVS pharmacy
RIP RAP
KABUKI
The Container Store
BANK OF AMERICA
TANERA
ARSENS
Yard House
L2Y D-PC
VICTORIA'S SECRET
Pizza Hut
H&M
pet food express
DA HICKORY HOUSE
URBAN OUTFITTERS
lanebryant
Massage Envy
ULTA
DONATOS
Phenchie's
FIVE GUYS
verizon

BED BATH & BEYOND
TARGET
BIG 5
REGENCY THEATRES
LASSENS
CVS pharmacy
BIG HEAD TIRE & SERVICE
Eyes & Things
eyeglass factory
Reid's Appliances
TOPPERS
TREK
Sport Clips
cricket
usbank
FASTSIGNS
ROSS
MIDAS
McDonald's
PETCO
Office DEPOT
DECKERS BRANDS
Arby's
FIREHOUSE SUBS
Orangetheory
HONEYBAKED
LAMPS PLUS
ALDI
SUBWAY
FedEx
PLAY IT AGAIN SPORTS
BLACK ANGLUS
O'Reilly
SAS
SALLY
SUPER CUTS
Durlington
WinCo FOODS
DEL TACO
CHICKEN CHERIES
AMERICA'S TIRE
FITZONE
FIT BODY BOOT CAMP
Habit
DOLLAR TREE
Chick-fil-A
BLAZE PIZZA

TACO BELL
ANYTIME FITNESS
Carla Jr.
SUBWAY
COLD STONE

TARGET
DICK'S
WORLD MARKET
STAPLES
BOB'S FURNITURE
rack
TJ-MAXX
Party City
Walmart
IN-N-OUT
BLAZE PIZZA
CHIPOTLE
TILLYS
Food 4 Less
DICK UP STIX
Sport Clips
BANK OF WEST

Oxnard

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For building availability, please contact:

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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
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