

# 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

Principal  
818.304.4956  
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DRE# 01483890

### BRETT SAUNDERS

Principal  
818.581.7061  
bsaunders@lee-re.com  
DRE# 01991011



LEE & ASSOCIATES

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

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.

CID #01191898





GROUND LEVEL  
LOADING



14' CLEAR  
HEIGHT



2/1,000  
PARKING



200  
AMPS/ UNIT



RECENTLY  
RENOVATED



PROFESSIONALLY  
MANAGED

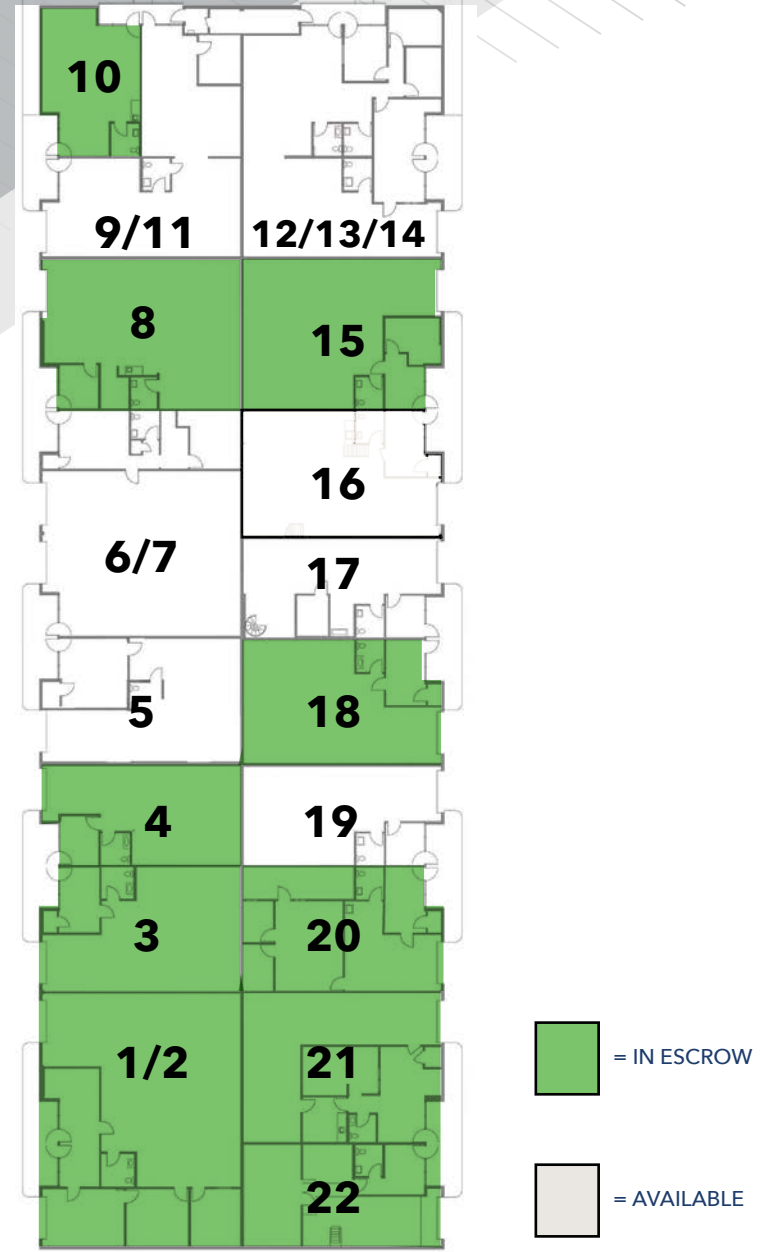


RARE PURCHASE  
OPPORTUNITY

UNIT	SQ. FT	LOADING DOORS	PARKING	HEIGHT	PRICE (PSF)	SALE PRICE	STATUS
<b>1 &amp; 2</b>	2,950	2	6	16'	\$375.00	\$1,106,250.00	IN ESCROW
<b>3</b>	1,448	1	3	16'	\$375.00	\$543,000.00	IN ESCROW
<b>4</b>	1,174	1	2	16'	\$365.00	\$428,400.50	IN ESCROW
<b>5</b>	1,457	1	3	16'	\$375.00	\$546,390.00	AVAILABLE
<b>6 &amp; 7</b>	2,614	2	5	16'	\$365.00	\$954,110.00	AVAILABLE
<b>8</b>	1,739	1	3	16'	\$365.00	\$634,735.00	IN ESCROW
<b>10</b>	870	-	2	16'	\$375.00	\$326,250.00	IN ESCROW
<b>9 &amp; 11</b>	1,932	2	4	16'	\$365.00	\$705,180.00	AVAILABLE
<b>12, 13, 14</b>	2,799	2	6	16'	\$375.00	\$1,049,625.00	AVAILABLE
<b>15</b>	1,741	1	3	16'	\$365.00	\$635,465.00	IN ESCROW
<b>16</b>	1,459	1	3	16'	\$365.00	\$532,629.90	AVAILABLE
<b>17</b>	1,162	1	2	16'	\$365.00	\$423,951.15	LEASED TO 12/31/25
<b>18</b>	1,444	1	3	16'	\$365.00	\$527,191.40	IN ESCROW
<b>19</b>	1,162	1	2	16'	\$365.00	\$423,951.15	AVAILABLE
<b>20</b>	1,444	1	3	16'	\$375.00	\$541,635.00	IN ESCROW
<b>21</b>	1,738	1	3	16'	\$365.00	\$634,475.85	IN ESCROW
<b>22</b>	1,211	1	2	16'	\$375.00	\$454,252.50	IN ESCROW

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

# AVAILABLE INDUSTRIAL UNITS & PRICES



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



# 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.



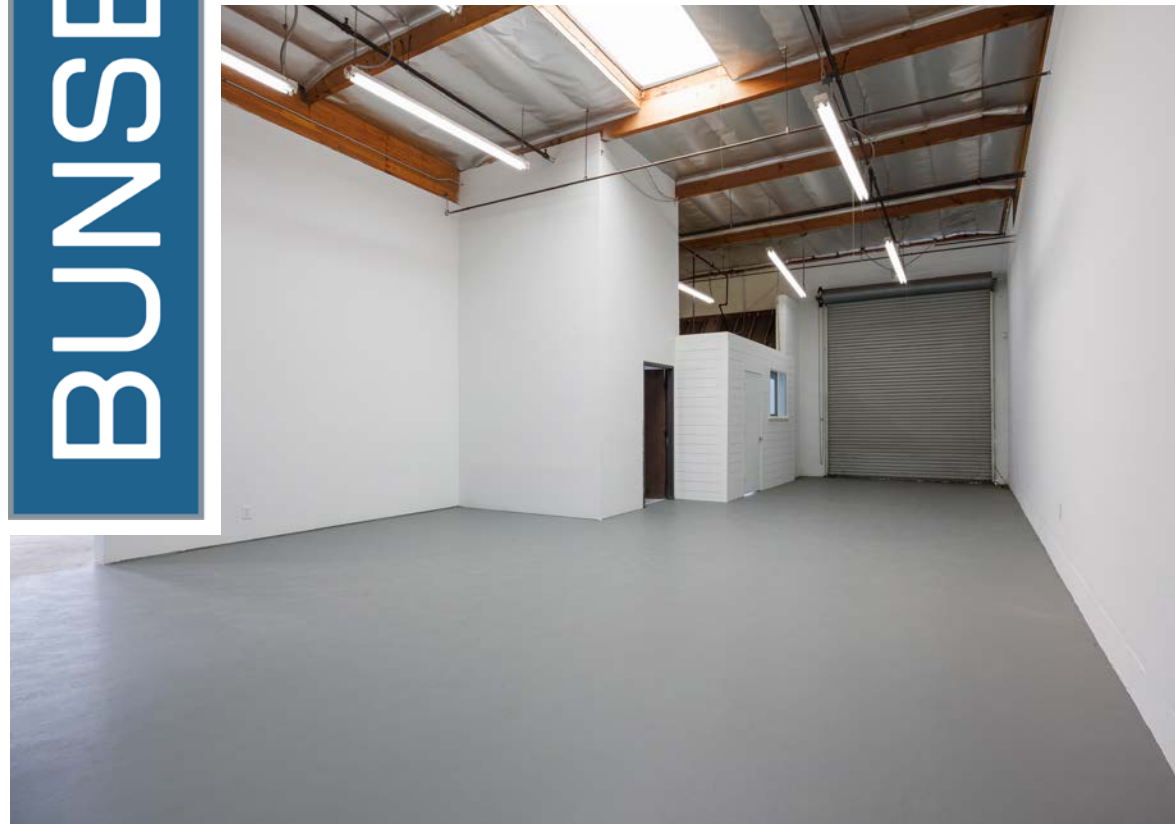
For SBA and conventional financing:

**Raffi Sarkissian**  
Regional Director  
Horizon Commercial Capital  
Office: 866.903.7773  
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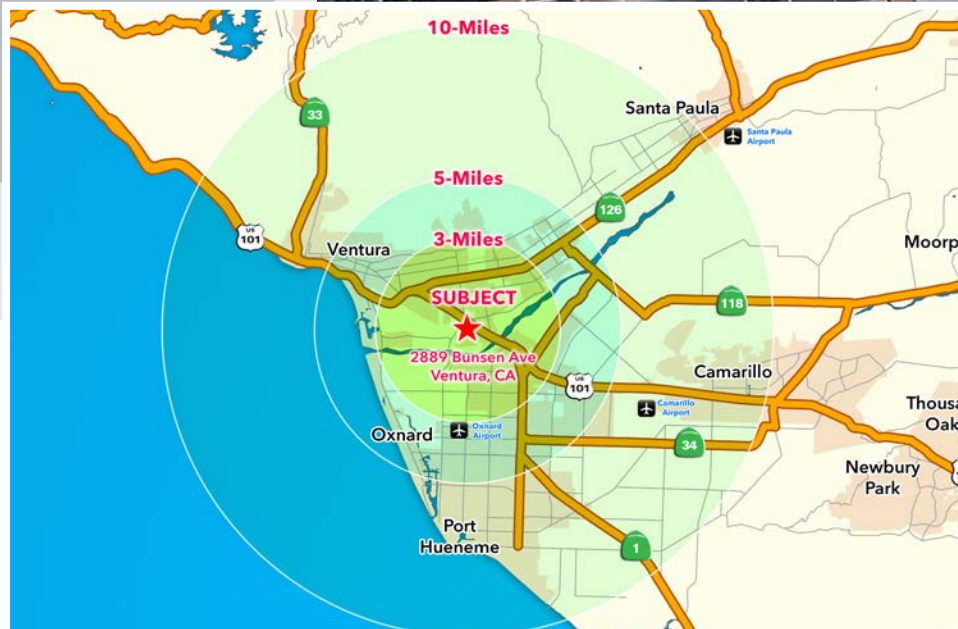
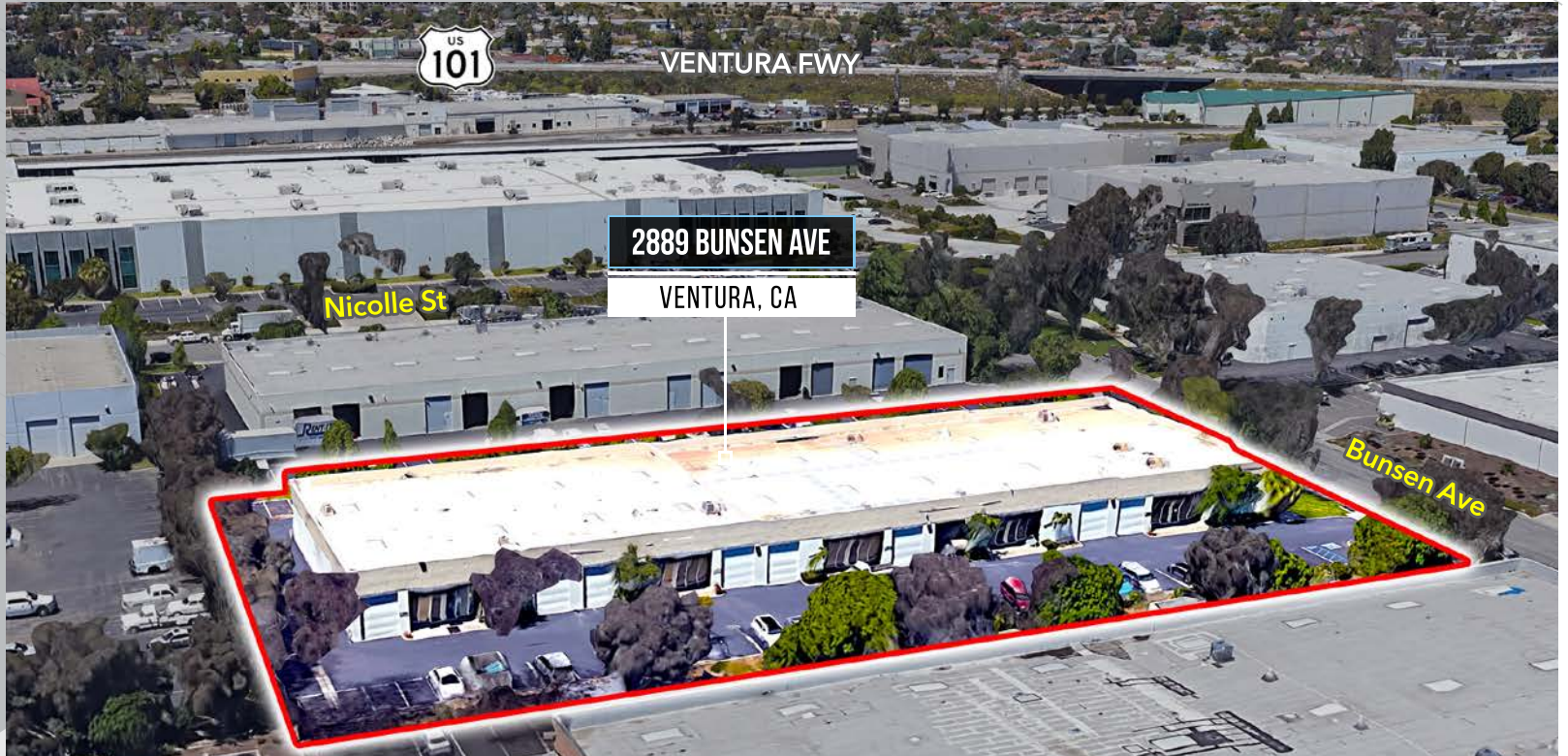
28  
89

BUNSEN





# LOCATOR MAP





# AMENITIES





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

For building availability, please contact:

**GRANT FULKERSON, SIOR**

Principal

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COMMERCIAL REAL ESTATE SERVICES

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