

VENTURA HARBOR MARINA & YACHT YARD

VENTURA, CA



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

PRESENTED BY:

RICK ROUGHEN
Broker Associate
O: 954.298.7703
rick@roughen.net

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VENTURA, CA

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VENTURA HARBOR MARINA & YACHT

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

UNPARALLELED VENUE

HAUL AND LAUNCH OPERATIONS

UNRESTRICTED DEEP-WATER INLET

WET AND DRY SLIPS

TRAVELIFT

WATER'S EDGE RESTAURANT & BAR

SHIPS STORE / OFFICE

WASH-WATER MANAGEMENT SYSTEM

NEGATIVE FORK TRUCK

FISHING DOCK & BAIT CAGES

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,200,000
LOT SIZE:	9 Acres
BUILDING SIZE:	14,850 SF
ZONING:	Harbor Commercial (H-C)

PROPERTY OVERVIEW

For Sale is the Leasehold Interest for this 9-acre parcel together with the Marina and Boatyard business along with the existing assets used to operate the Marina and Boatyard business.

PROPERTY HIGHLIGHTS

- Ventura Harbor Marina and Yacht Yard (VHMY) is a specialized marina and boatyard facility created to provide all of the attributes that commercial and recreational boaters need to feed their passion. A series of reliable (passive) income streams along with others that are driven by intense demand for services all combine to provide a buyer with stability and room to grow.
- The facility is focused on superior customer service with haul and launch operations, wet slips and storage on the hard, parts, fuel, a restaurant, tow and salvage ops.
- VHMY is a dealer for Yanmar, Universal and Westerbeake.
- The facility offers approximately 40 wet slips for vessels up to 75'. Ingress and egress to and from the facility is convenient with no limitations for height, beam or draft. Over 100 spaces are available for short and long term storage vessel storage (on trailers and blocked on the hard) .
- The Water's Edge Restaurant and Bar has recently been refurbished and is strategically perched on the bank overlooking the Harbor. The public is welcome to dock alongside for dinner. A long term lease is in place.

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

A full-service customer-oriented boatyard, marina and trailer boat storage facility. Bottom painting, hull/deck painting and gelcoating; fiberglass and gelcoat repairs. Yanmar dealer; new Yanmar parts and engines available. Operates one Travelift, up to 35 tons and one Negative Fork Lift up to 20-foot boats. On-site Yanmar mechanic, rigger and Raymarine tech/electrician.

LOCATION OVERVIEW

Located on Anchors Way, Ventura Harbor, in the City of Ventura, California, Ventura Harbor and Boatyard occupies nearly 800 feet of waterfront directly on the Harbor. The Marina is immediately inside the inlet on the North side less than 1/2 mile from the entrance. Directly offshore less than 25 miles lies the Channel Islands National Park.

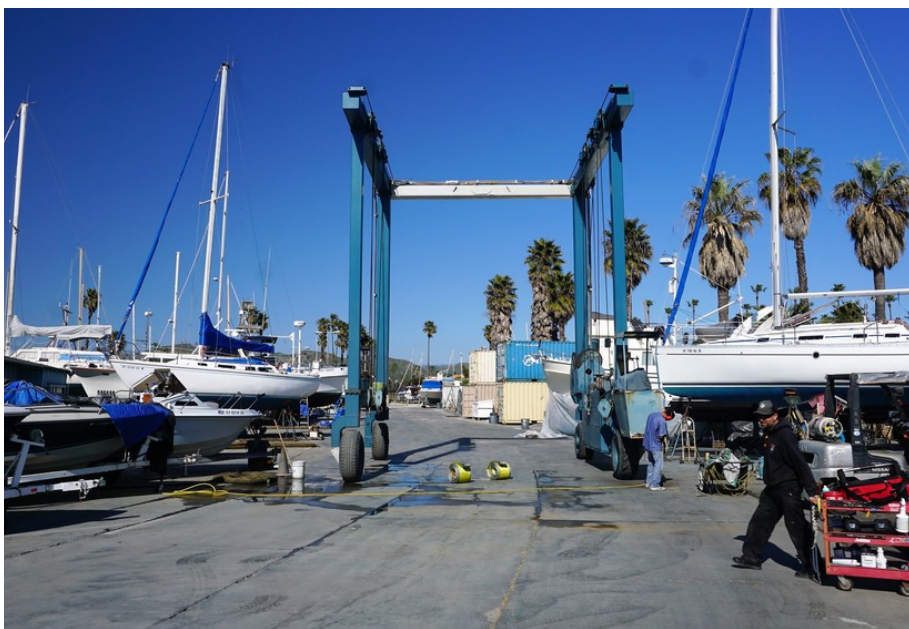
Spectacular backdrop with mountains and green valleys cascading to the water's edge. Year-around boating with commercial and private interests commingling to create a vibrant and outstanding marina and boatyard experience. Retail clients with sport-fishing charters, fuel, bait, public restaurant, emergency towing services and more.

The 9-acre Real Estate parcel (referred to as "Parcel 20") is owned by the Ventura Port District. The Leasehold Interest for that land was purchased in 2011 by its current owner Ventura Harbor Marine Associates (VHMA). The boat slips and all improvements (including the structures) are property of the land lessee which are to be conveyed to the Port District at the termination of the ground lease. There are 4 sub-tenant lessees with contracts for the duration of the existing Master Ground Lease (which remains in effect thru July 31, 2029). One of those tenants is Ventura Harbor Marina and Yacht Yard which is owned by the same owner who acquired the Master Lease (VHMA). The other three sub-tenant leases are with third parties.

UNPARALLELED VENUE



Haul And Launch Operations



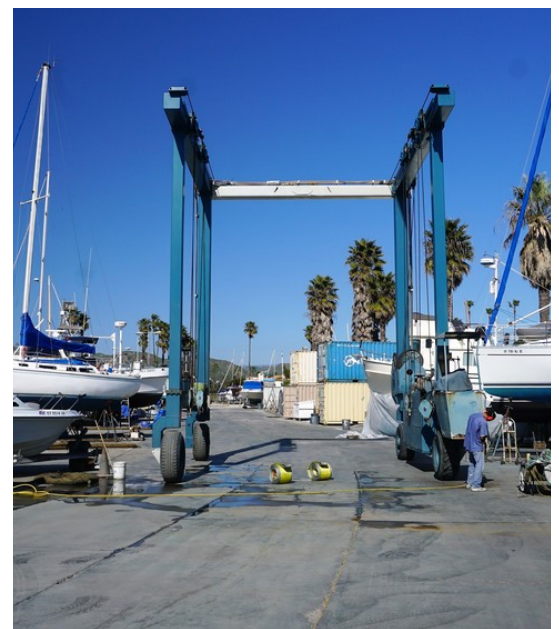
UNRESTRICTED DEEP-WATER INLET



WET AND DRY SLIPS



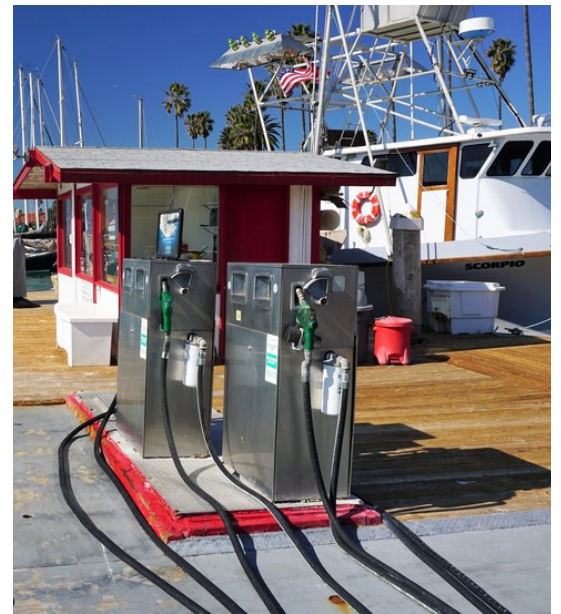
TRAVELIFT AND LIFT WELL



WATER'S EDGE RESTAURANT & BAR



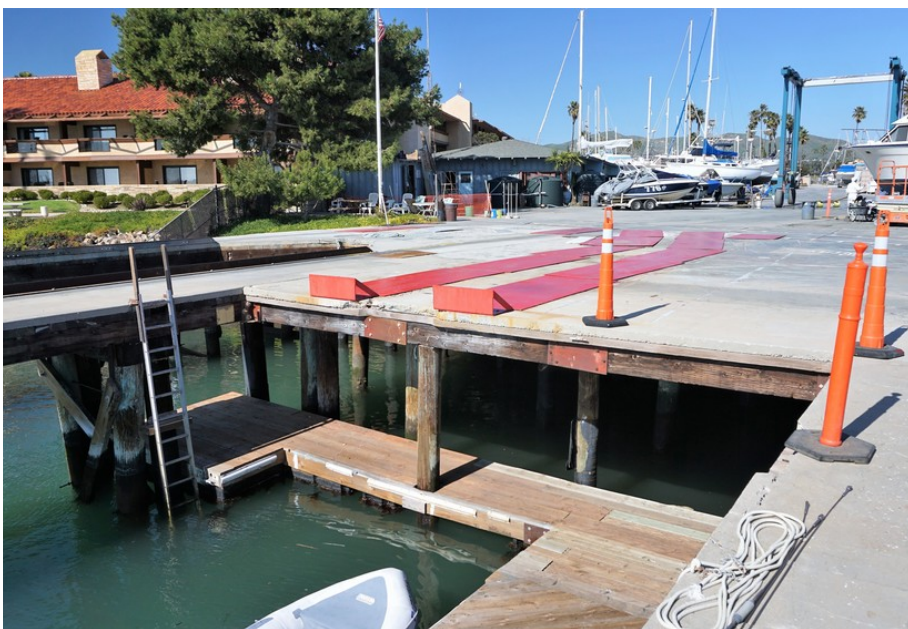
FUEL OFFICES & PUMPS



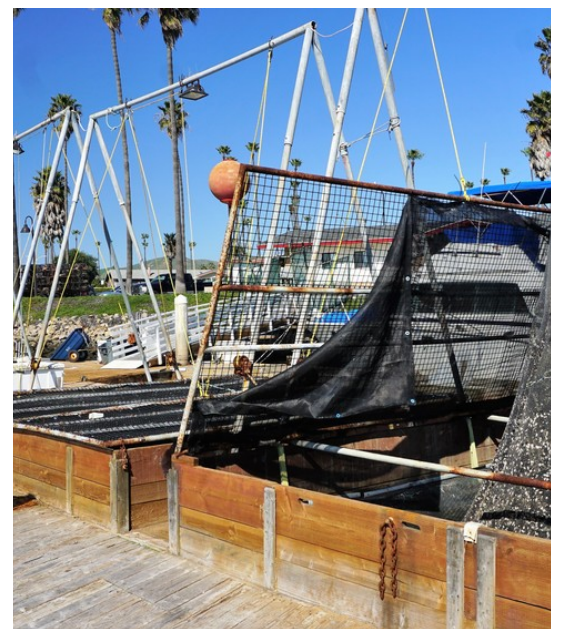
WASH-WATER MANAGEMENT SYSTEM



NEGATIVE FORK TRUCK AND LIFT WELL



FISHING DOCK & BAIT CAGES



VENTURA HARBOR MARINA & YACHT

LOCATION INFORMATION

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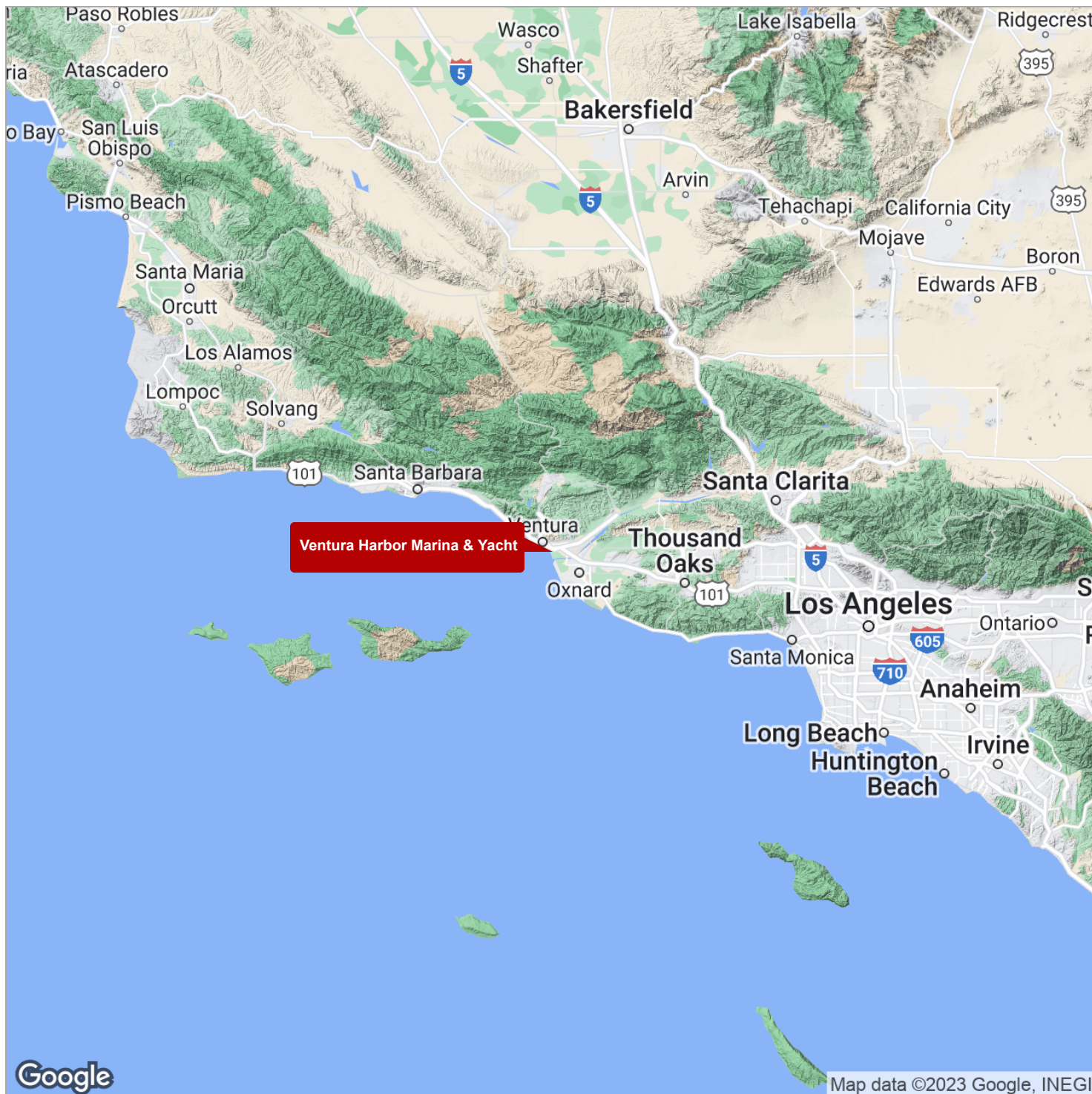
REGIONAL MAP

LOCATION MAPS

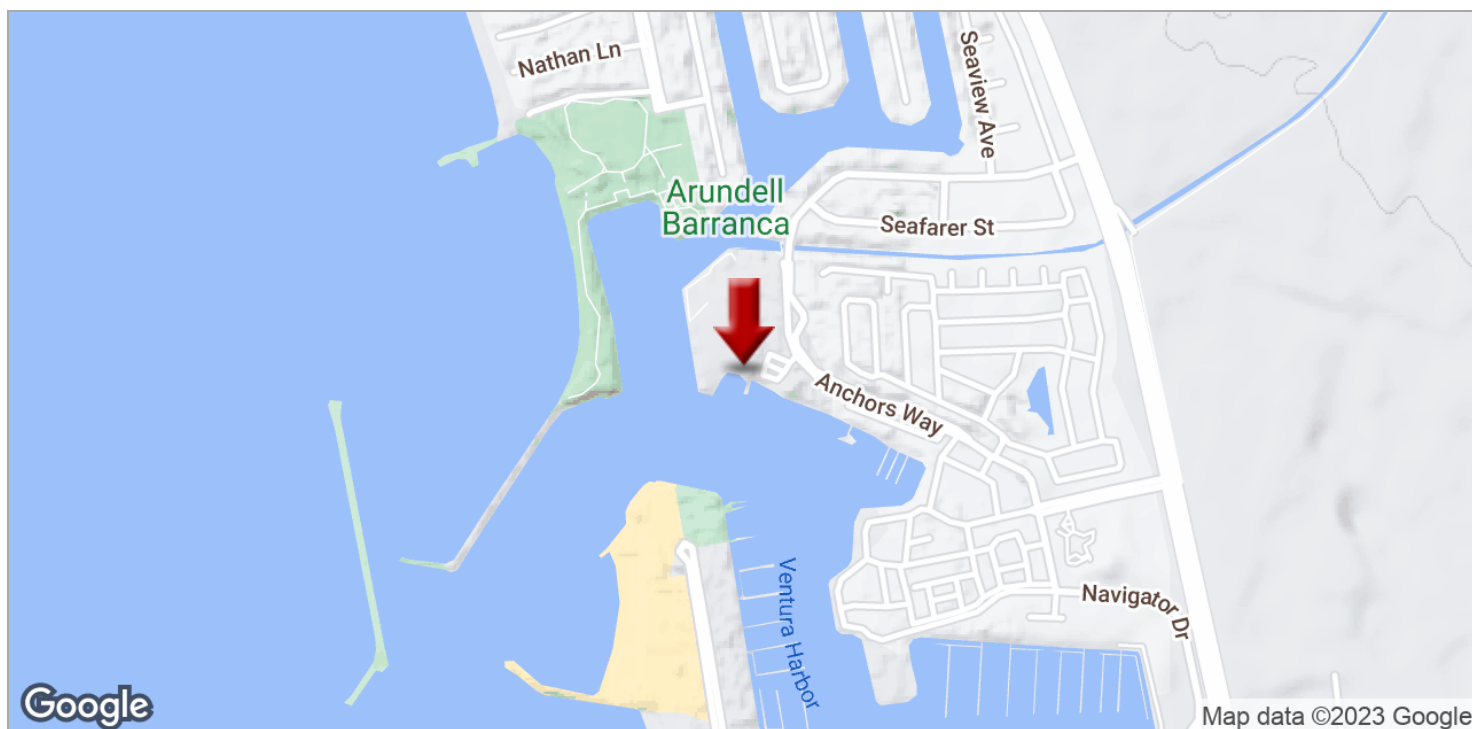
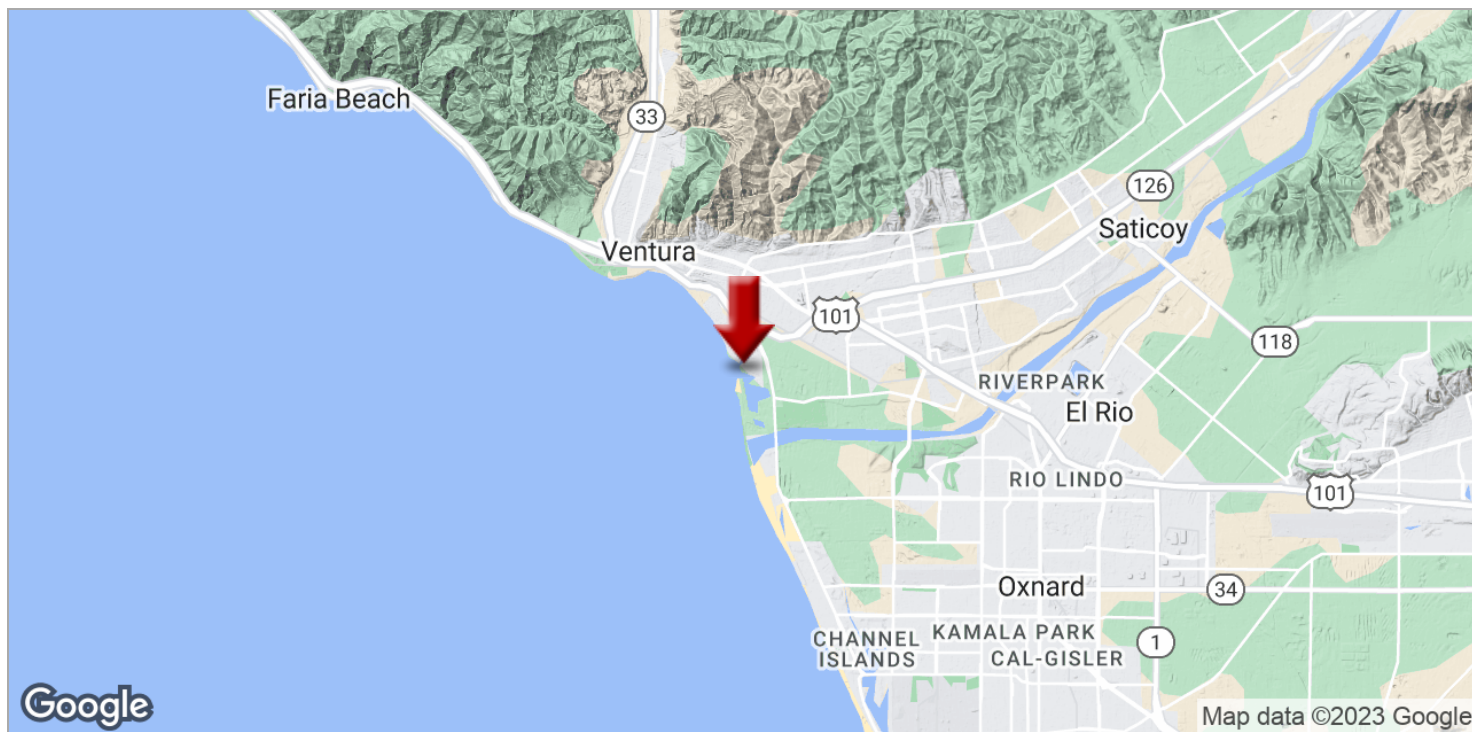
AERIAL MAP

AERIAL MAP

Regional Map



Location Maps



Aerial Map



Aerial Map



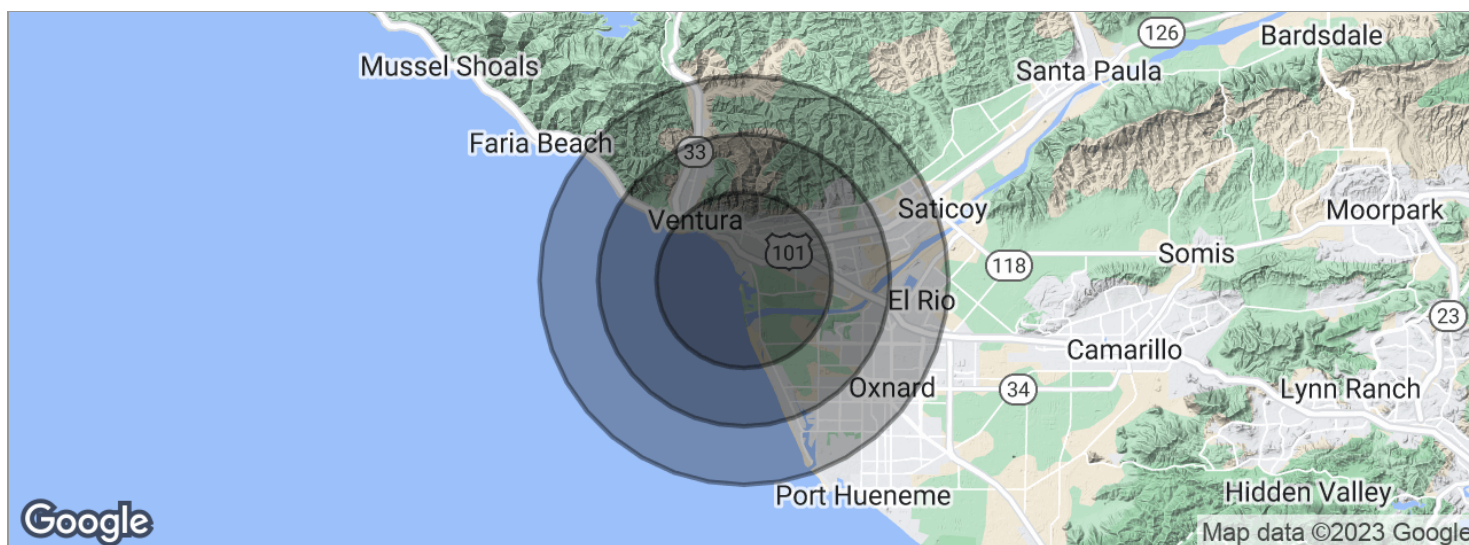
VENTURA HARBOR MARINA & YACHT

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	3 MILES	5 MILES	7 MILES
Total population	32,040	98,437	218,923
Median age	41.0	38.1	36.0
Median age (male)	39.7	37.4	35.2
Median age (Female)	42.8	38.9	37.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	14,214	37,996	76,039
# of persons per HH	2.3	2.6	2.9
Average HH income	\$80,052	\$82,457	\$81,765
Average house value	\$630,225	\$597,472	\$559,455

* Demographic data derived from 2020 ACS - US Census