



NNN - SIGNALIZED SINGLE TENANT RETAIL

710 N. VENTURA AVENUE
OAK VIEW [OJAI], CA 93022

Mark Haworth BRE # 00801075

XX/XX/XXXX

Executive Summary



SALE OVERVIEW

SALE PRICE:	N/A
CAP RATE:	3974400.0%
NOI:	\$39,744
LOT SIZE:	0 SF
BUILDING SIZE:	1,368 SF
CEILING HEIGHT:	18.0 FT
YEAR BUILT:	1990
ZONING:	Commercial Fast Food And Pick Up
MARKET:	Ojai Valley
SUB MARKET:	Santa Barbara

PROPERTY DESCRIPTION

The property is situated in a 3 way intersection of N. Ventura Ave., E. Oak View Ave., and Old Grade Rd. The property location is highly visible for business exposure. There are two driveway entrances into the restaurant with twelve available parking spaces. Currently, the property is being operated as a Thai Restaurant. The property is located 3.7 miles from Lake Casitas Recreation and Park. It is also next door to the City of Ojai. Intersection of N. Ventura Ave., E Oak View Ave., Old Grade Rd.,

Complete Highlights

PROPERTY HIGHLIGHTS

- The property is situated in a 3 way intersection of N. Ventura Ave., E. Oak View Ave., and Old Grade Rd. The property location is highly visible for business exposure. There are two driveway entrances into the restaurant with twelve available parking spaces. Currently, the property is being operated as a Thai Restaurant. The property is located 3.7 miles from Lake Casitas Recreation and Park. It is also next door to the City of Ojai. Intersection of N. Ventura Ave., E Oak View Ave., Old Grade Rd.,



Property Overview

Physical Description

Property Name:	NNN - Signalized Single Tenant Retail
Type of Ownership:	Fee Simple
Property Type:	Retail
APN:	034-0-103-035
Building Size:	1,368 SF
Gross Leasable Area:	1,368
Building Class:	B
Zoning:	Commercial

Construction

Year Built:	1990
Number of Stories:	1
Foundation:	Cement Slab
Parking Type:	14
Roof:	Composite

Interior Finish

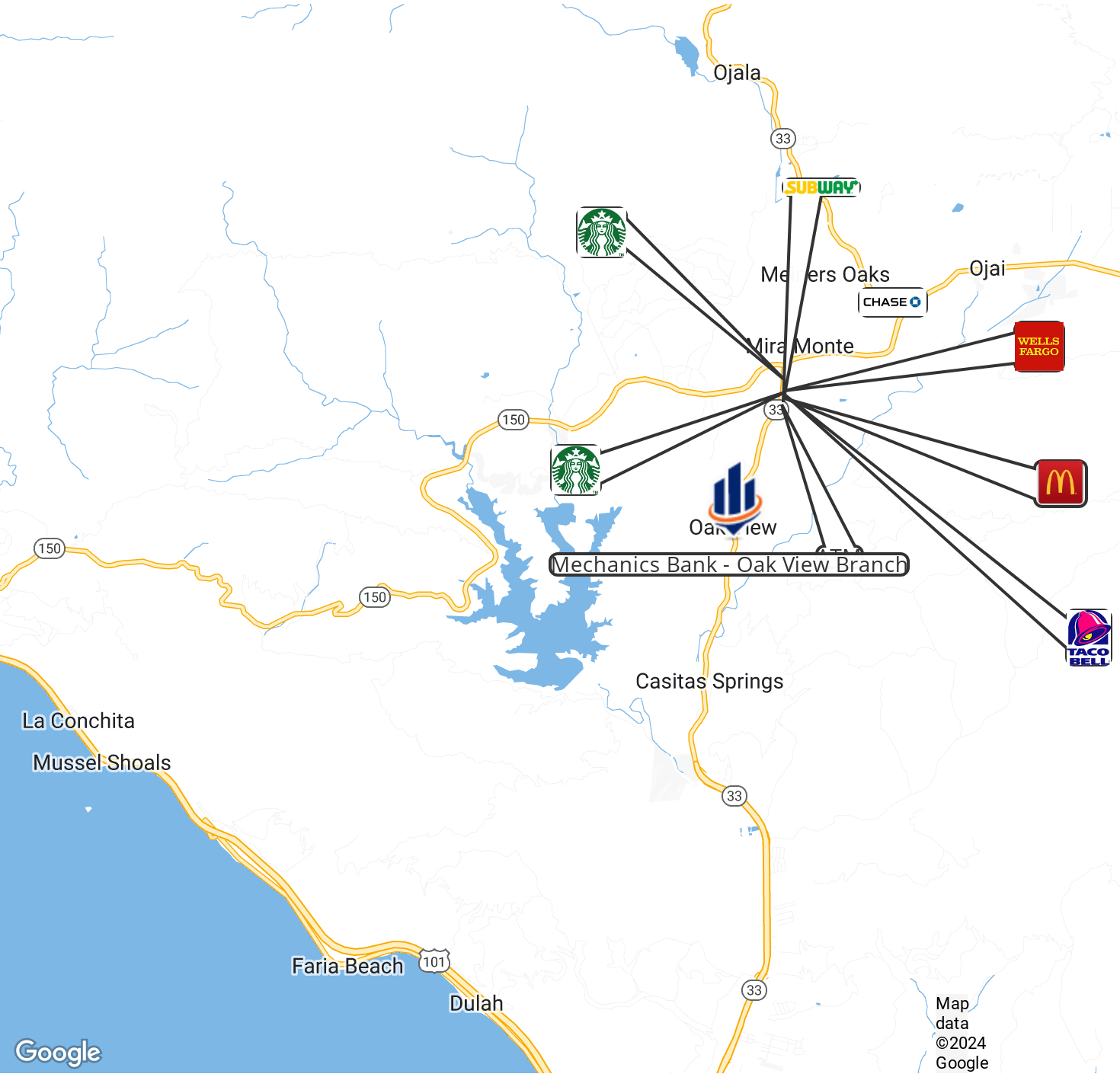
Walls:	Drywall
Ceilings:	T-Bar
Floor Coverings:	Vinyl and carpet
Restrooms:	2 - ADA

Rent Roll

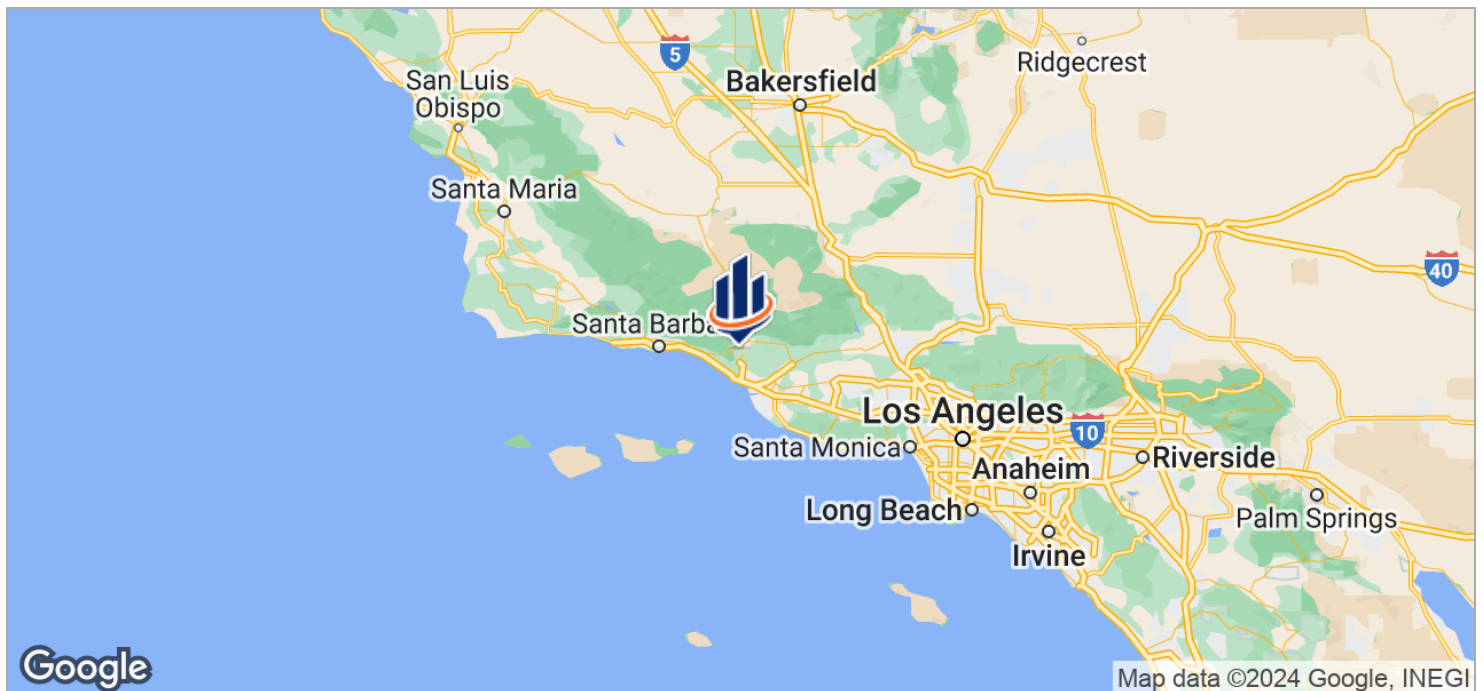
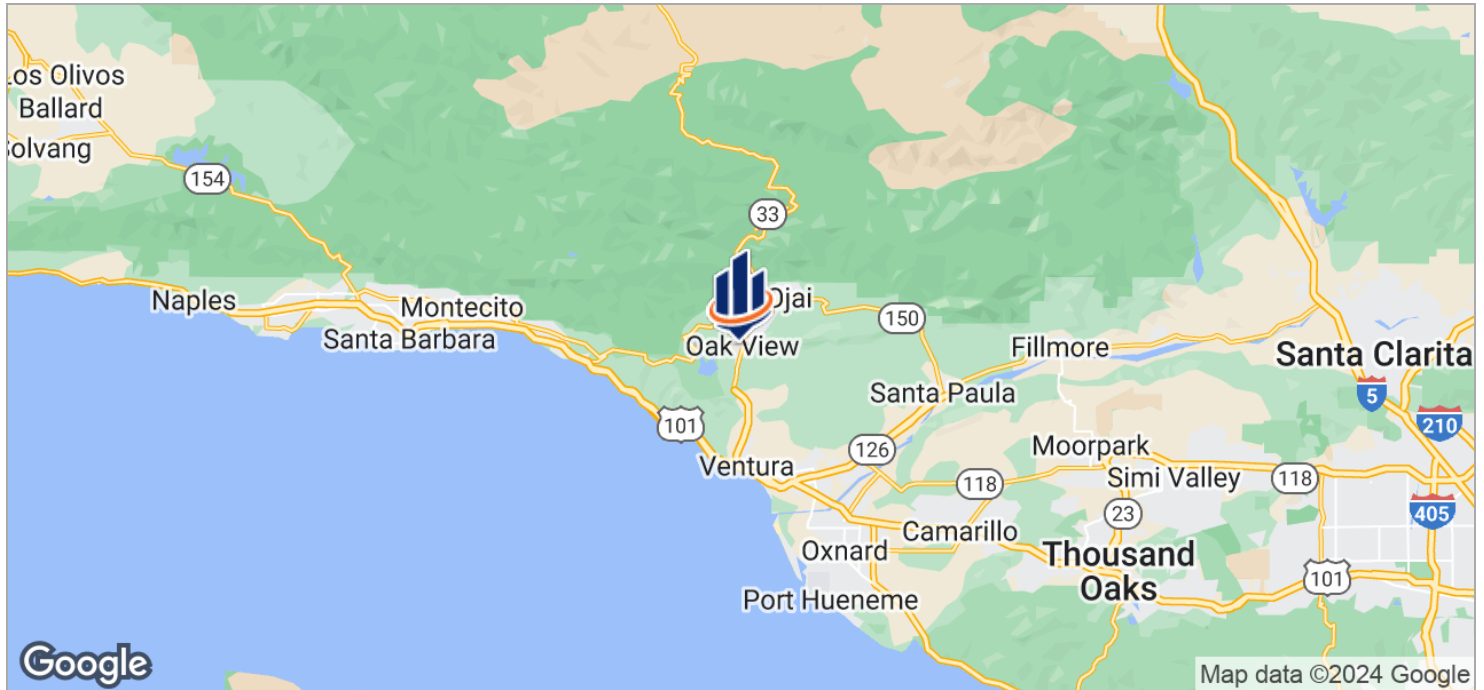
TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA
OM Fusion of Thailand	1,368	7-24-2013	5-31-2028	38,976	100.0
Totals/Averages	1,368			\$39,744	

Tenant has 2 - 5 year options to extend. Annual 2% increases.

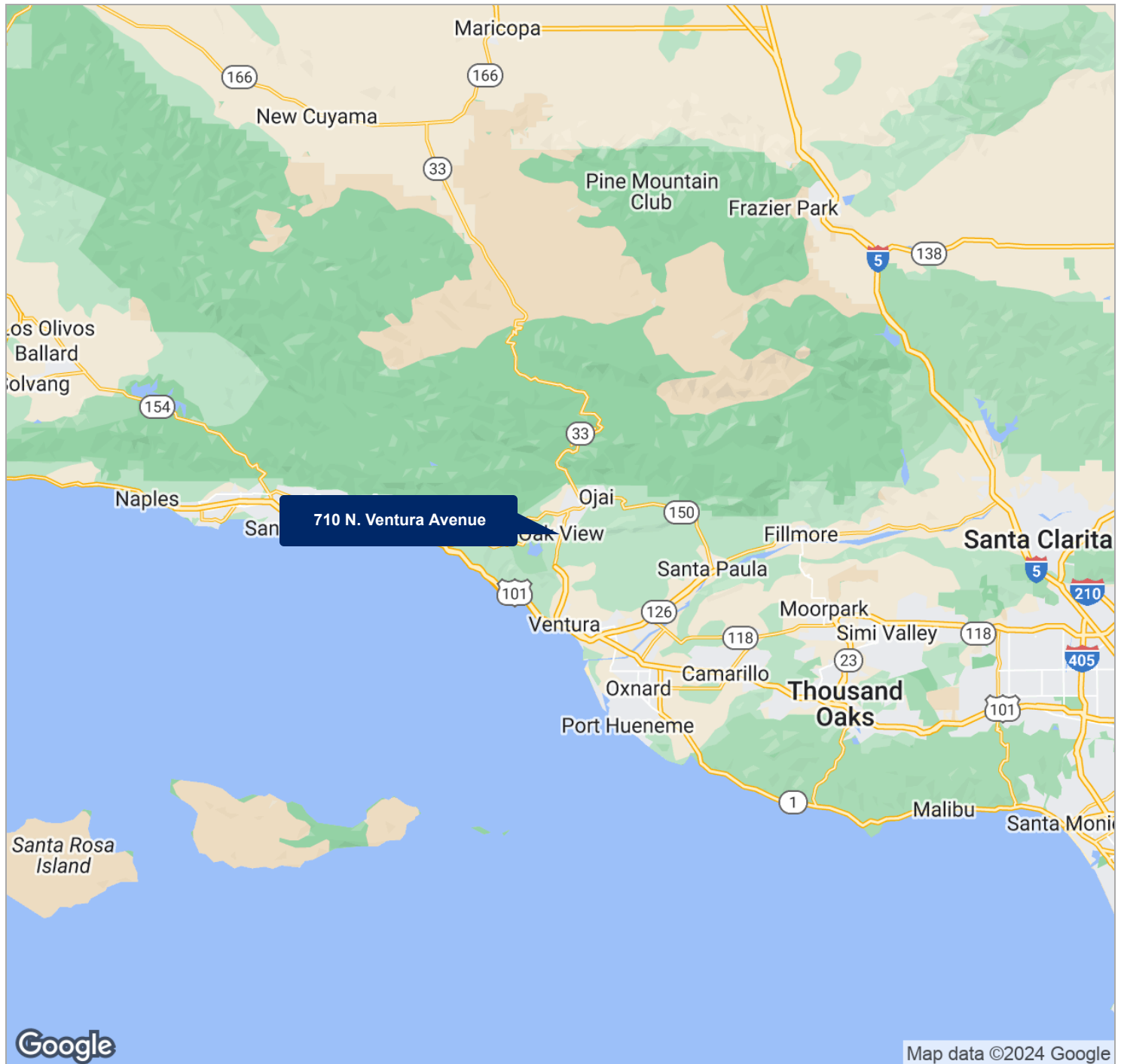
Retailer Map



Location Maps



Regional Map





1 DEMOGRAPHICS

710 N. Ventura Avenue
Oak View [Ojai], CA 93022

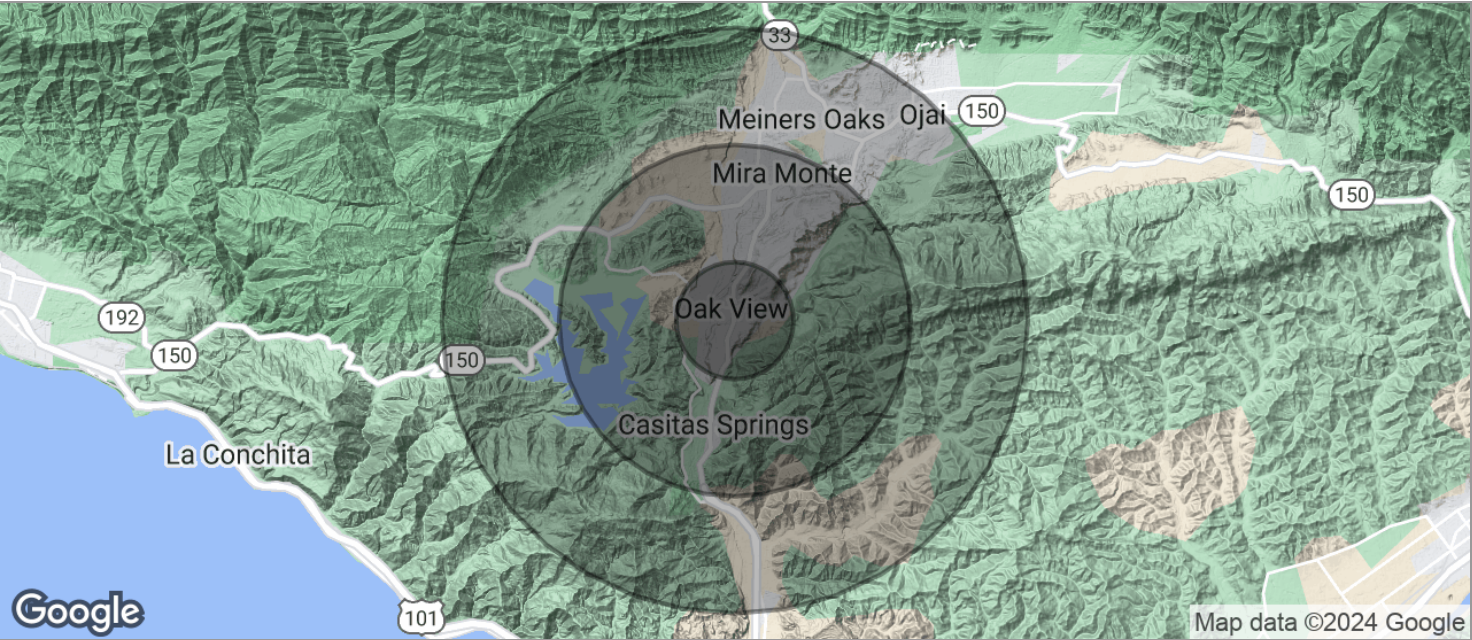
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,611	5,375	9,528
Total persons per hh	2.7	2.7	2.7
Average hh income	\$83,933	\$88,902	\$89,713
Average house value	\$454,156	\$500,401	\$555,756

	1 MILE	3 MILES	5 MILES
Total population	4,363	14,543	25,510
Median age	43.1	43.2	43.9
Median age (male)	43.3	43.2	43.9
Median age (female)	43.1	43.4	44.2

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,363	14,543	25,510
MEDIAN AGE	43.1	43.2	43.9
MEDIAN AGE (MALE)	43.3	43.2	43.9
MEDIAN AGE (FEMALE)	43.1	43.4	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,611	5,375	9,528
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$83,933	\$88,902	\$89,713
AVERAGE HOUSE VALUE	\$454,156	\$500,401	\$555,756

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Plat Map

