

# INDUSTRIAL UNITS FOR SALE

870 - 5,601 SQ FT

*\*Adjacent Units May Be Combined*

## Ventura Commerce Center

2889 Bunsen Ave

**90% FINANCING AVAILABLE**

### GRANT FULKERSON, SIOR

Principal  
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DRE# 01483890

### BRETT SAUNDERS

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

### BRYCE KOLB

Associate  
818.497.3866  
bkolb@lee-re.com  
DRE# 02240862



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

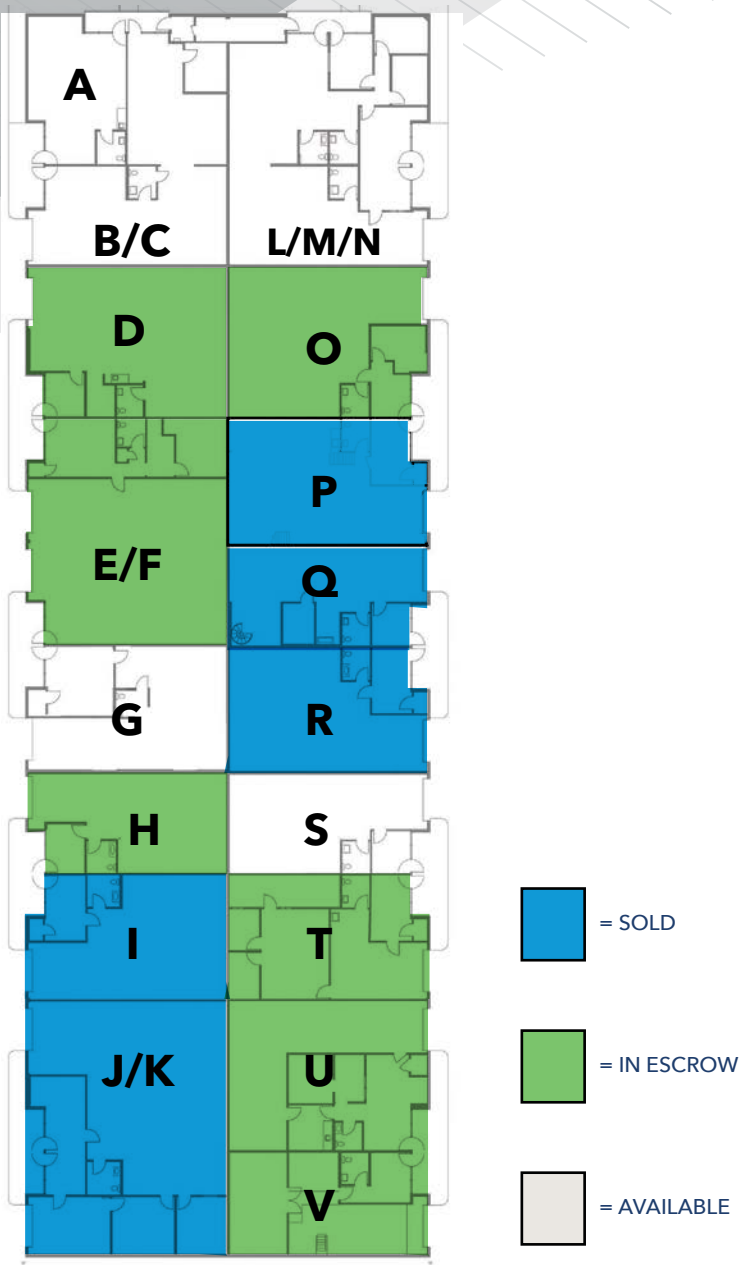
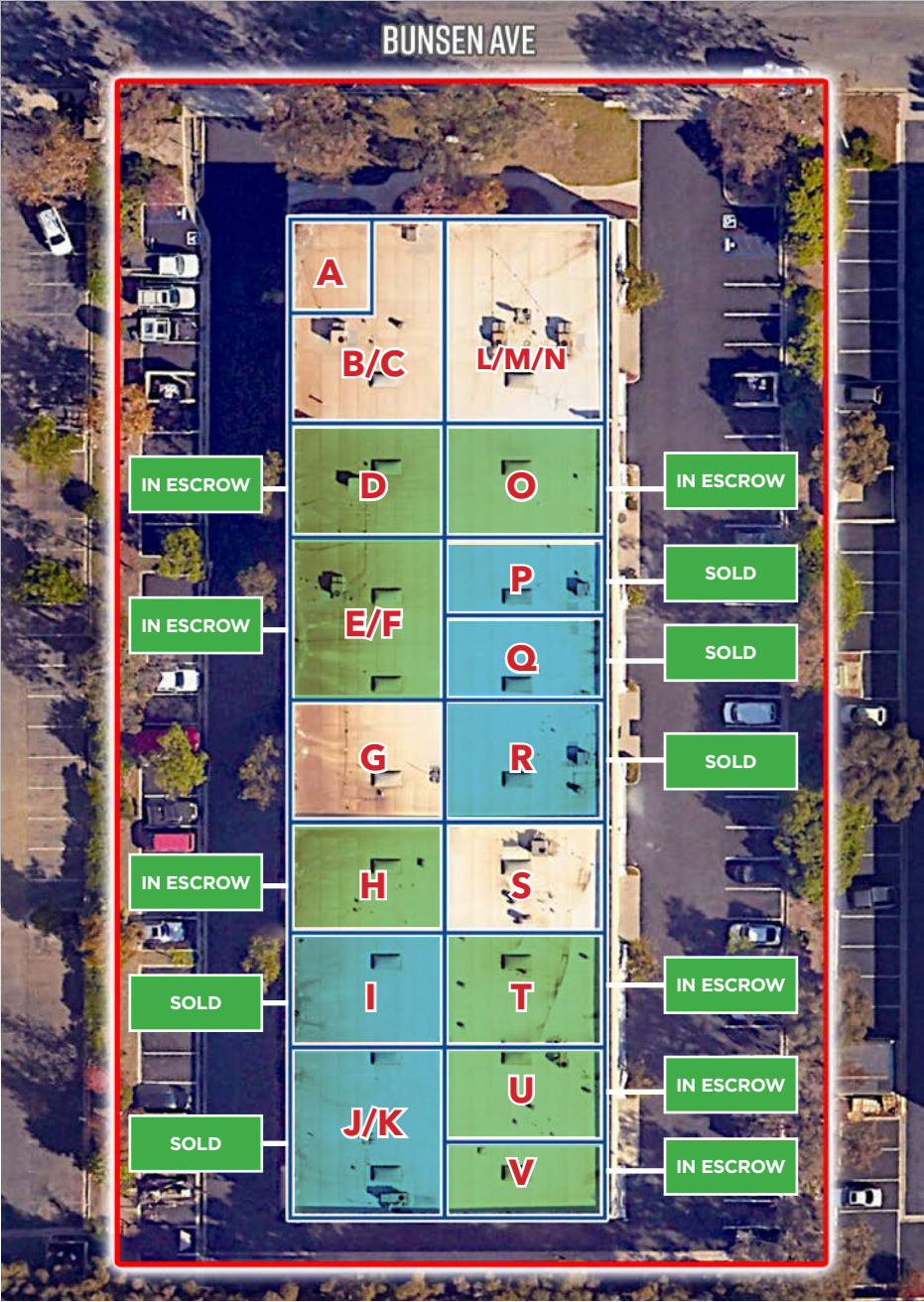


RARE PURCHASE  
OPPORTUNITY

UNIT	SQ. FT	LOADING DOORS	PARKING	HEIGHT	PRICE (PSF)	SALE PRICE	STATUS
J/K	2,950	2	6	16'	\$375.00	\$1,106,250	SOLD
I	1,448	1	3	16'	\$375.00	\$543,000	SOLD
H	1,174	1	2	16'	\$365.00	\$428,400	IN ESCROW
G	1,457	1	3	16'	\$375.00	\$546,390	AVAILABLE
E/F	2,614	2	5	16'	\$365.00	\$954,110	IN ESCROW
D	1,739	1	3	16'	\$365.00	\$634,735	IN ESCROW
A*	870	-	2	16'	\$375.00	\$326,250	AVAILABLE
B/C*	1,932	1	4	16'	\$365.00	\$705,180	AVAILABLE
L/M/N*	2,799	1	6	16'	\$375.00	\$1,049,625	AVAILABLE
A (combined)	5,601	2	12	16'	\$375.00	\$2,100,375	AVAILABLE
O	1,741	1	3	16'	\$365.00	\$635,465	IN ESCROW
P	1,459	1	3	16'	\$365.00	\$532,629	SOLD
Q	1,162	1	2	16'	\$365.00	\$423,951	SOLD
R	1,444	1	3	16'	\$365.00	\$527,191	SOLD
S	1,162	1	2	16'	\$375.00	\$435,750	AVAILABLE
T	1,444	1	3	16'	\$375.00	\$541,635	IN ESCROW
U	1,738	1	3	16'	\$365.00	\$634,475	IN ESCROW
V	1,211	1	2	16'	\$375.00	\$454,252	IN ESCROW

Contiguous units may be combined.

# AVAILABLE INDUSTRIAL UNITS & PRICES



Adjacent units may be combined.



# 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**  
**Mobile: 818.355.8973 | Mobile: 424.230.2056**  
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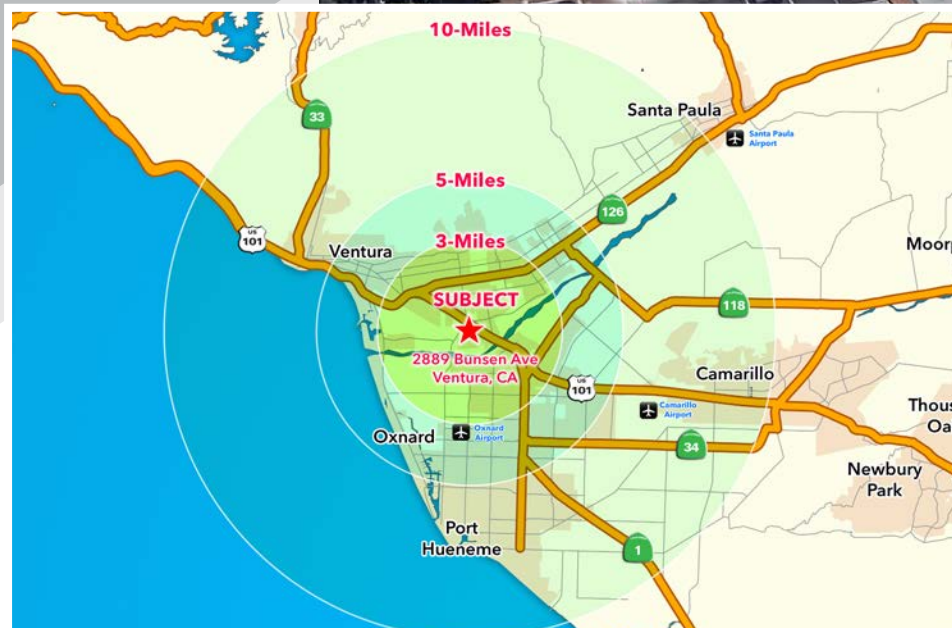
28  
89

BUNSEN





# LOCATOR MAP





# AMENITIES





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VENTURA, CA 93003**

For building availability, please contact:

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COMMERCIAL REAL ESTATE SERVICES

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