

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
818.304.4956
gfulkerson@lee-re.com
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



Adjacent units may be combined.

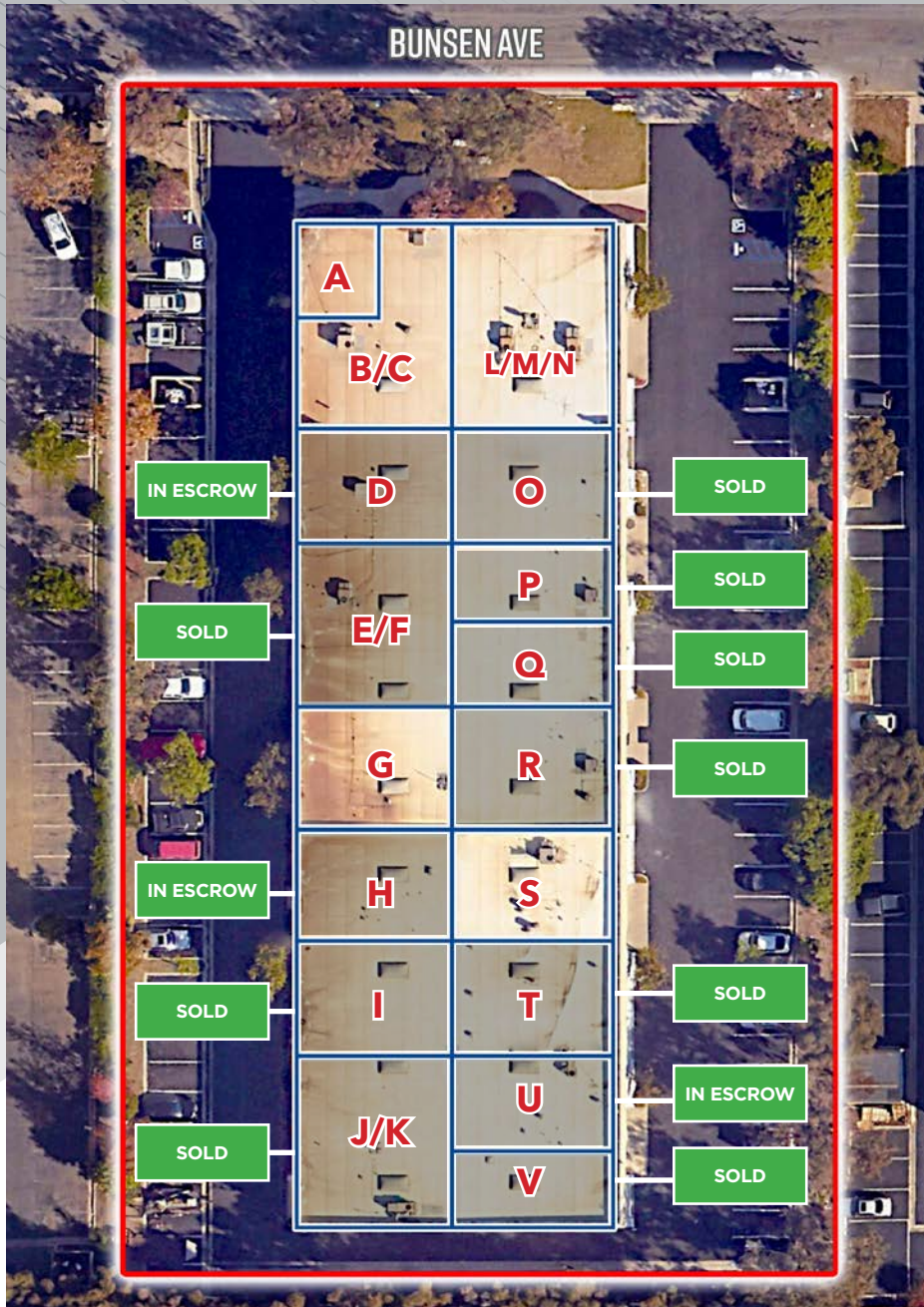


= SOLD/IN ESCROW



= AVAILABLE

AVAILABLE INDUSTRIAL UNITS & PRICES



UNIT	SQ. FT	GL DOORS	PKG		PRICE (PSF)	SALE PRICE	STATUS
A*	870	-	2	16'	\$375	\$326,250	AVAILABLE
A - N (combined)	5,601	2	12	16'	\$375	\$2,100,375	AVAILABLE
B/C*	1,932	1	4	16'	\$365	\$705,180	AVAILABLE
D	1,739	1	3	16'	\$365	\$634,735	IN ESCROW
E/F	2,614	2	5	16'	\$365	\$954,110	SOLD
G	1,457	1	3	16'	\$375	\$546,390	AVAILABLE
H	1,174	1	2	16'	\$365	\$428,400	IN ESCROW
I	1,448	1	3	16'	\$375	\$543,000	SOLD
J/K	2,950	2	6	16'	\$375	\$1,106,250	SOLD
L/M/N*	2,799	1	6	16'	\$375	\$1,049,625	AVAILABLE
O	1,741	1	3	16'	\$365	\$635,465	SOLD
P	1,459	1	3	16'	\$365	\$532,629	SOLD
Q	1,162	1	2	16'	\$365	\$423,951	SOLD
R	1,444	1	3	16'	\$365	\$527,191	SOLD
S	1,162	1	2	16'	\$375	\$435,750	AVAILABLE
T	1,444	1	3	16'	\$375	\$541,635	SOLD
U	1,738	1	3	16'	\$365	\$634,475	IN ESCROW
V	1,211	1	2	16'	\$375	\$454,252	SOLD

Contiguous 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.



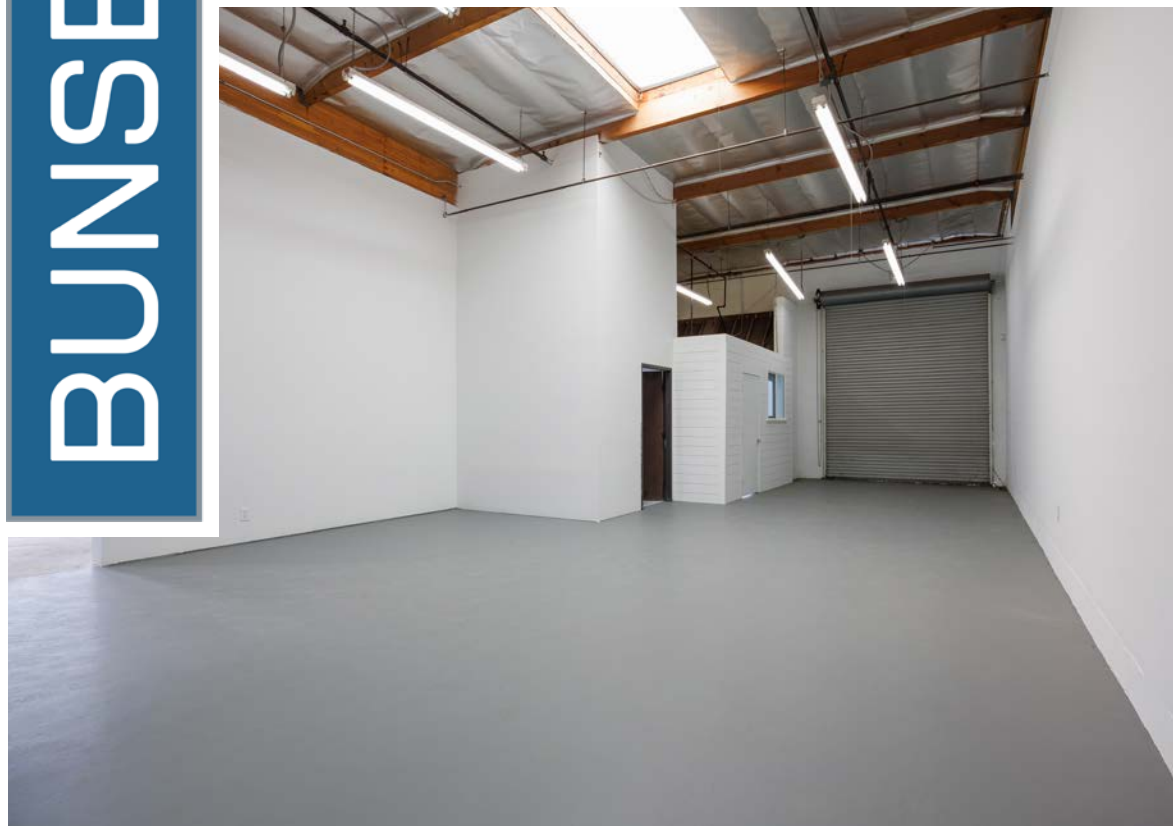
For SBA and conventional financing:

Raffi Sarkissian
Regional Director
Horizon Commercial Capital
Office: 866.903.7773
Mobile: 818.355.8973 | Mobile: 424.230.2056
Fax 818.475.5033
www.horizonwest-cc.com



28
89

BUNSEN



LOCATOR MAP

US 101

VENTURA FWY

2889 BUNSEN AVE

VENTURA, CA

Nicolle St

10-Miles

5-Miles

Santa Paula

Santa Paula Airport

33

126



AMENITIES



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

Ventura
Commerce Center
2889 Bunsen Ave.

For building availability, please contact:

GRANT FULKERSON, SIOR

Principal
818.304.4956
gfulkerson@lee-re.com
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



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.
CID #01191898