

INDUSTRIAL UNITS FOR SALE

1,162 - 1,457 SQ FT

**Adjacent Units May Be Combined*

2889

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



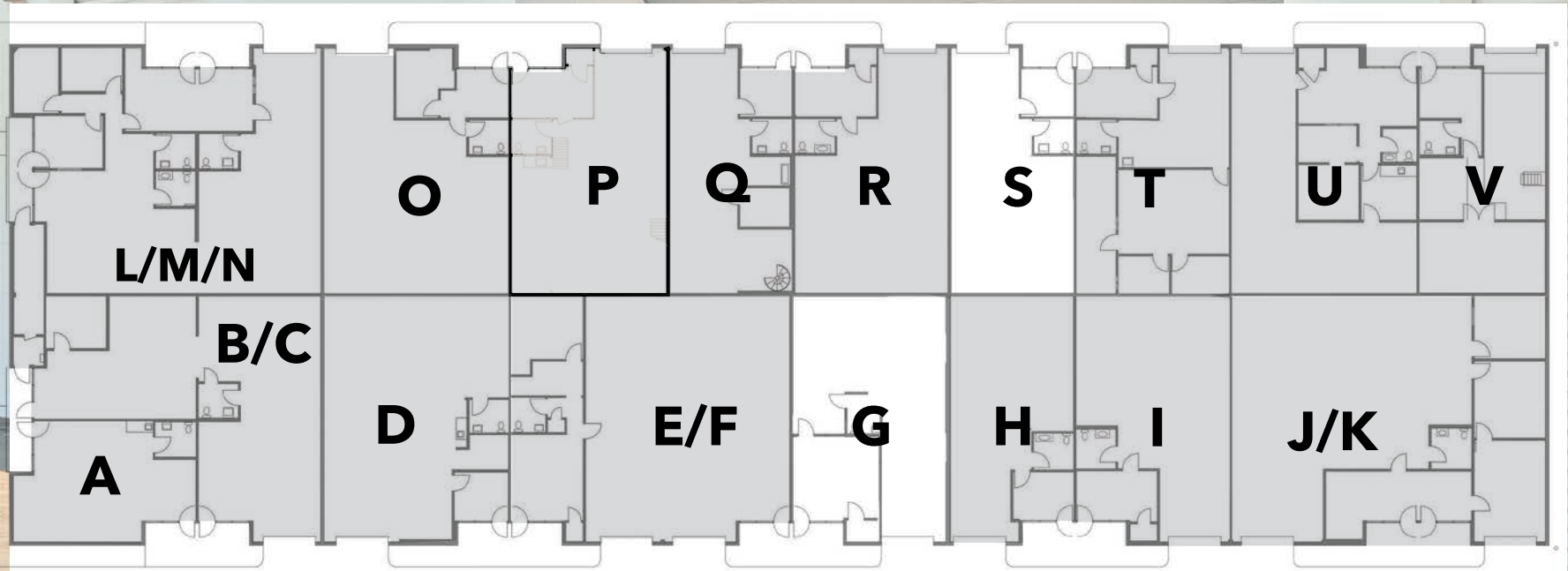
RECENTLY
RENOVATED



PROFESSIONALLY
MANAGED



RARE PURCHASE
OPPORTUNITY



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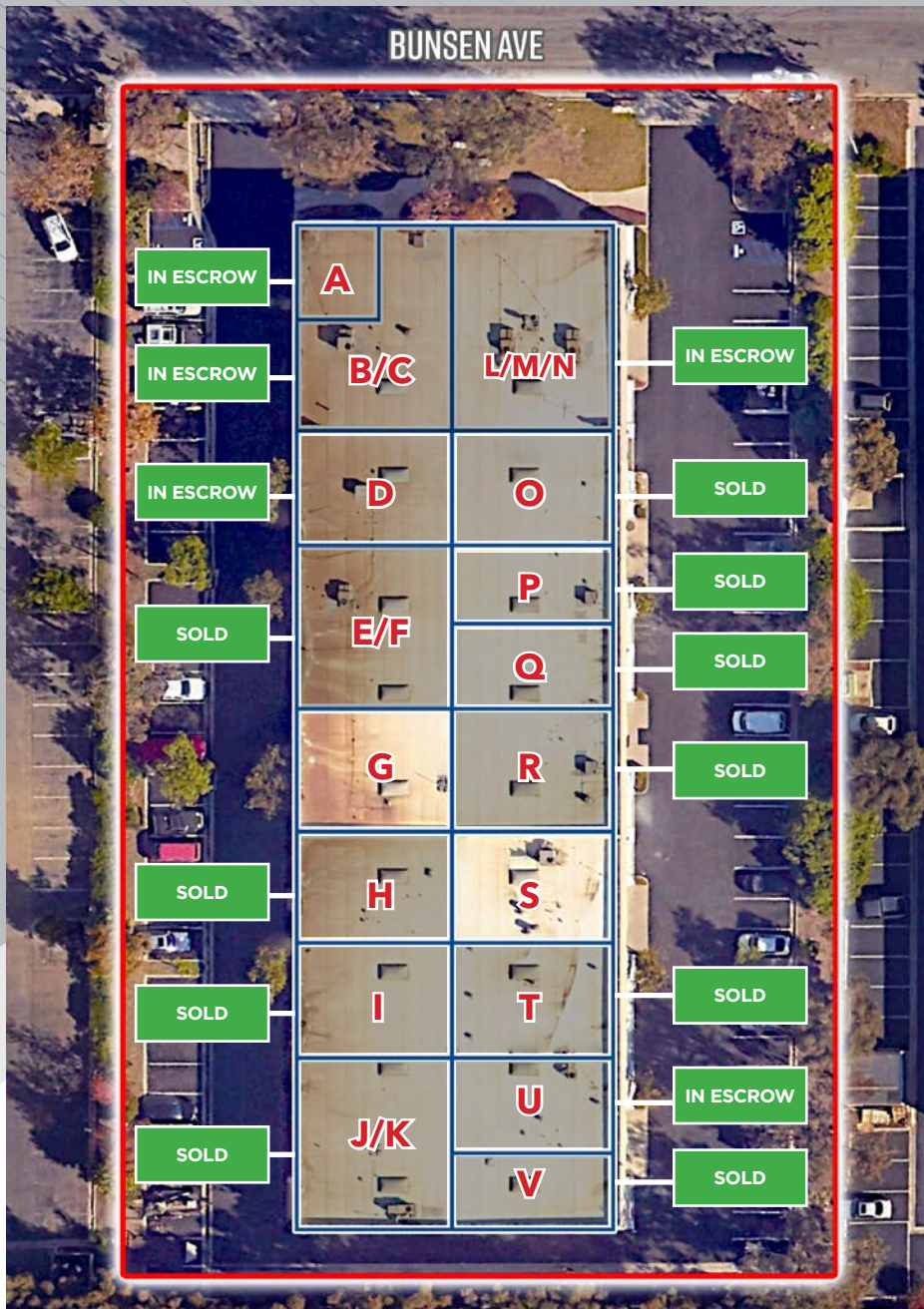


= SOLD/IN ESCROW



= AVAILABLE

AVAILABLE INDUSTRIAL UNITS & PRICES



UNIT	SQ. FT	GL DOORS	PKG		PRICE (PSF)	SALE PRICE	STATUS
A*	870	-	2	16'	\$375	\$326,250	IN ESCROW
B/C*	1,932	1	4	16'	\$365	\$705,180	IN ESCROW
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	SOLD
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	IN ESCROW
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.



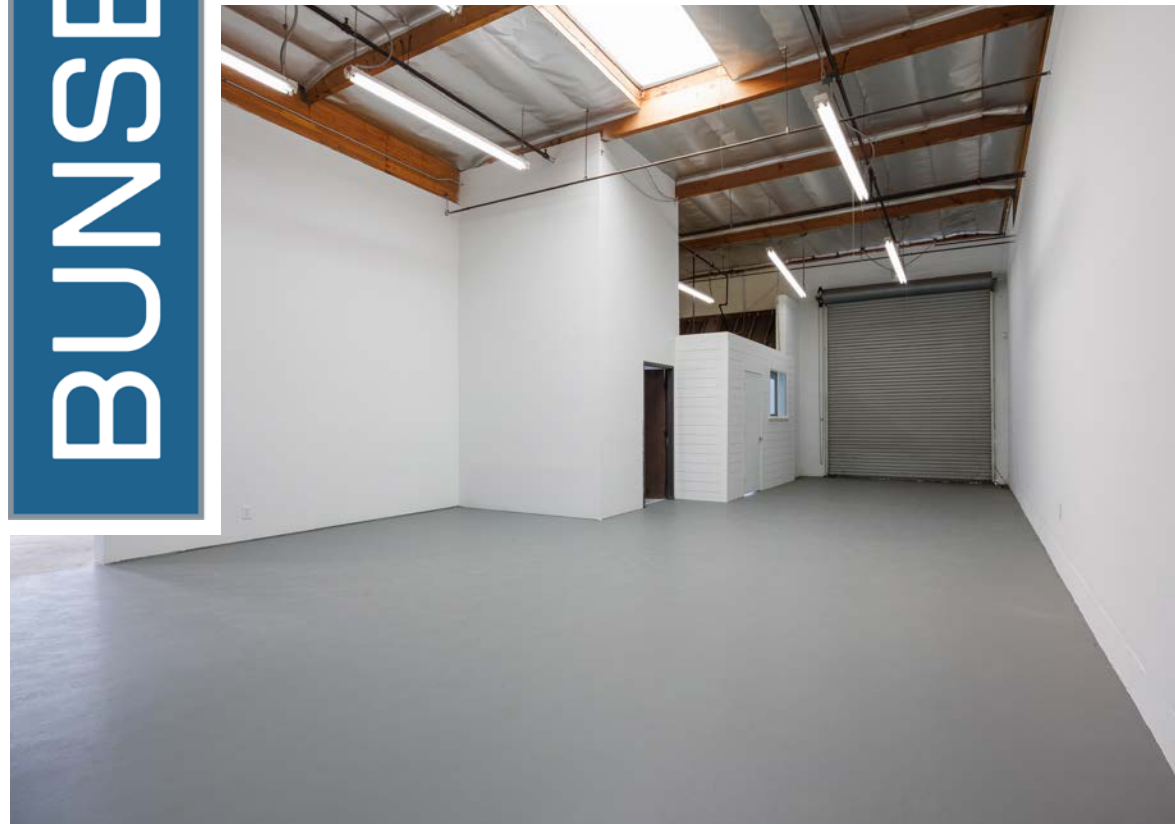
For SBA and conventional financing:

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



AMENITIES



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COMMERCIAL REAL ESTATE SERVICES

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