

2 Signalized Corners for Sale

11015 Nardo Street + 1385 Los Angeles Avenue Saticoy • California

Real Estate Investments | Property Management

web | [www.beckergrp.com](http://www.beckergrp.com) | tele | 805.653.6794 | fax | 805.653.6795 | street | 40 South Ash Street Ventura, CA 93001 | mail | PO Box 23277, Ventura, CA 93002 | license | 01213236



# Land For SALE

Contact: Alex Olsen 805.653-6794 ext. 213 | aolsen@beckergroup.com

11015 Nardo Street +  
1385 Los Angeles Avenue  
Saticoy • California

asking \$1,775,000

- 2 Signalized Corners for Sale
- 11015 Nardo Street – Saticoy Auto Parts/5,538 sf/4 Units
- 1385 Los Angeles – 18,348 sf Parcel/Contractor Yard
- Vacant Parcel Zoned Mixed Use/Adjacent County Land for Lease
- Both Corners same APN Parcel/Sold Together
- Signaled Prime Corner/High Traffic Count
- Great Exposure to Approx 40,000 ADT Cars



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# 11015 Nardo Street + 1385 Los Angeles Avenue

aerial map



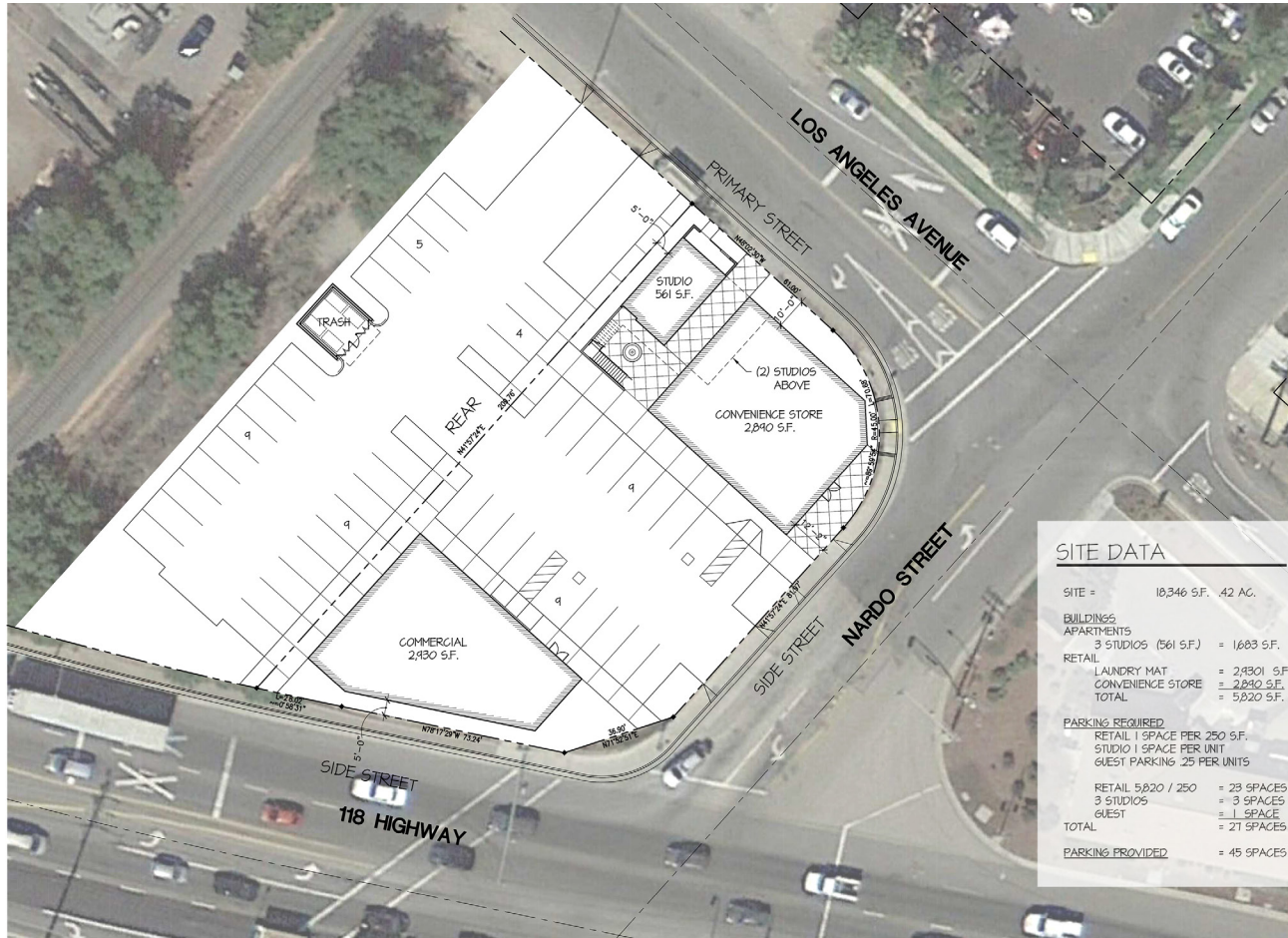
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site plan



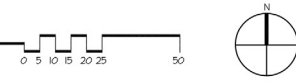
SITE DATA	
SITE =	10,346 S.F. .42 AC.
<b>BUILDINGS</b>	
APARTMENTS	
3 STUDIOS (561 S.F.)	= 1,683 S.F.
<b>RETAIL</b>	
LAUNDRY MAT	= 2,430 S.F.
CONVENIENCE STORE	= 2,240 S.F.
TOTAL	= 5,220 S.F.
<b>PARKING REQUIRED</b>	
RETAIL 1 SPACE PER 250 S.F.	
STUDIO 1 SPACE PER UNIT	
GUEST PARKING .25 PER UNITS	
RETAIL 5,220 / 250	= 23 SPACES
3 STUDIOS	= 3 SPACES
GUEST	= 1 SPACE
TOTAL	= 27 SPACES
<b>PARKING PROVIDED</b>	= 45 SPACES

**RASMUSSEN & ASSOCIATES**  
Architecture Planning Interiors

21 S. CALIFORNIA STREET  
VENTURA, CA 93001  
VOICE: (805) 648-1234

CONTACT: SCOTT BOYDSTUN  
SBoydstun@RA-Arch.com

**SITE PLAN**  
SCALE 1" = 20'-0"



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saticoy auto parts



11015 Nardo Street

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