

FOR SALE

3150 LOMA VISTA RD,

VENTURA CA



CBRE

Property Location

Property Located at a secondary signalized intersection in the City of Ventura, in between the city's 2 major regional hospitals. The property consists of **14,075 square feet** of commercial improvements and a two-story, residential triplex totaling approximately **3,390 square feet**, on a **1.67 acre** parcel.



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\$3,750,000



Property Highlights

- › Parcel Number: 077-0-040-190
- › Signalized intersection
- › Adjacent to 2 regional hospitals
- › Size of parcel can allow for redevelopment opportunities
- › Lot Size: 3 - 1.67 acres



Property Opportunities

- › Redevelopment site
- › Medical
- › Residential
- › Service commercial
- › Religious
- › Mortuary
- › Educational

Construction & Zoning

Construction Timeline w/ Key Additions*

1951 and 1954 - Mortuary (14,075sf)

1966 - 3 Apartments w/ 6 Car Garage (3,390sf)

1968 - 252sf Office Addition

1983 - Crematorium Addition w/ Associated Structures - Approx. 10,000sf + 1,800sf Garage

2008 - Garage Addition to Funeral Home

*Construction dates were compiled from sources deemed credible including property records and building permits. The brokers and owners do not guarantee their accuracy.



Zoning Overview

Designation: R-1-1AC

Description: Single-Family Residential

Notes: Per City zoning representatives, zone changes are subject City review and may require a Planned Development Permit, Design Review Permit, and Use Permit. For expedited feedback of a proposed project, a Conceptual Design Review is available through the City's Planning Department.

Contacts

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