



**BUENGER**  
Commercial Real Estate, Inc.

SERVING VENTURA COUNTY  
And Surrounding Areas

# High-Visibility Corner Drive-Thru Opportunity

Telephone Rd & CA-118/Wells Rd, Ventura, CA



Signalized High-Volume Corner – Drive-Thru Restaurant Potential  
**\$1,798,000**

**Specializing in Western  
Ventura County:  
Sales And Leasing  
Retail, Office  
Industrial, Restaurant  
and Hospitality**

**Buenger Commercial Real Estate  
3600 South Harbor Blvd.  
Oxnard California 93035  
(805) 985-1007 [Info@BuengerInc.com](mailto:Info@BuengerInc.com)  
[www.BuengerInc.com](http://www.BuengerInc.com)  
CalBRE: 01378022**



## Development Opportunities Include:

|               |                |
|---------------|----------------|
| Live / Work   | Drive-Thru     |
| General       | Art / Dance /  |
| Retail &      | Music Studio   |
| Office        | Health /       |
| Medical /     | Fitness Studio |
| Veterinary    | Day Care /     |
| Clinic        | School         |
| Hotel / Motel | Parking        |
| Restaurant    | Facility       |

Property offers ~350-ft of frontage on high-volume CA-118, existing 3,511 Sq-Ft Bldg, and is ideal for many commercial uses, including restaurant, drive-thru, retail, live/work...great for developer, owner/user or investor. Upcoming large-scale development in the immediate area with current plans in-place to expand traffic light & intersection.

Brokers & Buyers: Please consult City of Ventura & County of Ventura to verify development opportunities & uses

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**Westwood / Parklands**  
(All Planning Approvals)  
216 Detached Homes &  
110 Attached Homes

**Parklands Apartments**  
(Under Construction)  
173 Apartments

**Gisler Ranch**  
(Plan Check)  
43 Apartments

**Citrus II**  
(Plan Check)  
78 Apartments

**Darling Apartments**  
(Under Construction)  
43 Apartments  
& 2 Live/Work

**East Village**  
(Under Construction)  
50 Low Income Apts

**Northbank**  
(All Planning Approvals)  
117 Single Family Homes  
31 Affordable Housing  
& 50 Apartments

**Enclave at Northbank**  
(Under Construction)  
77 Single Family Homes  
14 Multifamily (Duplex)

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| Households        | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| 2018              | 3,722     | 14,474    | 40,941    |
| 2018-2023 Growth  | 2.50%     | 2.00%     | 2.13%     |
| Median HH Income  | \$74,101  | \$79,279  | \$74,527  |
| Avg HH Size       | 2.80      | 2.90      | 3.00      |
| Median Home Value | \$445,393 | \$480,346 | \$478,202 |
| Median Year Built | 1983      | 1978      | 1977      |

| Population       | 1 Mile | 3 Mile | 5 Mile  |
|------------------|--------|--------|---------|
| 2018             | 10,523 | 42,409 | 126,513 |
| 2023             | 10,779 | 43,306 | 129,303 |
| 2018-2023 Growth | 2.43%  | 2.12%  | 2.21%   |
| Average Age      | 38.40  | 38.80  | 37.50   |

| Annual Average Daily Traffic |        |
|------------------------------|--------|
| Back AADT                    | 36,000 |
| Back Peak Month              | 39,000 |
| Ahead AADT                   | 40,000 |
| Ahead Peak Month             | 44,500 |



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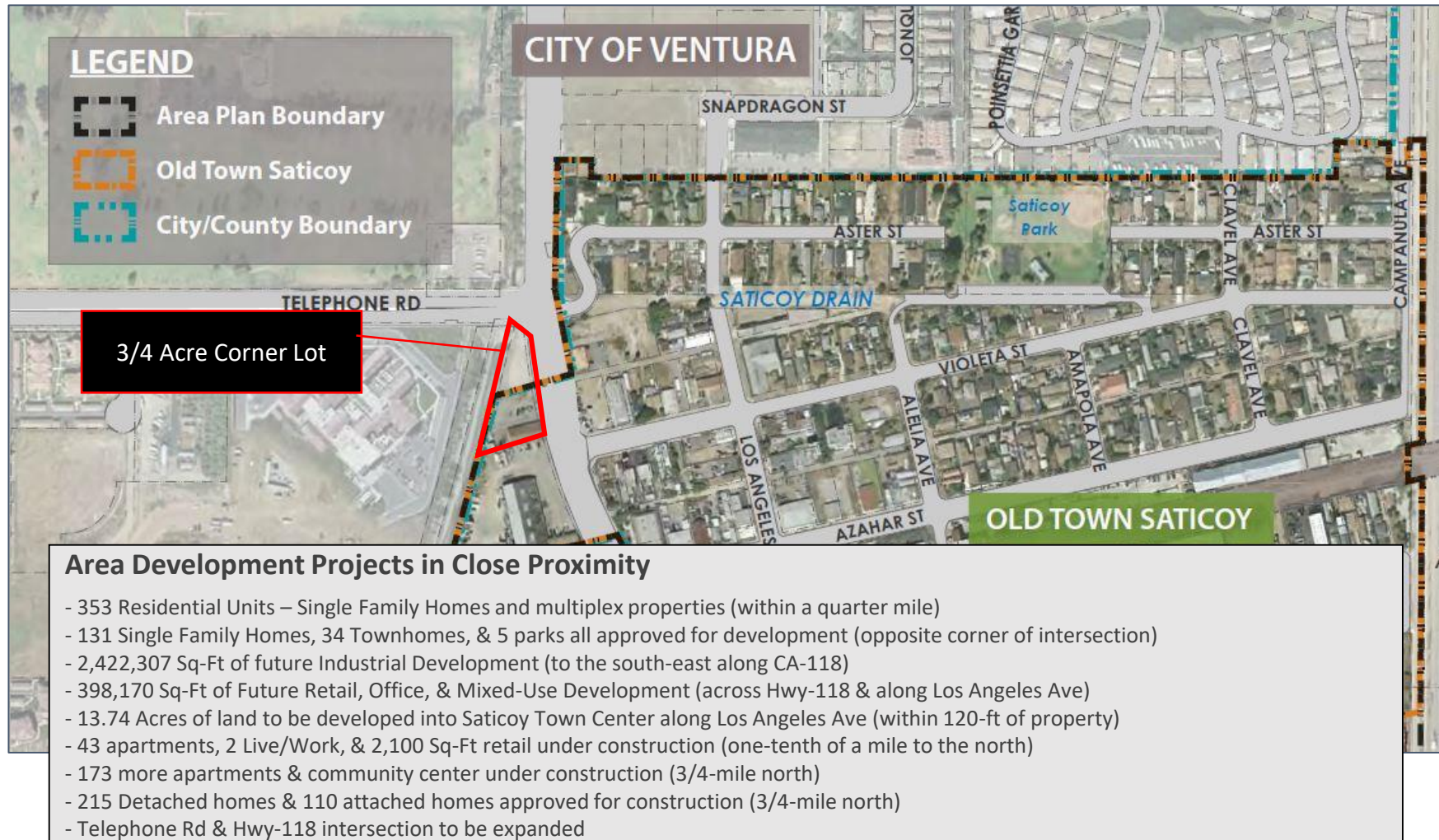
**SERVING VENTURA COUNTY  
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- |                    |                        |
|--------------------|------------------------|
| 1: Jack in the Box | 6: Sandwich Man        |
| 2: Café 126        | 7: B&J Drive-In        |
| 3: Casa del Rio    | 8: Ameci Pizza & Pasta |
| 4: La Escondida    | 9: Dominos Pizza       |
| 5: Los Comales     |                        |

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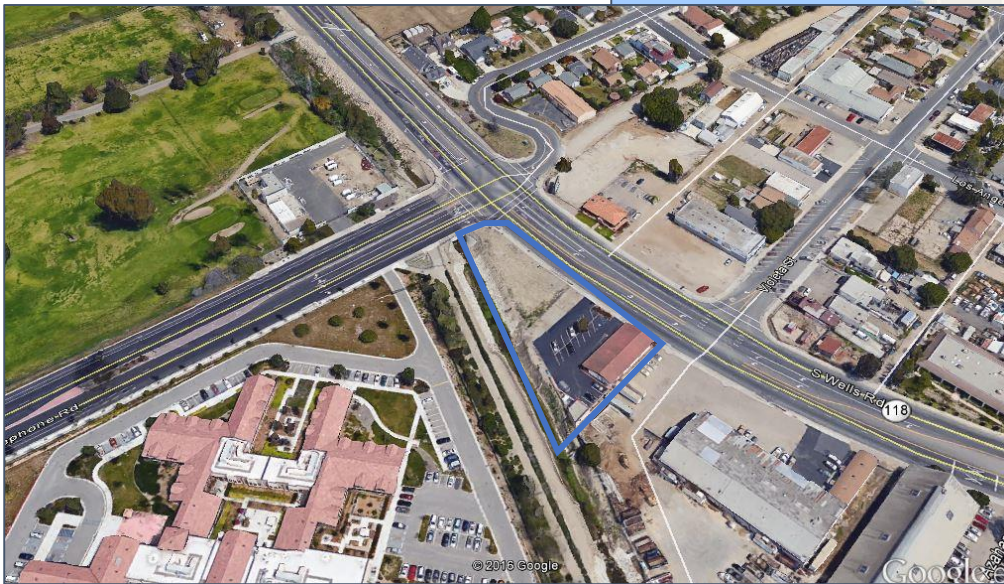
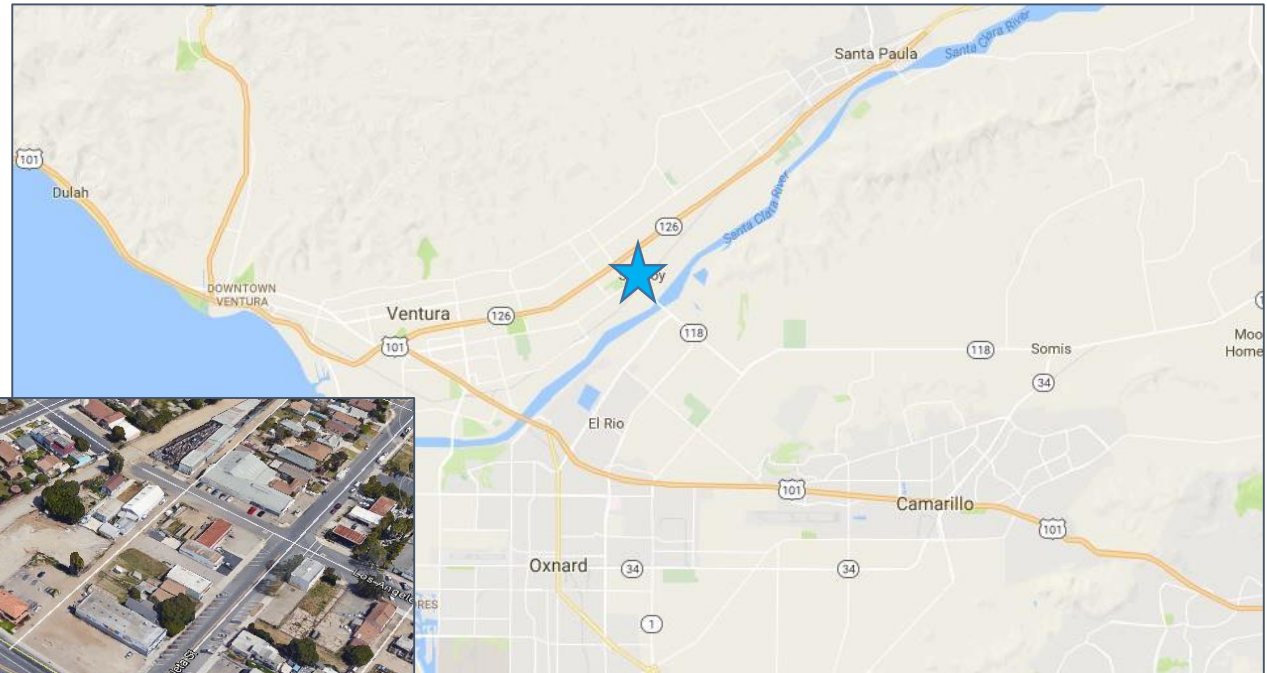
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Exposure to over 40,000 vehicles Annual ADT.

Ideal East Ventura location with access to 101-Fwy,  
126-Fwy, & CA-118

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