



FOR LEASE

## HIGH VISIBILITY RETAIL LOCATION

1195 Wells Road Ventura CA 93004  
Telephone Rd & CA-118/Wells Rd

3,511 Sq. Ft.  
Divisible to 1,200 Sq. Ft.  
\$2.50 / Sq. Ft NNN



**BUENGER**  
*Commercial Real Estate, Inc.*

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, [Info@BuengerInc.com](mailto:Info@BuengerInc.com) CalDRE #01378022



### **Great Location for**

- **Restaurant**
- **Professional Offices**
- **Retail Space**
- **Veterinary / Animal Hospital**

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OVERVIEW





## East Ventura (Saticoy)

### Highway 126 / Wells Road Corridor

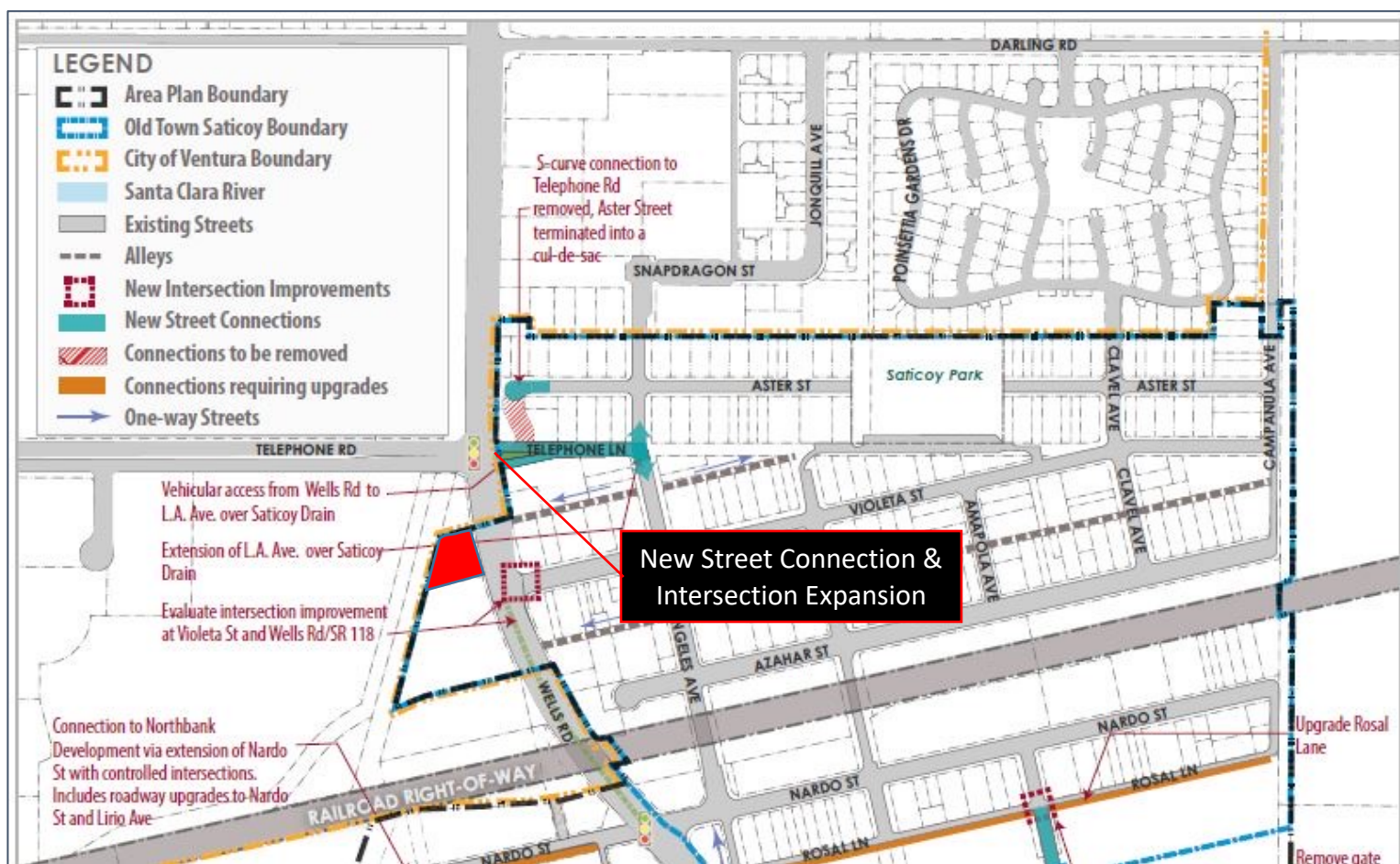
The Highway 126 Wells Corridor is an up-and-coming area in the City of Ventura. The area is not only the epicenter for new development in Ventura, but also serves as the main corridor between Highway 126 and the City of Oxnard. The corridor has an average of 39,000 Annual commuters who use the corridor as a main artery to connect with Interstate 5.



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### Town Center (TC)

The Town Center (TC) zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story "main street commercial" buildings with shopfront *frontages* that are built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment. Ground-floor residential units are not permitted.

| Principal Uses   | TOWN CENTER ZONING  |
|--|---|
| ART GALLERIES, MUSEUMS   | PD  |
| ASSEMBLY USES  | CUP   |
| BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS   | PD  |
| BARS, TAVERNS AND NIGHTCLUBS *   | CUP   |
| BED-AND-BREAKFAST INNS *   | PD  |
| CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)   |   |
| Day Care Centers   | CUP   |
| Intermediate: Care Of 7 Or More Persons  | CUP   |
| COMMUNICATIONS FACILITIES *  |   |
| Non-Commercial Antenna, Ground Mounted   | This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4) |
| Wireless Communication Facility  |   |
| Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 ft. or less in height (see Sec. 8107-45.4) | CUP   |
| CONFERENCE CENTER  | CUP   |
| CULTURAL/HISTORIC USES   |   |
| Cultural Heritage Sites with Ordinance Deviations  | Pursuant to Article 7 and principal or accessory uses   |
| Historic Repository  | PD  |
| Interpretive Centers   | PD  |
| Museums  | PD  |
| DOG AND CAT GROOMING   | PD  |
| DWELLINGS *  |   |
| Town Center Residential  | PD (3)  |
| EDUCATION AND TRAINING   |   |
| Schools, elementary and secondary (boarding and nonboarding)   | PD  |
| Professional and Vocational  | PD  |
| Art, Craft, and Self-Improvement   | PD  |

|  |      |
|--|------|
| FENCES AND WALLS 6' HIGH OR LESS PER SEC. 8106-8.1               | ZC   |
| Over 6' High per Sec. 8106-8.1                                   | ZC   |
| FILMING ACTIVITIES *   |      |
| Permanent  | CUP  |
| Temporary  | CUP  |
| Occasional For Current News Programs/ Noncommercial Personal Use | E    |
| Occasional Per Sec. 8107-11.1                                    | ZC   |
| Occasional With Waivers Per Sec. 8107-11.2                       | ZC-W |
| Occasional, Not Meeting Standards                                | CUP  |

|   |     |
|---|-----|
| GOVERNMENT BUILDINGS  | PD  |
| Fire Stations   | PD  |
| Law Enforcement Facilities (substations)  | PD  |
| Public Works Projects not otherwise listed as Uses in this Section constructed by the County or its Contractors | E   |
| GRADING (A Public Works Agency Grading Permit may still apply)  | E   |
| HEALTH SERVICES   |     |
| Professional Offices  | PD  |
| Ambulance Services & Out-Patient Clinics  | CUP |
| Pharmacy, Accessory Retail, For Prescription Pharmaceuticals Only   | PD  |
| HOTELS, MOTELS  | PD  |
| Medical And Dental  | PD  |
| LIBRARIES AND INFORMATION CENTERS   | PD  |
| MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS                                      | E   |
| If Designated Cultural Heritage Site  | ZC  |
| MANUFACTURING INDUSTRIES  |     |
| Dressmaking and Tailor Shops  | PD  |
| Custom/Artisan Goods  | PD  |

|   |     |
|---|-----|
| OFFICE; BUSINESS, PROFESSIONAL & ADMINISTRATIVE, EXCEPT HEALTH & VETERINARY | PD  |
| Telemarketing Offices   | PD  |
| PARKING FACILITIES  | PD  |
| PUBLIC SERVICE/UTILITY FACILITIES   | CUP |
| Small Utility Structures  | E   |
| Offices Only  | PD  |
| RADIO STUDIOS (see Sec. 8107-45.2.3)  | CUP |
| RECORDING STUDIOS   | PD  |
| RECREATIONAL, SPORT, ATHLETIC FACILITIES AND AMUSEMENTS                     | PD  |
| Arcades   | CUP |
| Community Garden Plots  | ZC  |
| Gymnasiums and Indoor Sports Clubs/Facilities                               | PD  |
| Parks (with or without buildings)   | PD  |
| Recreation Projects, County-Initiated                                       | PD  |

|   |     |
|---|-----|
| RENTAL AND LEASING OF DURABLE GOODS                                 | CUP |
| Bicycle Rental  | PD  |
| Instruments, Including Musical Instruments                          | CUP |
| Photographic And Optical Goods                                      | CUP |
| Repair Of Personal Goods such as Bikes, Jewelry, Shoes And Saddlery | PD  |
| RETAIL TRADE  | PD  |
| Christmas Tree Sales *  | ZC  |
| Eating Establishments *   | PD  |
| Feed Stores   | CUP |
| Mobile Food Facilities (less than 30 minutes in one location)*      | E   |
| Nurseries   | CUP |

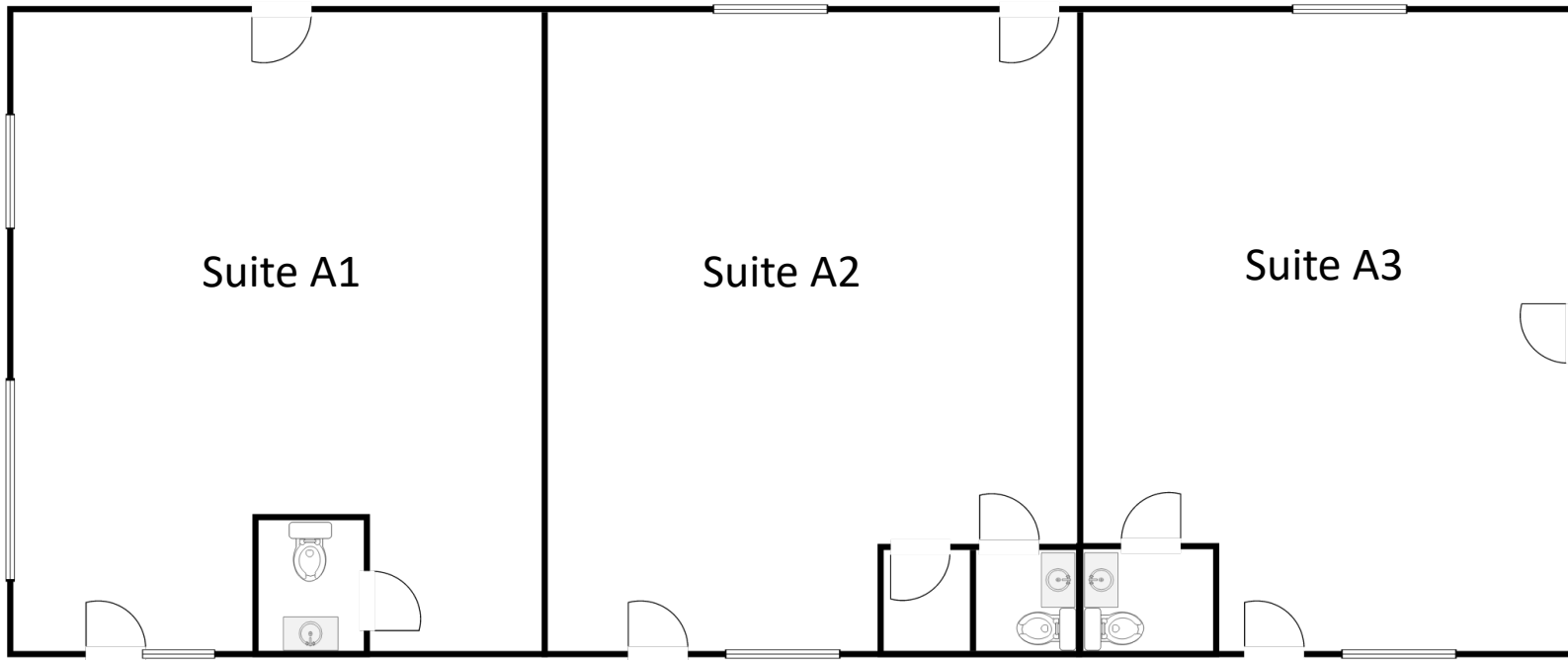
|   |                          |
|---|--------------------------|
| RETAIL TRADE  | PD                       |
| Christmas Tree Sales *  | ZC                       |
| Eating Establishments *   | PD                       |
| Feed Stores   | CUP                      |
| Mobile Food Facilities (less than 30 minutes in one location)*  | E                        |
| Nurseries   | CUP                      |
| SALES/LEASING OF COMMERCIAL/INDUSTRIAL OFFICE SPACE IN EXISTING BUILDING ON SAME SITE AS UNIT/UNITS BEING SOLD/LEASED | E                        |
| SERVICE ESTABLISHMENTS  |                          |
| Business  | PD                       |
| Disinfecting And Exterminating Services   | CUP                      |
| Sign Painting And Lettering Shops   | PD                       |
| Personal (e.g. Beauty Salons, Laundromats, massage services, etc.)  | PD                       |
| SIGNS (PER SEC. 8119-1.6)   | ZC                       |
| STORAGE OF BUILDING MATERIALS, TEMPORARY *  | ZC                       |
| TEMPORARY OUTDOOR EVENTS  |                          |
| Festivals, Animal Shows, Street Fairs, and Similar Events   | CUP                      |
| Multiple Food Facilities (Temporary Event)  | CUP                      |
| Recurring Sales Events (Weekly or Fewer)  |                          |
| Farmers Markets   | PD                       |
| TRANSPORTATION SERVICES   |                          |
| Bus Terminals   | NOT ALLOWED              |
| Train Terminals   | CUP                      |
| TREES & NATIVE VEGETATION: REMOVAL, RELOCATION OR PRUNING   | Pursuant to Sec. 8107-25 |
| VETERINARY CLINICS, PET ANIMALS ONLY *  | PD                       |
| Waste Collection And Processing Activities To Mitigate An Emergency *   | ZC                       |
| WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES  |                          |
| 4 Or Fewer Domestic Service Connections (Privately Operated)  | ZC                       |
| 5 Or More Domestic Service Connections (Privately Operated)   | PD                       |
| Well Drilling For Use Only On Lot Of Well Location  | E                        |



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ZONING



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