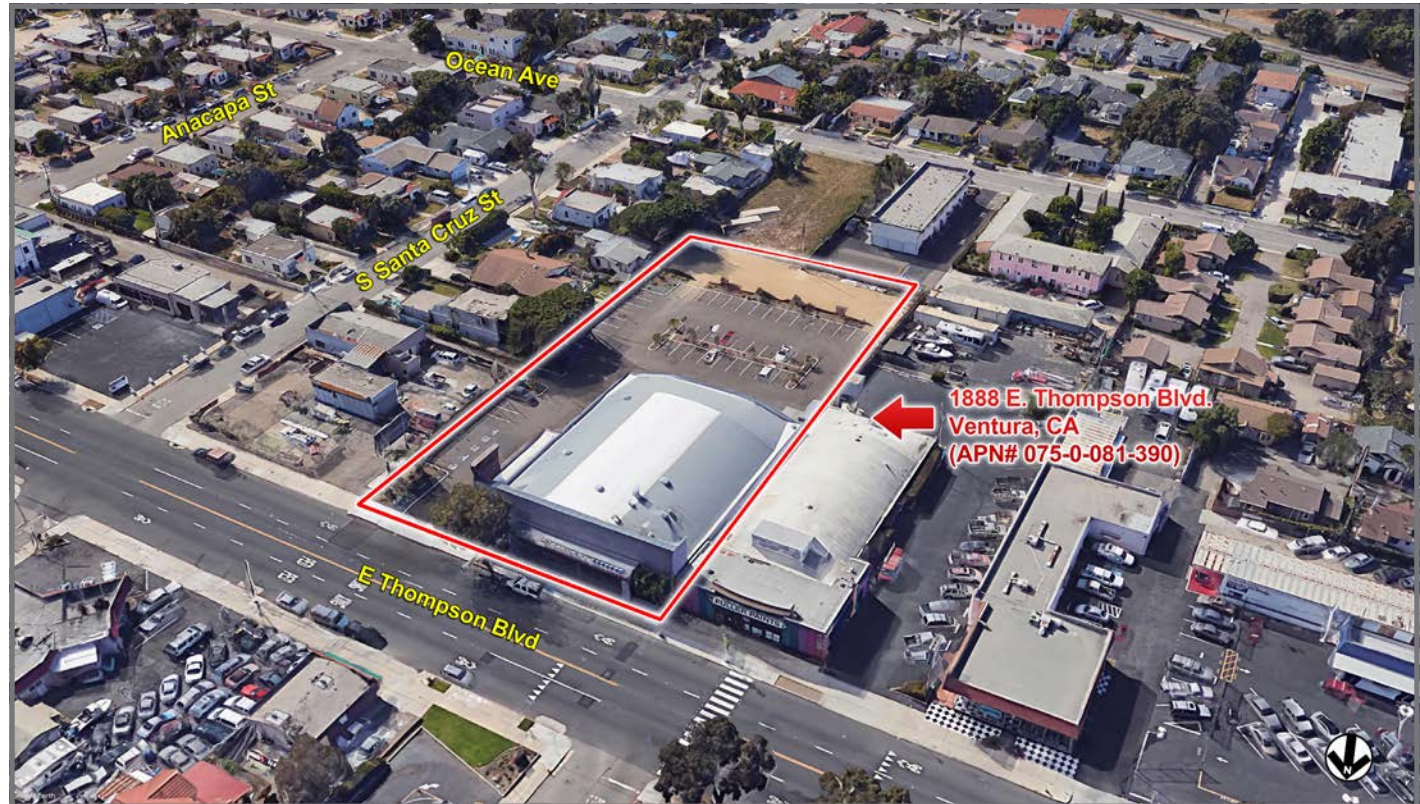


Unique Owner/User Opportunity
RESTAURANT, BREWERY & ENTERTAINMENT VENUE FOR SALE

Ventura, CA 93001



Prepared by:

John Ochoa, SIOR

Principal

805.626.1208

jochoa@lee-re.com

BRE License #00986604

John Battle, SIOR

Principal

818.444.4908

jbattle@lee-re.com

BRE License #00700493



Lee & Associates® - LA North/Ventura, Inc. • Corporate ID #01191898
A Member of the Lee & Associates Group of Companies

26050 Mureau Road, Suite 101, Calabasas, CA 91302

Office 818.223.4388 • Fax 818.591.1450

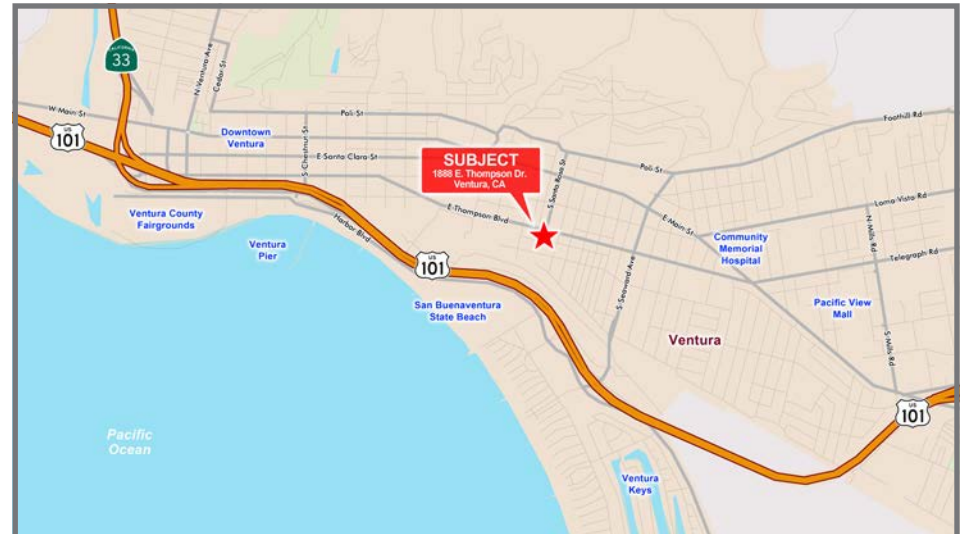
SECTION I

EXECUTIVE SUMMARY



Executive Summary

THE PROPERTY:	1888 E. Thompson Boulevard Ventura, CA 93001
APN:	015-0-081-390
SIZE:	Building - 13,564 SF Land - 48,787 SF
PARKING:	75+ Spaces
ZONING:	T45
POTENTIAL USES:	Restaurant; Brewery; Entertainment Venue; Bowling Alley
FEATURES:	<ul style="list-style-type: none"> • 9-Lane Bowling Alley • Full Bar Area • Outdoor Eating • Seating for Over 100 • Concert Capacity of 200+ • Large ADA Restrooms • \$3,000,000 Spent on Improvements • Unique One-of-a-Kind Arched Wood Ceiling • Concert Stage Area • Dance Floor Area
PRICE:	\$4,200,000



Property Overview

1888 E. Thompson Boulevard is one of most unique properties in Ventura. Currently known as “Discovery” it consists of an approximately 13,560 square foot building on a parcel of approximately 48,780 square foot zoned T4.5. The current occupant of the building spent nearly \$3,000,000 to refurbish what had been an old bowling alley into an entertainment venue consisting of:

- Nine lanes of Bowling
- Full bar including outdoor seating area
- Completely equipped kitchen
- Concert Stage(200+patrons possible for concerts)
- Dance Floor
- Seating area to accommodate 150+ patrons
- Large ADA compliant restrooms
- Fantastic Wood Oval ceiling (height of 20 feet+)
- On-site parking for 61 (potential for additional 20+ spaces)

The Thompson Boulevard location is just minutes from the Seaward off-ramp of the Ventura Freeway (101) between downtown Ventura

to the North and the Pacific View Mall to the South. The high profile façade stands out from all the other low-rise buildings along Thompson Boulevard. A new owner/operator would have the option to continue the operation as is or modify it to:

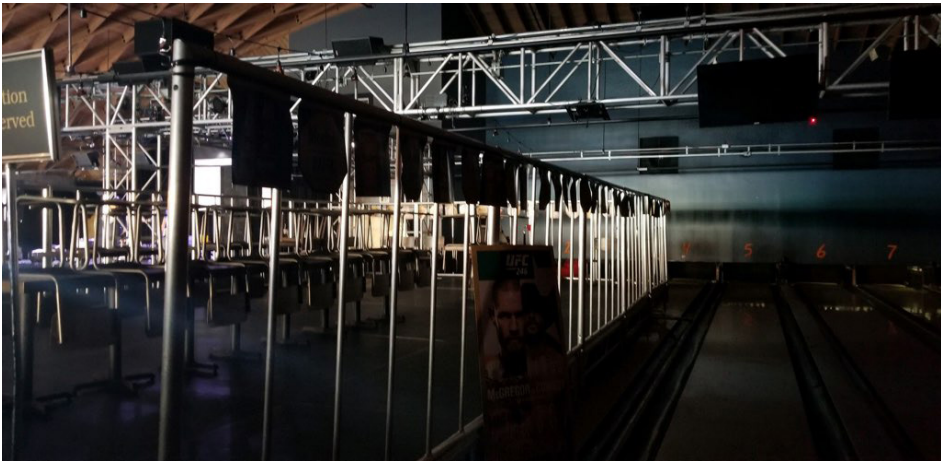
- Restaurant & bar operation
- Craft Brewery with limited food options
- Bowling improvements can be maintained as is or removed

One distinct advantage that an owner/user can utilize today is the all-time low interest rates available through the SBA for long term fixed-rate financing. A buyer that qualifies for SBA funding is able to secure financing with only ten (10) per down and still enjoy fixed-rate twenty (20) year loan at rates in the very low four (4) percent range. Please see the table on the next page that highlights the terms and conditions available to an owner/user today.

1888 E. Thompson is truly a “One-of-A-Kind” opportunity!!



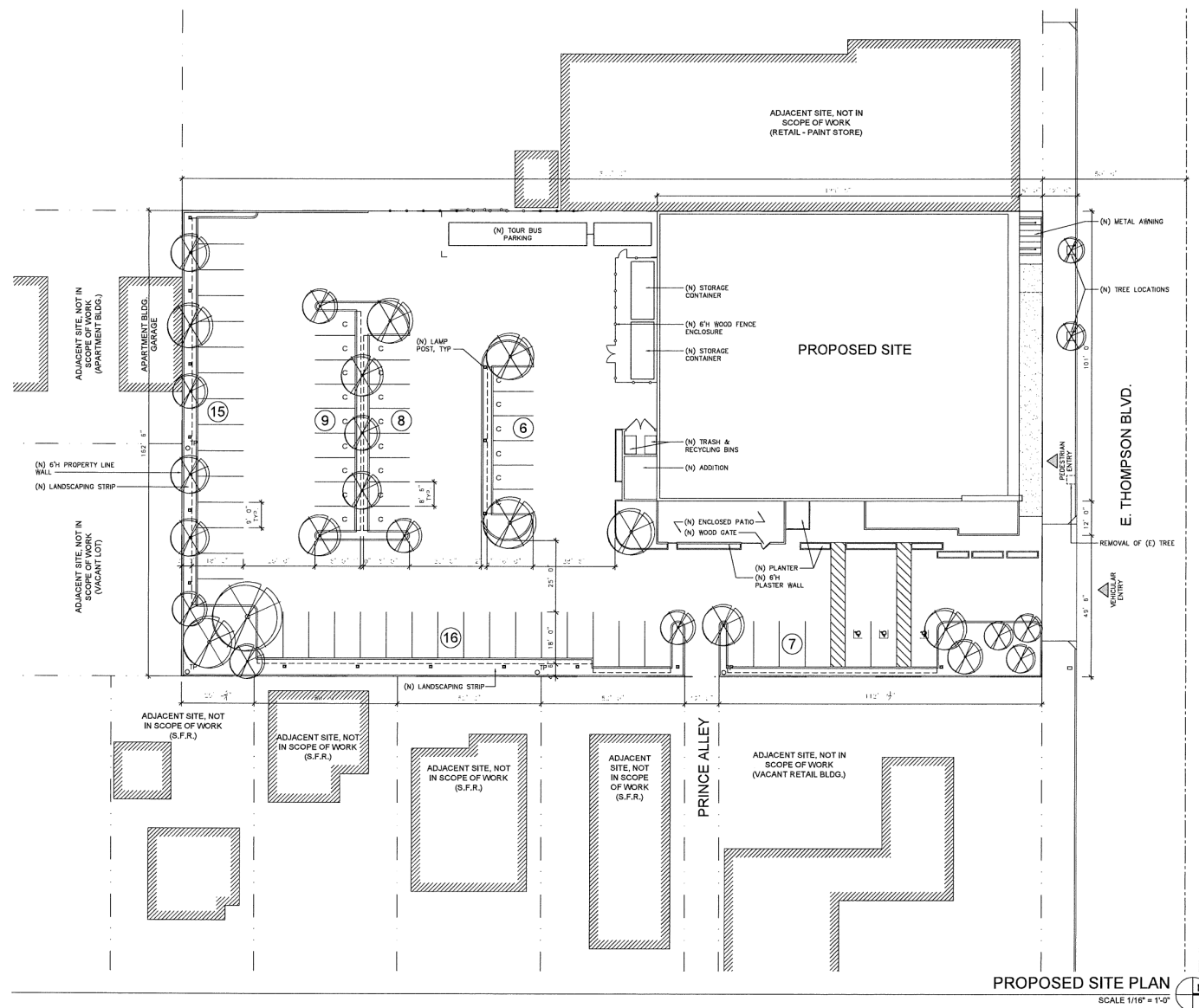
Property Photos



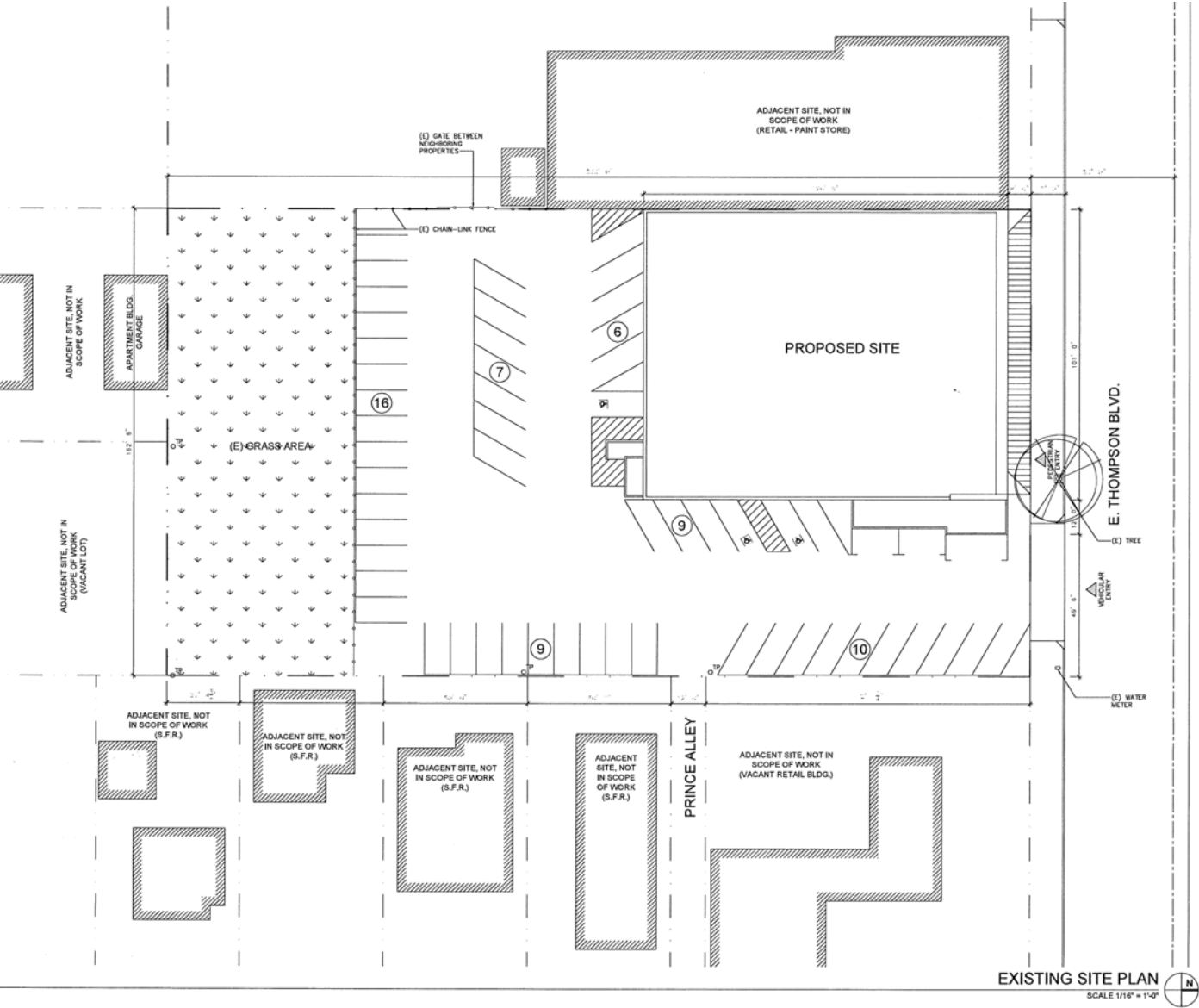
Property Photos



Site Plan



Site Plan



Amenities Aerial



Ventura County

Ventura County's ten key cities are Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Thousand Oaks, Santa Paula, Simi Valley and Ventura.

Whether starting a business, expanding a business or relocating a business, the advantages of this remarkable county are unmatched.

Access to Markets

- Freeway access to Los Angeles.
- Amtrak and Metrolink service through five locations.
- International trade through the Port of Hueneme deepwater port of entry and foreign trade zone.
- Located between three commercial airports, Santa Barbara, Burbank and LAX.

Diverse Economic Base

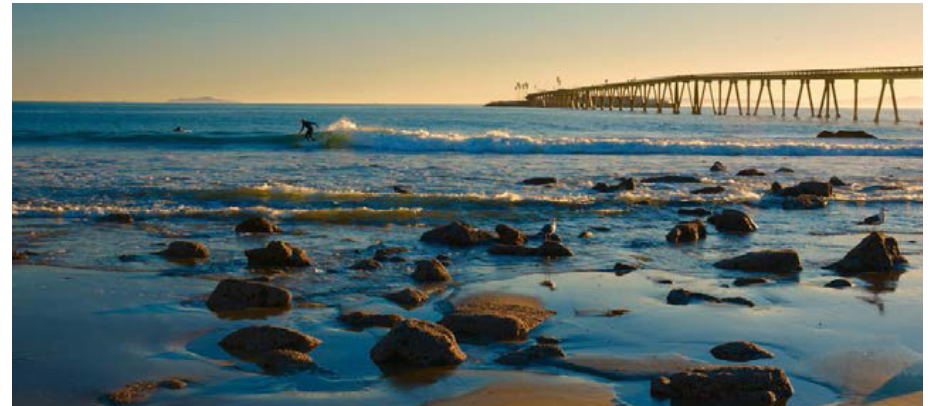
- Tourism and hospitality, wholesale trade and logistics, health services and biomedical, direct international trade, agriculture, and professional and business services.
- A significant cluster of new technology activities.

Good Access to Both Skilled and Unskilled Labor

- A highly educated workforce with 30% of the population has a bachelor's degree or more.*
- 82% of the population has a high school diploma

Great Quality of Life

- **Safe** – FBI rankings rate many Ventura County cities as some of the safest cities in America (pop. >100,000)
- **Education** – Public K-12 schools are among the best in the state. Three community colleges, Cal State Channel Islands, and Cal Lutheran
- **Climate** – Some areas have more than 300 sunny days a year.
- **Open Space** – Permanent, natural open space combined with a healthy agriculture industry, contribute to an overall pastoral ambiance.
- **Affordable** – An affordable alternative to affluent areas in neighboring regions, while offering a comparable quality of life. You can live better for less in Ventura County





Ocean Ave

S Santa Cruz St

E Thompson Blvd

JOHN OCHOA, SIOR

Principal

818.444.4908

jochoa@lee-re.com

BRE License #00986604

JOHN BATTLE, SIOR

Principal

818.444.4908

jbattle@lee-re.com

BRE License #00700493

1888 E. Thompson Blvd.
Ventura, CA
(APN# 075-0-081-390)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.

A Member of the Lee & Associates Group of Companies

Corporate ID #01191898

26050 Mureau Road, Suite 101, Calabasas, CA 91302

Office 818.223.4388

Fax 818.591.1450