

6905 Surfside St

LA CONCHITA, CA

TRAFFIC COUNT

75,830

vehicles per day



For Sale | Commercial Lot with Small Structure and Highway-Visible Signage | **5,090 SF**

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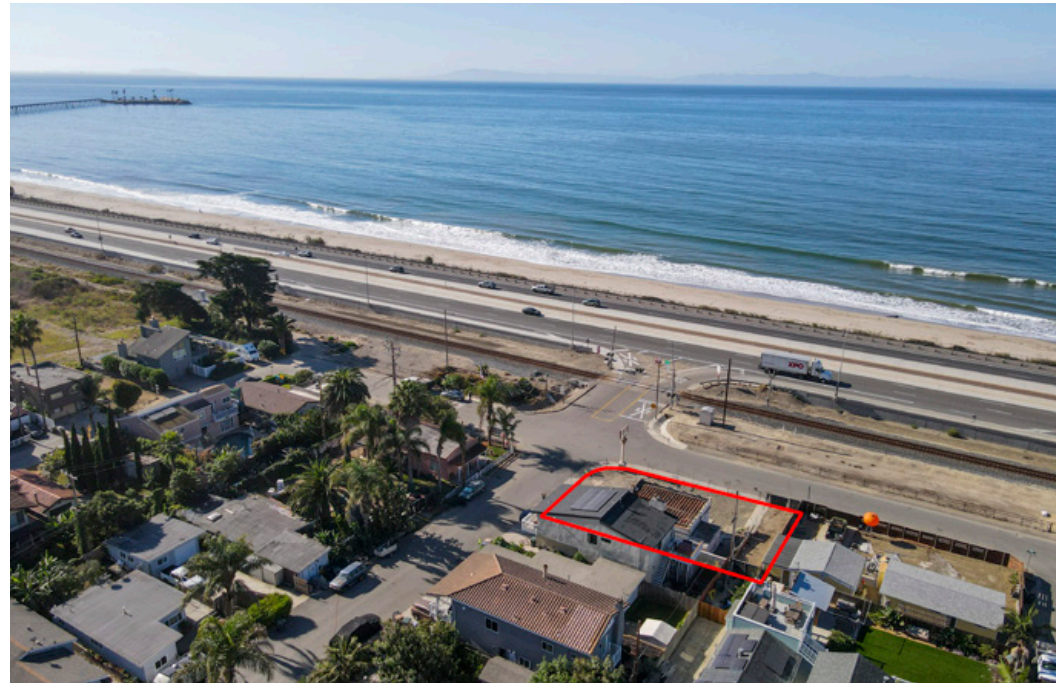
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PROPERTY SUMMARY

This rare commercial property is one of the few available in the "La Conchita" community of Ventura County, offering highway-visible signage and General Commercial (CC) zoning. Located at the corner of Surfside Street and Santa Barbara Avenue, just steps from Highway 101 and the ocean, this property presents a prime opportunity for a local market, convenience store or other retail business to serve the unmet demand of the surrounding community. The site also holds multifamily redevelopment potential.

Address	6905 Surfside St, Ventura, CA 93001	Building Size	750 SF
Price	\$650,000 (\$867 psf building, \$128 psf land)	Year Built	1956
Lot Size	5,090 SF (.11 acre)	APN	060-0-075-240
		Zoning	C1
		To Show	Call listing agent



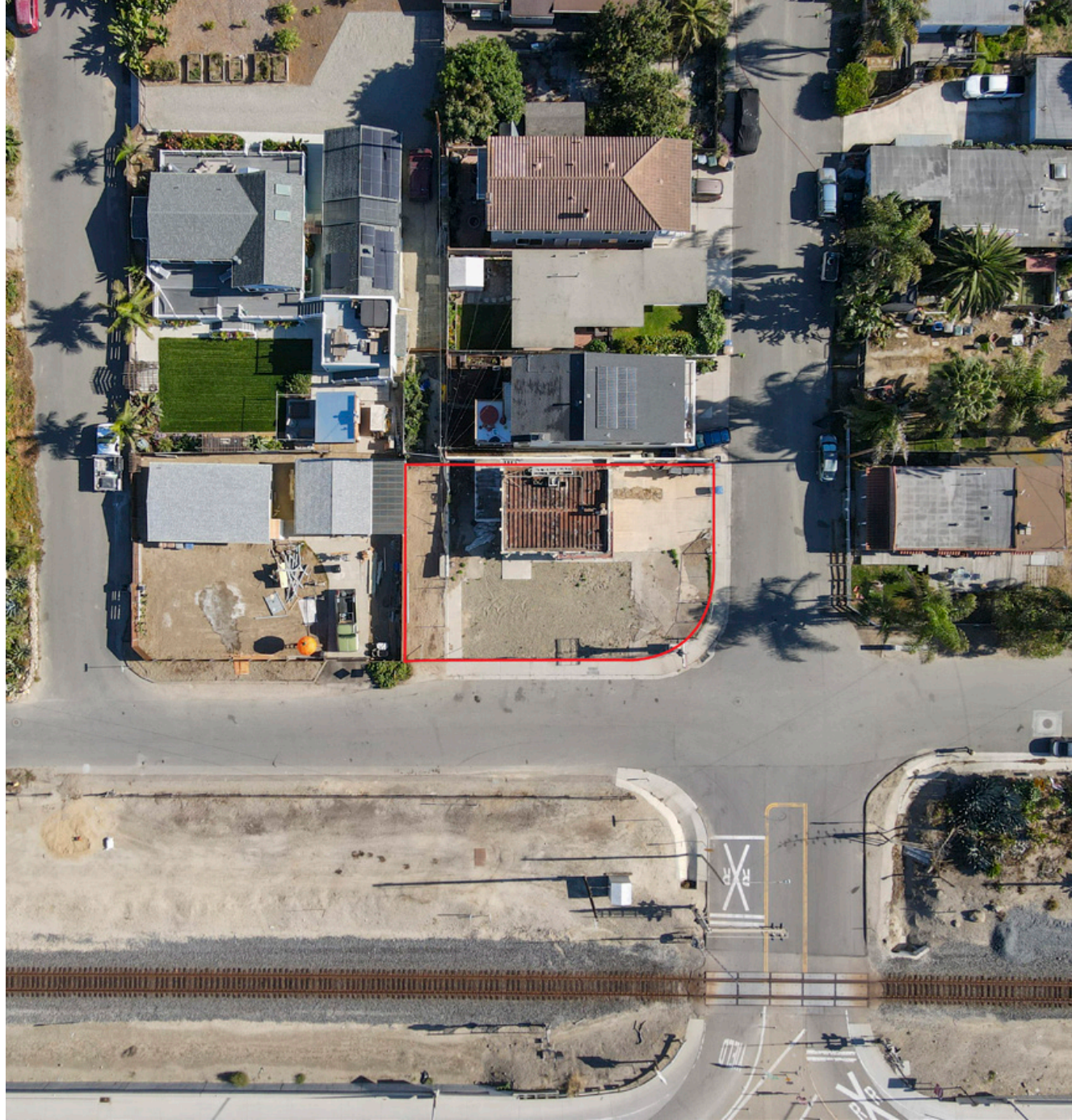
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INVESTMENT HIGHLIGHTS

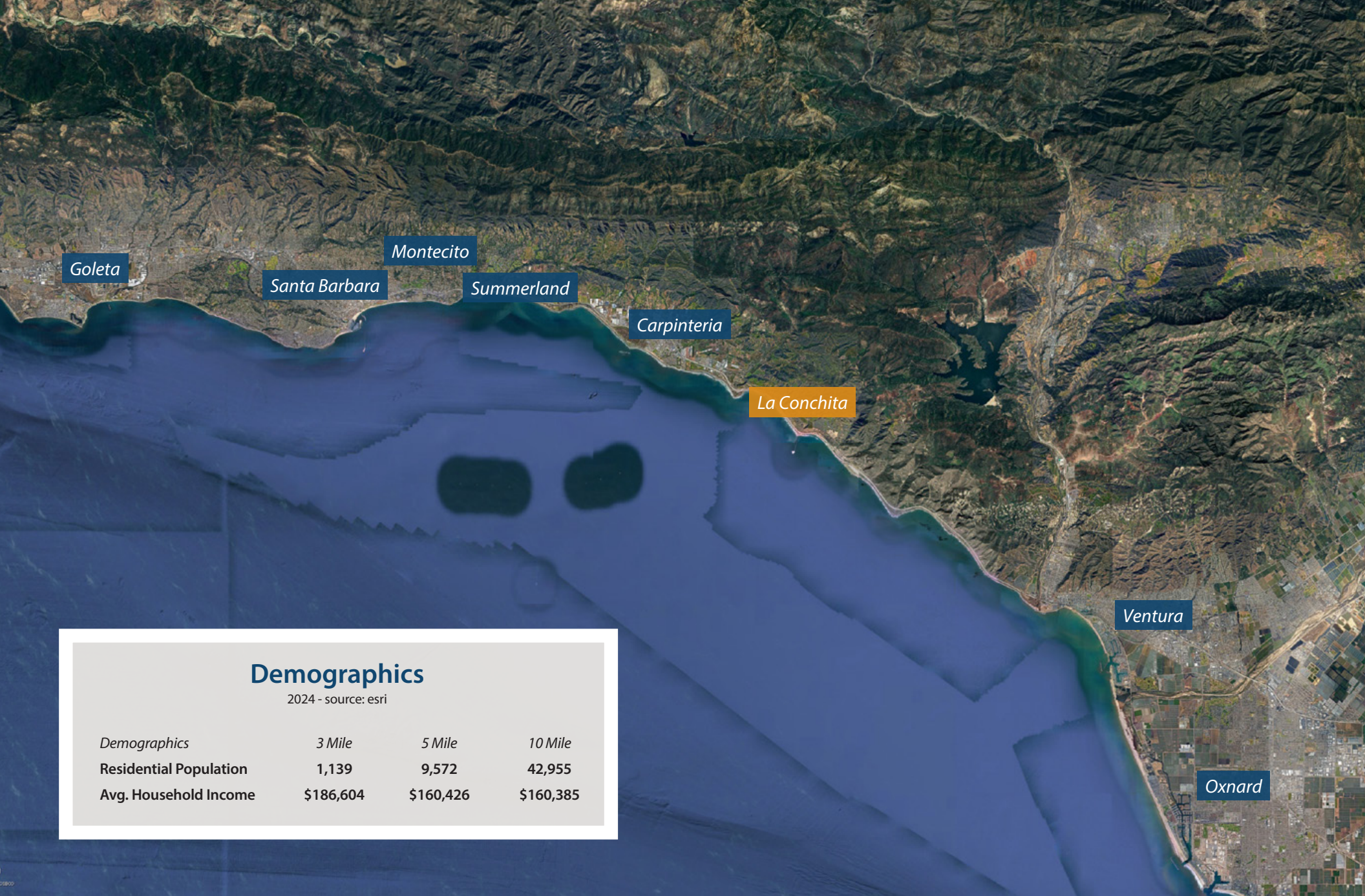
- **Strategically positioned** between Santa Barbara and Ventura, just three miles from Rincon Beach.
- The property's **proximity to Highway 101** ensures high visibility, with 75,830 vehicles passing daily.
- **Area lacks essential retail**, like a local market, convenience store, forcing residents to travel to Carpinteria or Ventura for groceries and other necessities, making this site ideal for a local convenience store.
- The property also offers **multifamily redevelopment potential**, providing additional opportunities for developers interested in transforming the site for residential use.



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Demographics

2024 - source: esri

Demographics	3 Mile	5 Mile	10 Mile
Residential Population	1,139	9,572	42,955
Avg. Household Income	\$186,604	\$160,426	\$160,385

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