

# 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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# 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

**Price** \$650,000  
(\$867 psf building,  
\$128 psf land)

**Lot Size** 5,090 SF (.11 acre)

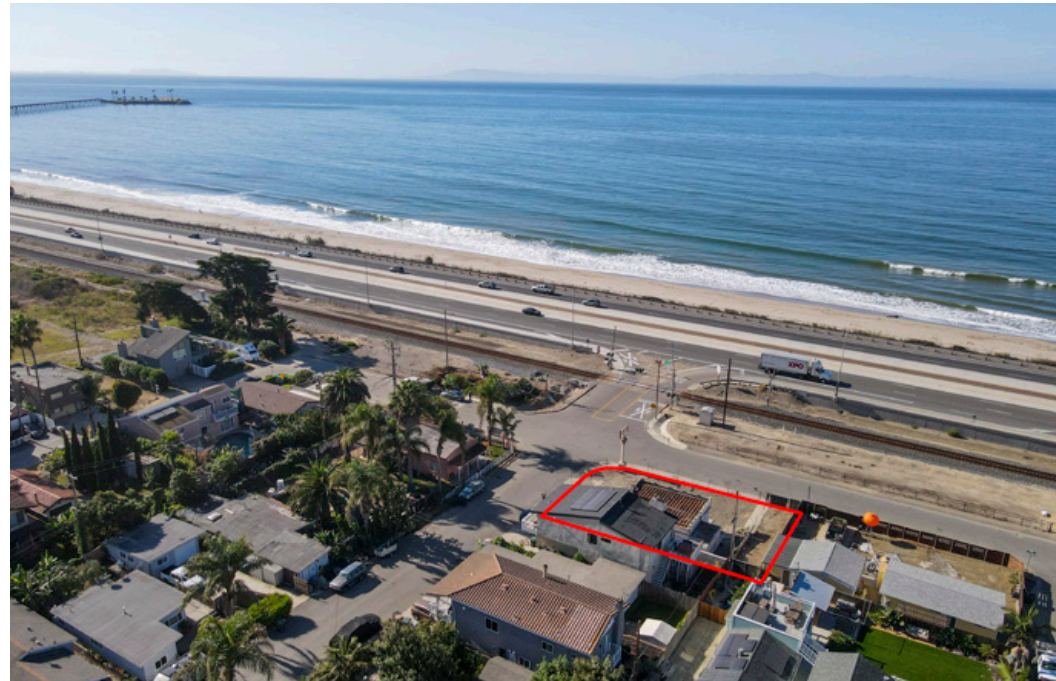
**Building Size** 750 SF

**Year Built** 1956

**APN** 060-0-075-240

**Zoning** CC (Coastal Commercial)

**To Show** Call listing agent



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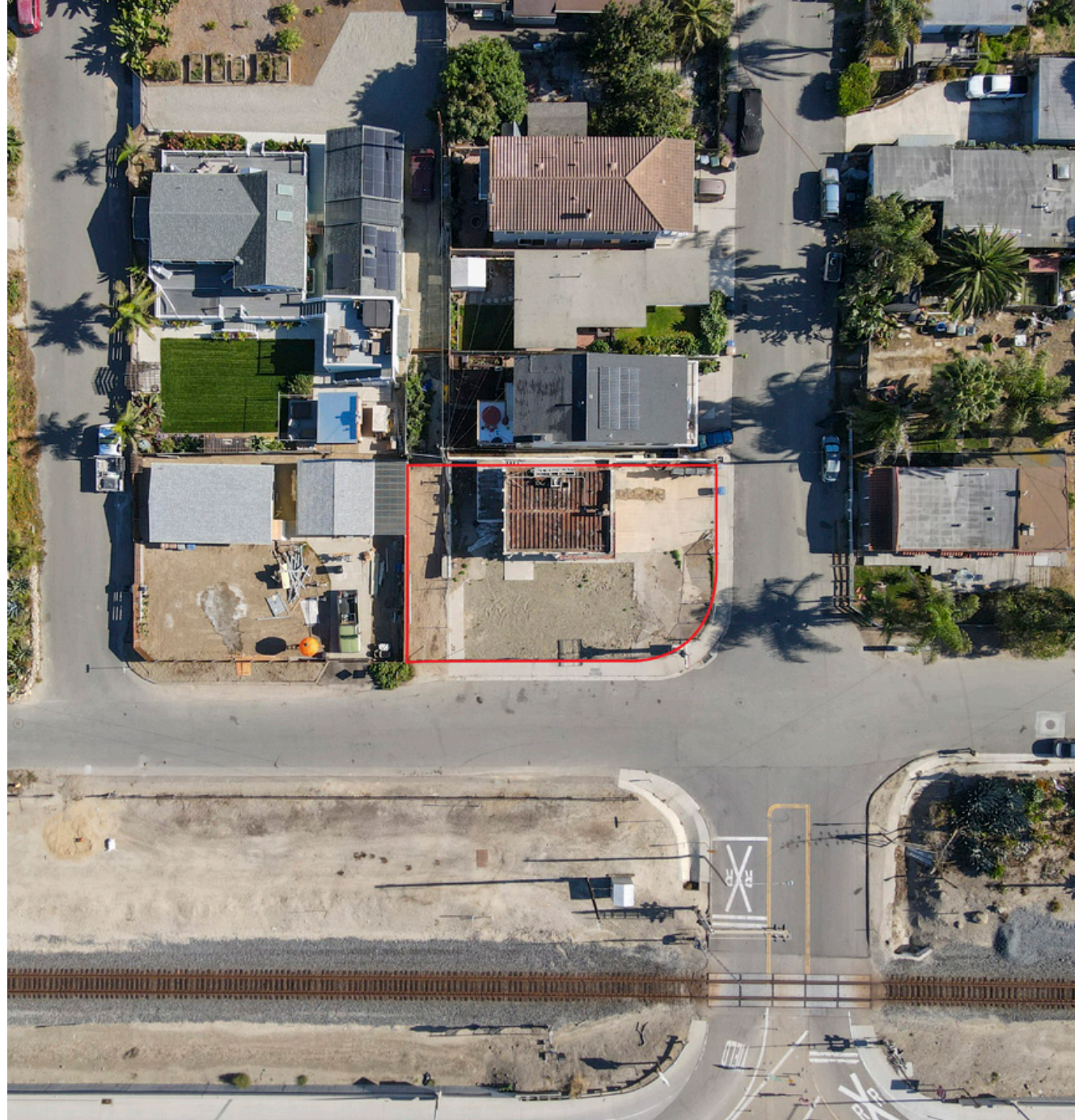
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## INVESTMENT HIGHLIGHTS

- **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.

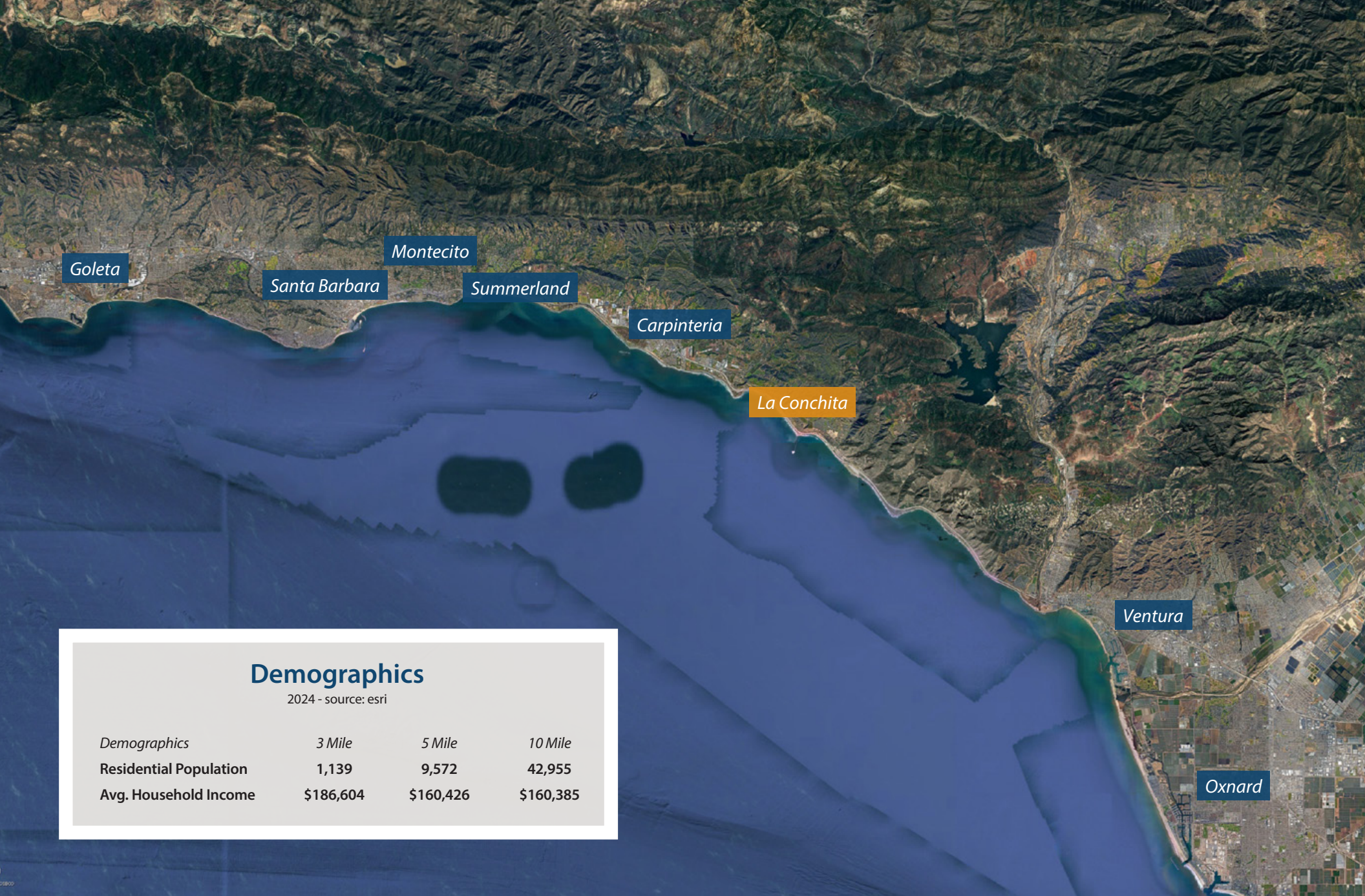


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## Demographics

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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