

## Ventura County Fair

Real Property #: 76

Address: 10 West Harbor Boulevard  
Ventura, CA 93001  
Ventura County

Agency: 31st District Agricultural Association

Parcel Size: 63 acres

Zoning: Park

Year Built: 1948

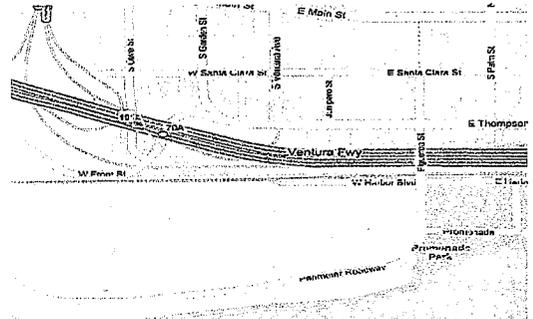
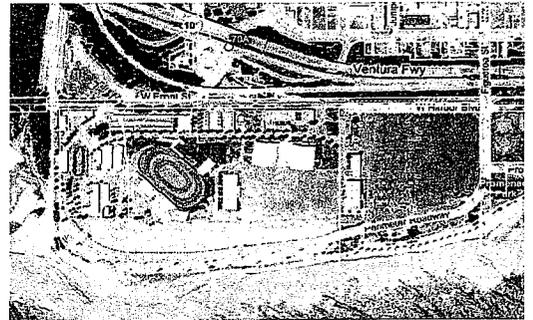
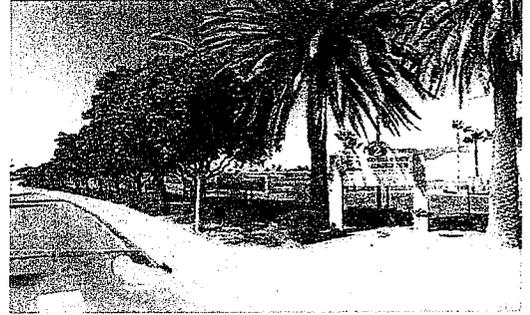
Estimated Value As Is: \$37 million

Estimated Value Entitled: \$70 million

Timeline As Is: 24 months

Timeline Entitled: 60 months

Master Plan: Draft



### Overview:

The Ventura County Fairgrounds are located on the Pacific Ocean and its coastal location makes it a premier site. The property fronts the Pacific Ocean and is bounded by the Ventura River on the west and Ventura (101) Freeway on the north. The property is improved with numerous older buildings and areas that support the County Fair and a variety of other events including concerts and equestrian activities. The highest and best use for the site is a mixed use development that would include hotel/convention facilities and residential units.