



## VENTURA COUNTY FAIR

RP #: 76  
 Address: Ventura County Fair  
 10 West Harbor Blvd.  
 Ventura, CA 93001  
 Ventura County  
 Agency: 31<sup>st</sup> District Agricultural  
 Association  
 Parcel Size: 63 acres



The Ventura County Fair and the Santa Barbara Fair and Expo are located on the coast approximately 27 miles apart. It is recommended that consolidation of these facilities be explored and that if viable one of the properties sold. Another second alternative is to prepare a master land use plan for the site to determine if the fair operation can be reconfigured to free up a portion of the sites for redevelopment.

The coastal location of this property makes this an absolutely premier site. The "Seaside Park" Property is situated fronting the Pacific Ocean on the South 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 wide variety of other events including

concerts, car racing, swap meets, and equestrian activities. A newer three-story off-track betting center "the Derby Club" is also on the property. Its highest and best use is likely mixed use with resort hotel/convention center and luxury high density condominiums – all with ocean and/or mountain views.

### ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$20	Price Per Square Foot:	\$40
Price Per Acre:	\$870,000	Price Per Acre:	\$1,700,000
Total Value:	\$55,000,000	Total Value:	\$110,000,000