

OFFERING MEMORANDUM

TWIN PALMS

1106 E SANTA CLARA STREET | OFFERED AT \$2,495,000



BEACHSIDE PARTNERS
Multi-Family Advisors

THE HENRY GROUP



PROPERTY OVERVIEW —



1106 E SANTA CLARA STREET | VENTURA, CA 93001

PROPERTY DESCRIPTION

The Twin Palms, located at 1106 E Santa Clara St, present a rare opportunity to acquire a thoughtfully renovated boutique multifamily property in one of Downtown Ventura's most desirable locations. Originally constructed at the peak of the American Craftsman era in 1918 and comprehensively remodeled in 2024, the property blends timeless architectural character with the amenities, finishes, and infrastructure of a modern property.

The property is comprised of (1) 3-bedroom/1-bathroom and (2) 2-bedroom/1-bathroom residences, each thoughtfully updated with remodeled kitchens and bathrooms, upgraded appliances, modernized electrical and plumbing systems, and architectural details including vaulted ceilings, dormer windows and refinished hardwood floors. Private garden areas, grounded-gas firepits and expansive porches enhance the indoor-outdoor living experience that creates an atmosphere rarely found in a multifamily investment.

Currently operated through a combination of short term rentals and furnished 30+ day stays, The Twin Palms offers flexibility for a future owner to continue with shorter-term stays, transition the residences to long-term market-rate rentals, or occupy one of the residences while generating income from the remaining units.

With the restaurants and shops of Main St just a few blocks away and the Ventura beaches within 1 mile, The Twin Palms presents an unbeatable location. Don't miss this opportunity to own a one-of-a-kind multifamily property in downtown Ventura offering historic charm and operational flexibility.

PROPERTY FACTS

PRICE	\$2,495,000
1106 E SANTA CLARA ST [LE GRANDE SUITE]	3-bedroom/1-bathroom 1,000 SF
112 S ANN STREET [THE SUNSET SUITE]	2-bedroom/1-bathroom 850 SF
122 S ANN STREET [THE SEA BREEZE SUITE]	2-bedroom/1-bathroom 850 SF
APN	073-0-152-010
CONSTRUCTION	1918 (renovated 2024)
BUILDING SIZE	2,700 SF (per ownership records)
LOT SIZE	8,400 SF (per public record)
UTILITIES	3 electric meters, 3 gas meters, 1 water meter
LAUNDRY	Each residence equipped with in-unit washer & dryer
PROPERTY FEATURES	Vaulted ceilings, dormer windows, refinished hardwood floors, private porches and decks with yard space



PROPERTY HIGHLIGHTS



HISTORIC CHARM & MODERN LIVING

Originally built in 1918 and extensively renovated in 2024, the property blends Craftsman character with modern finishes, featuring updated kitchens, bathrooms, electrical and plumbing systems, vaulted ceilings, covered porches, private gardens, and other timeless architectural details.

IDEAL LOCATION

Just a few walkable blocks from the eateries and retail sites located on Main Street and Front Street, and 1.0 mile from the Ventura Pier and the iconic Surfers Point.



OWNER FLEXIBILITY

All residences currently operate as short term rentals or 30+ day stays, providing a buyer with exceptional flexibility to transition the property to long-term market-rate rentals, continue with a shorter-term rental operation, or owner-occupy one of the residences. Other rental options could include family retreat compound or employee housing.



UNIQUE OPPORTUNITY TO OWN NEIGHBORING PROPERTIES

1106 E Santa Clara Street is available for purchase individually or can be acquired together with the neighboring parcel 142 S Ann Street providing increased scale, operational efficiencies, and a larger market presence. All furniture, decor and personal property is separately available for sale.

Property videos ([click to view](#)) | [1106 E Santa Clara Street](#) | [142 S Ann Street](#)





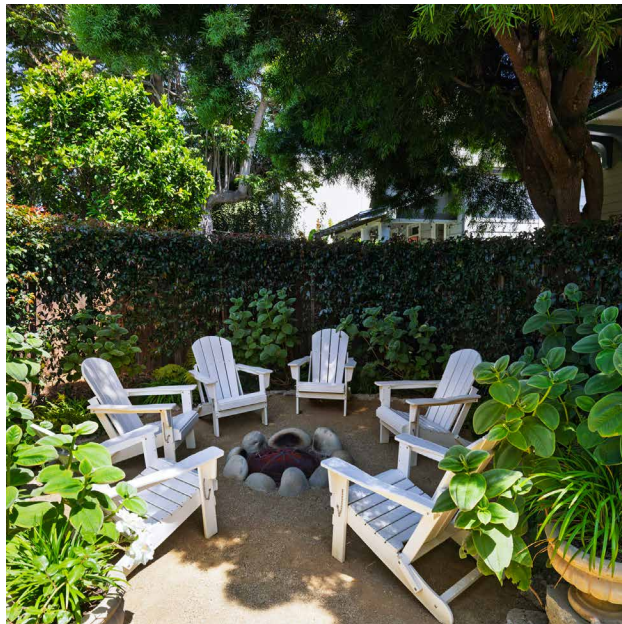
PROPERTY PHOTOS —

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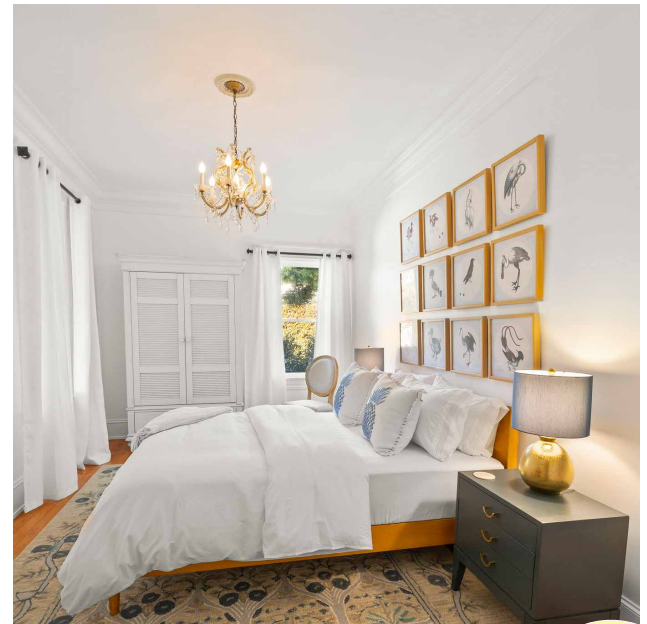
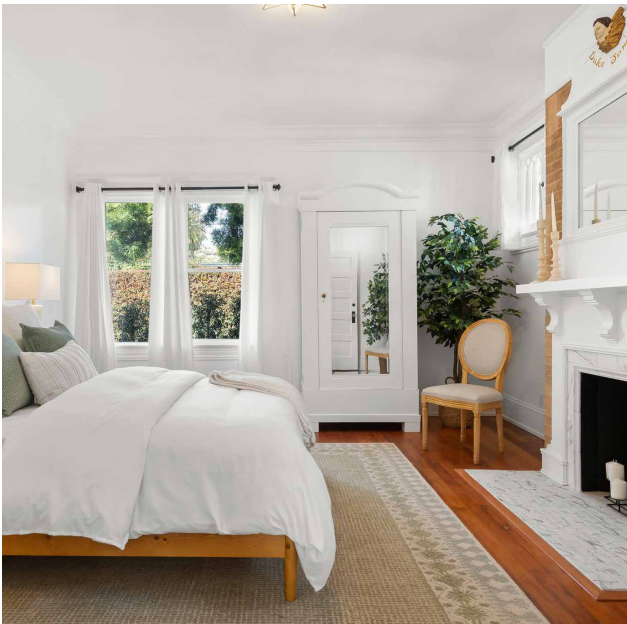


FIREPIT AT LE GRANDE SUITE | 1106 E SANTA CLARA STREET

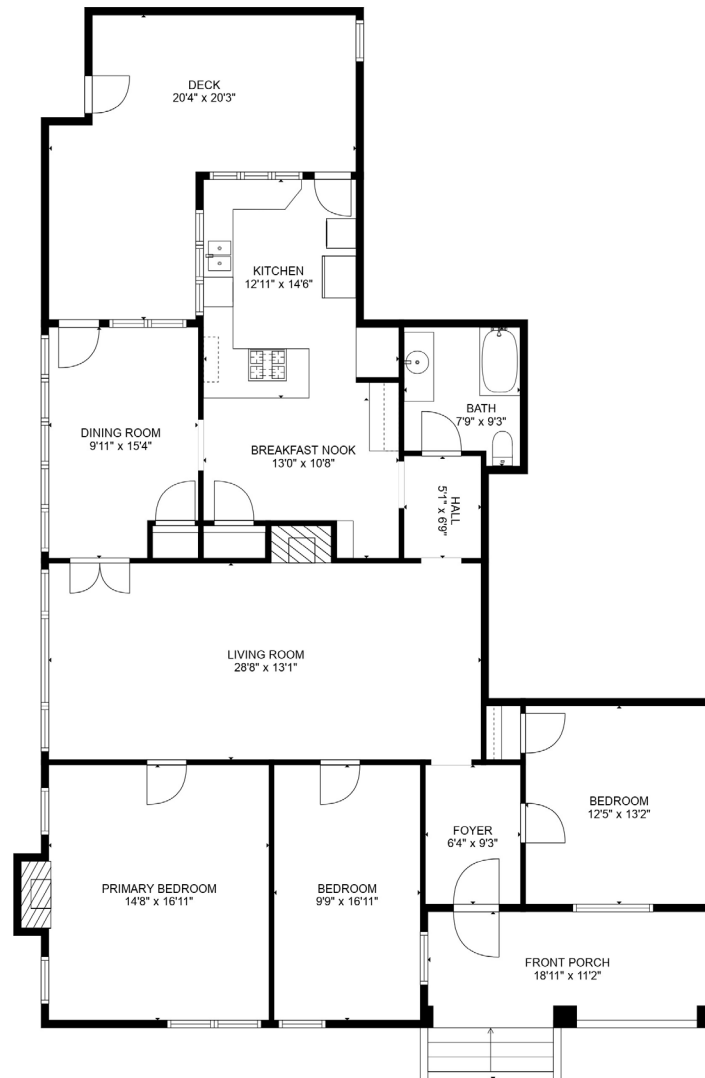
LE GRANDE SUITE | 1106 E SANTA CLARA STREET | 3-BEDROOM, 1-BATHROOM | EXTERIORS



LE GRANDE SUITE | 1106 E SANTA CLARA STREET | 3-BEDROOM, 1-BATHROOM | INTERIORS



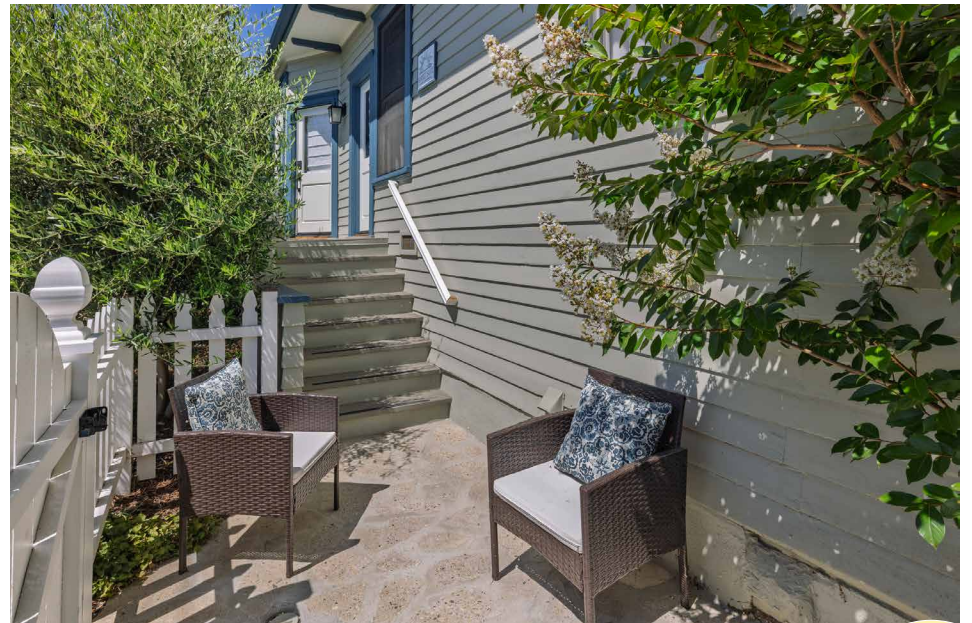
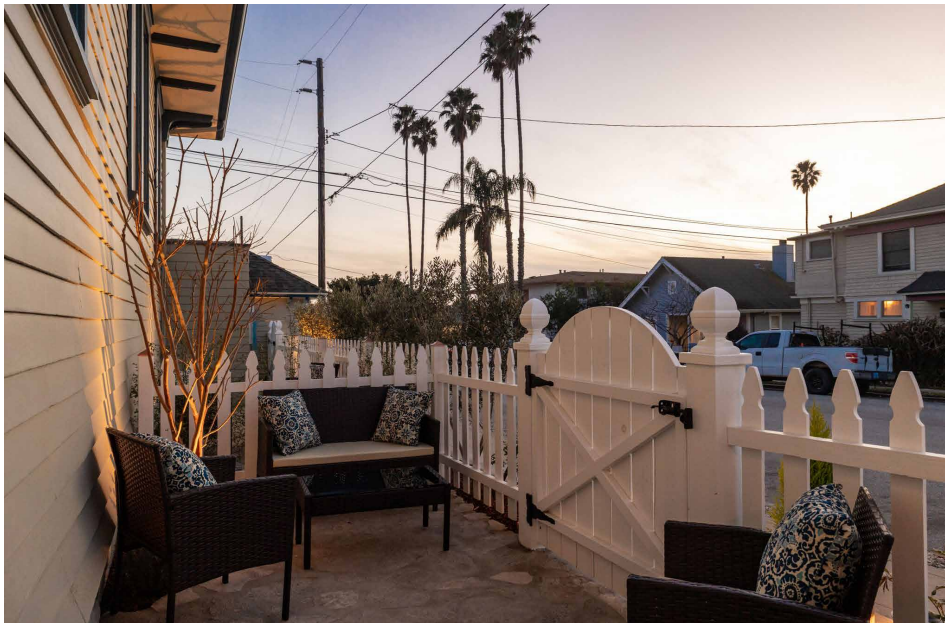
LE GRANDE SUITE | 1106 E SANTA CLARA STREET | 3-BEDROOM, 1-BATHROOM | FLOOR PLAN



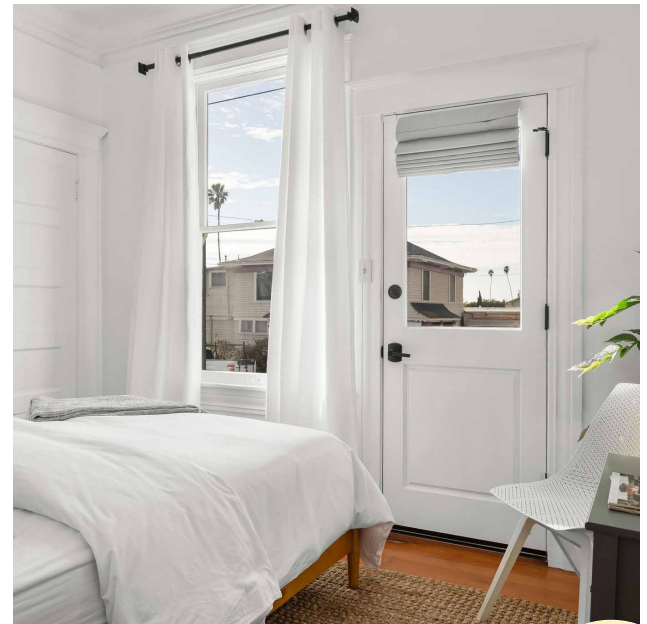
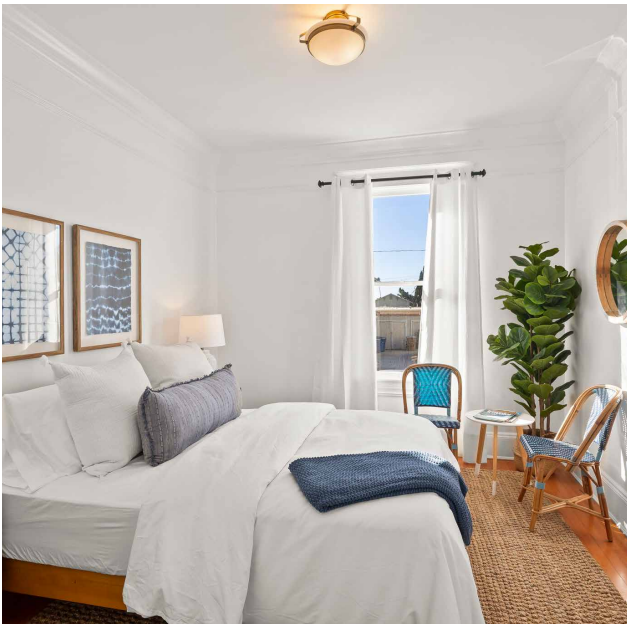
Measurements are deemed highly reliable but not guaranteed. Floor plan by Upmarket Media.



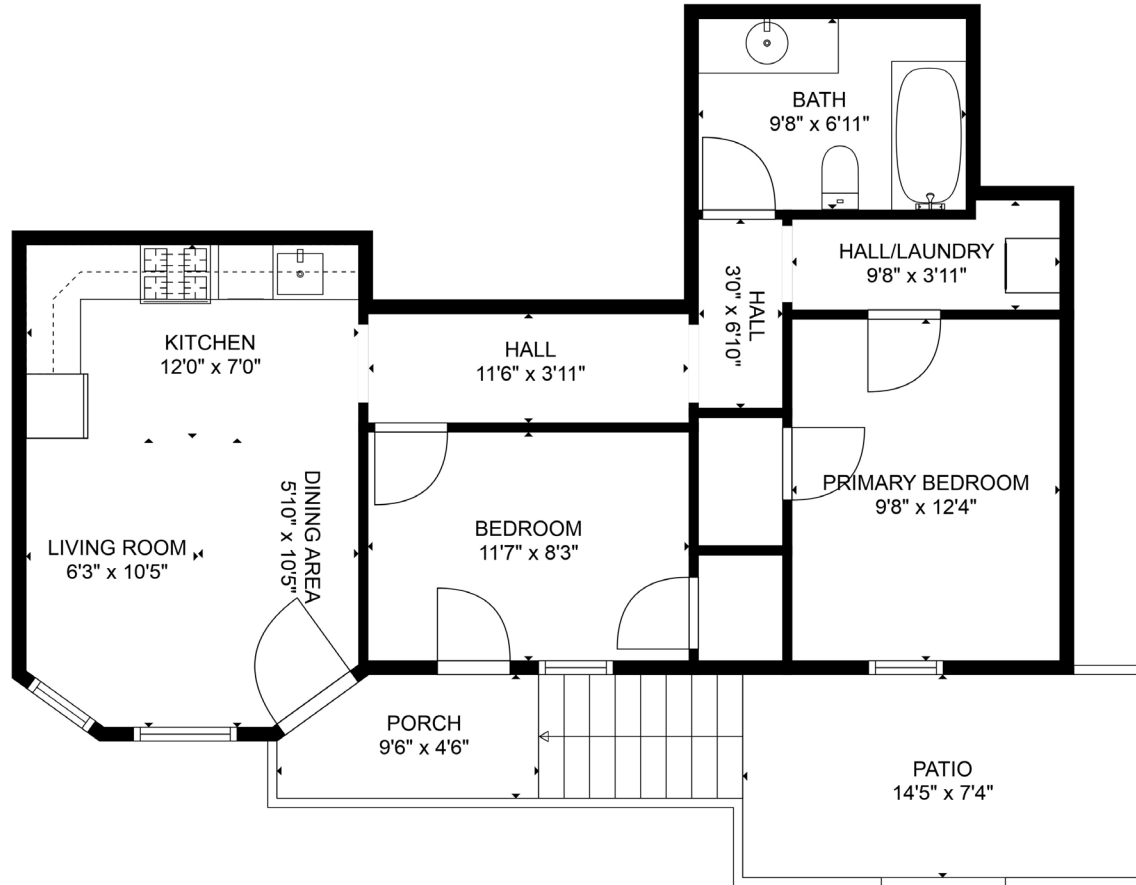
THE SUNSET SUITE | 112 S ANN STREET | 2-BEDROOM, 1-BATHROOM | EXTERIORS



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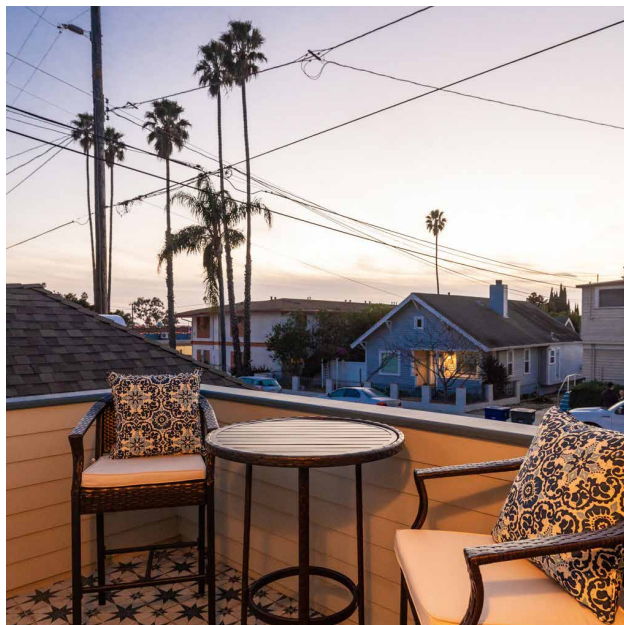
THE SUNSET SUITE | 112 S ANN STREET | 2-BEDROOM, 1-BATHROOM | FLOOR PLAN



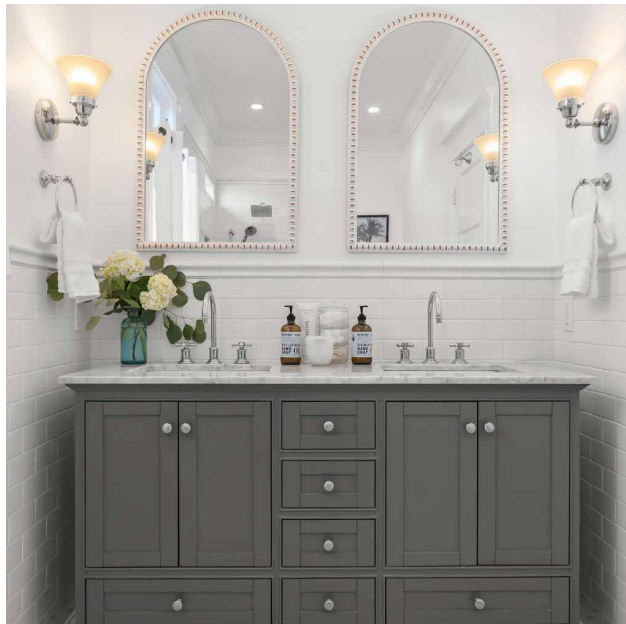
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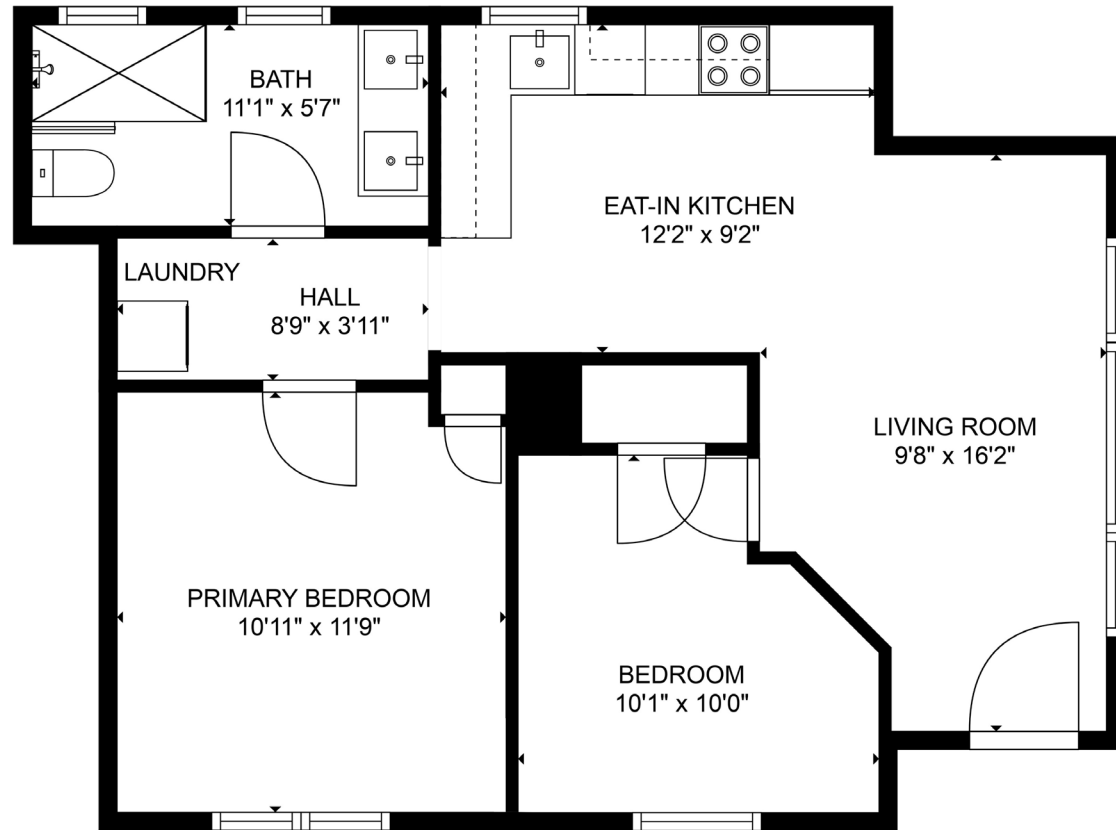
THE SEA BREEZE SUITE | 122 S ANN STREET | 2-BEDROOM, 1-BATHROOM | EXTERIORS



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LOCATION



CITY OF VENTURA



LURE FISHHOUSE | FINNEY'S
VENTURA COAST BREWING
JAGUAR MOON | TRADE DESK HQ
MAJESTIC THEATER

PATAGONIA HQ

FAIRGROUNDS

SURFER'S POINT

PLAZA PARK

PED. BRIDGE TO BEACH & PIER

TOPPERS PIZZA | FRONTSIDE CAFE
TRANSMISSION BREWING

PROSPECT COFFEE ROASTERS

S ANN STREET

SANTA CLARA STREET

MAIN STREET

1106 E SANTA CLARA STREET

142-146 S ANN STREET

CITY OF VENTURA

TOPPERS PIZZA | FRONTSIDE CAFE
TRANSMISSION BREWING

PED. BRIDGE TO BEACH & PIER

SURFER'S POINT

SPENCER MAKENZIE'S
FISH CO | URBANE CAFE

E THOMPSON BLVD

META STREET

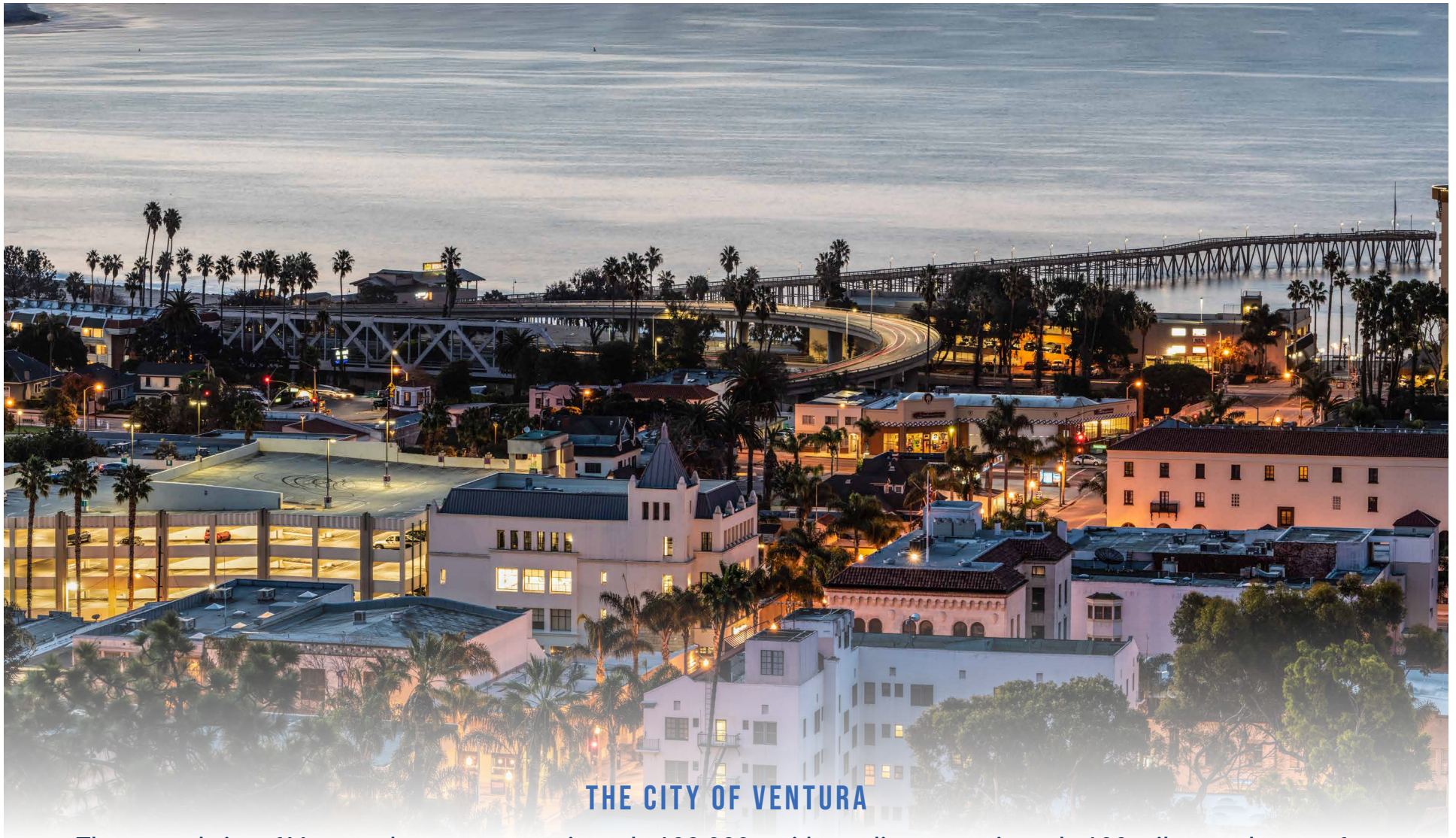
GASWORKS | ROOM SERVICE COFFEE
MOTHERS TACOS | RUFF HOUSE BBQ
TESLA SUPERCHARGER

S ANN STREET

142-146 S ANN STREET

1106 E SANTA CLARA STREET

SANTA CLARA STREET



The coastal city of Ventura, home to approximately 109,000 residents, lies approximately 100 miles northwest of Los Angeles and 25 miles south of Santa Barbara. The picturesque city is known for its beautiful surfing beaches, vibrant walkable downtown, arts scene and laid back vibe. Popular spots include the long wooden pier at Surfer's Point, the 1809 Mission San Buenaventura and fine restaurants downtown, hillside hiking trails and the Ventura Harbor with its access to the stunning Channel Islands National Park. It also has its own local Community College with approximately 14,000 students. Despite recent increases in rents and home sale prices Ventura remains relatively affordable compared to other southern California coastal communities.





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