



LEGACY  REAL ESTATE  
V E N T U R E S

POTRERO VALLEY RANCH AND GALWAY FARMS

For some, Potrero Valley Ranch and Galway Farms is heaven on earth. The subject property, “Potrero Valley Ranch,” consists of 1,700+ acres that includes the two ranches, Potrero Valley and Galway Farms. Potrero Valley is located in picturesque Ventura County just twelve miles inland from the Pacific Ocean. The property abuts the Santa Monica Mountain range, which consists of nearly 14,800 acres of natural, publicly owned open space. The coastal region surrounding the property offers a Mediterranean climate often described as one of the best in the world, with an average annual temperature of 74 degrees. Ventura County’s mountain ranges, seashore, and valleys offer 6 different microclimates, which is more than any other county in the nation.

Potrero Valley Ranch is located in the heart of Southern California, which allows for convenient access from major highways and airports while still maintaining privacy and seclusion. The ranch is situated just off Highway 101, ten miles from of Camarillo airport, and approximately one hour from downtown Los Angeles and LAX. The polo fields of Santa Barbara are also just an hour away to the North. The proximity of Potrero Valley Ranch to major growth hubs is an essential factor in understanding the potential of this unparalleled property.

Potrero Valley abuts Channel Islands University, the first public, four-year university within Ventura County. The campus is located two miles south of the city of Camarillo and has been officially operating since 2002. Channel Islands University employs administrative and academic staff of over 500 individuals. The student body includes 4,055 students (3,800 Undergraduate students and 255 Postgraduate students) who have the opportunity to pursue multiple undergraduate and graduate programs within the University. The location of the property and lack of peripheral student housing (except for on campus housing) play an important part in the overall development and entitlement feasibility for Potrero Valley Ranch.

Few land parcels remain in Southern California with the access and proximity to major transportation hubs that Potrero Valley Ranch offers. Los Angeles International is located 49 miles from the subject property. Oxnard Airport, a smaller regional airport, is located 10 miles from the subject property and is responsible for nearly 100,000 arrivals and/or departures a year. The Ventura Freeway (Highway 101) is located 10 miles from the subject property and the Camarillo Amtrak train station is located less than 4 miles from the subject property. The Amtrak station services the Pacific Surfliner along with the Metrolink and is the 41<sup>st</sup> busiest station in California.

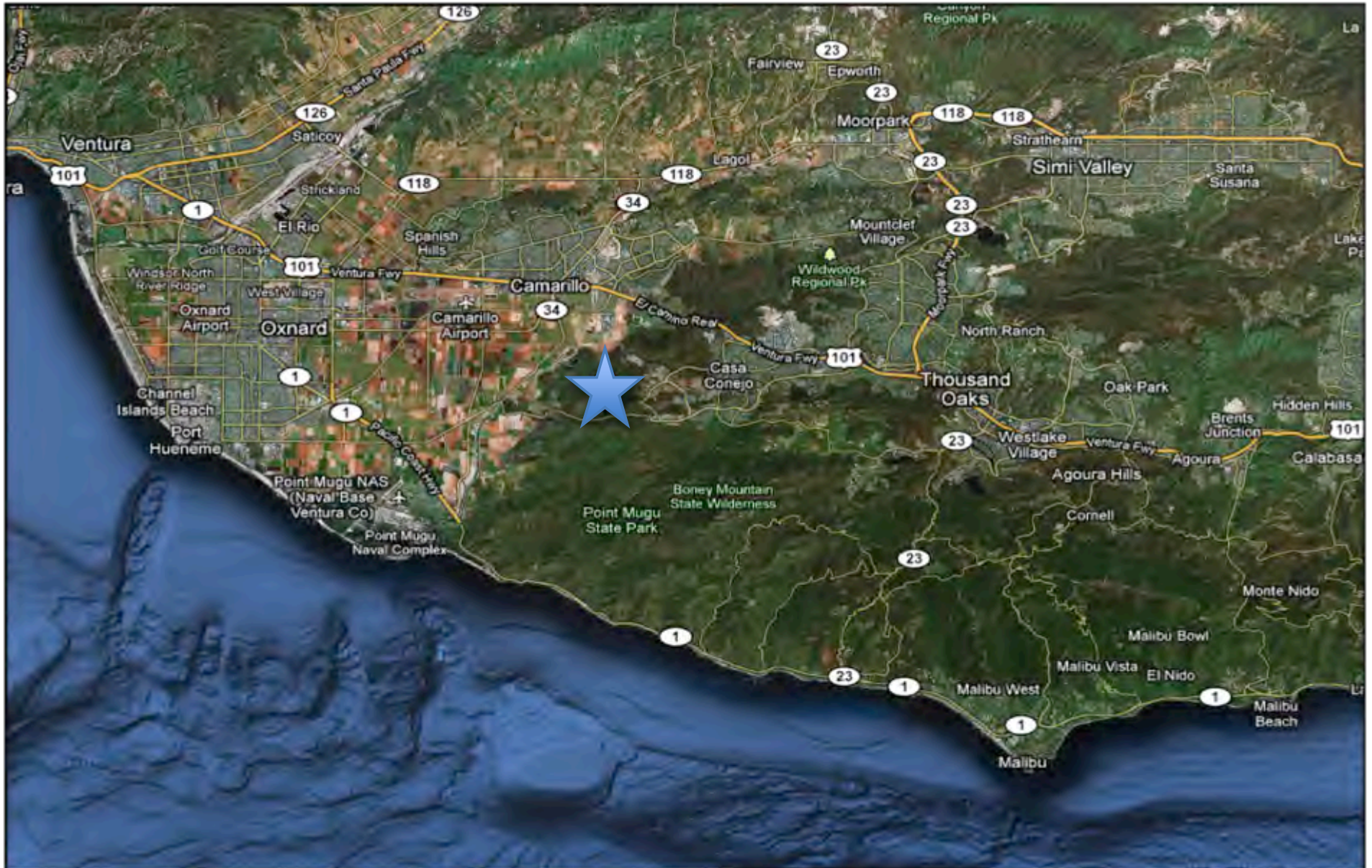
Please let us know if you have any questions regarding possible synergies regarding the parcels.

Best Regards,

Sean D. Mayer  
Principal  
Legacy Real Estate Ventures, LLC



# 3673 WEST POTRERO CAMARILLO CA, 91320



# TRANSPORTATION ACTIVITY (DAILY TRAFFIC COUNT)



# 3673 WEST POTRERO CAMARILLO CA, 91320











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