

NEIGHBORHOOD



Oak View the best of both worlds

By Maggie Hood

Located in the western portion of the Ojai Valley between the small communities of Casitas Springs to the south and Mira Monte to the north, Oak View remains an unincorporated community of Ventura County. With an estimated 2009 population of just 4,084 people *, it's a "small town". Not quite the "blink and miss it" type of town, but if it weren't for the stop lights slowing traffic, it might be.

Oak View seems to have the perfect location – just 15 minutes from the eclectic downtown area of Ojai, 15 minutes from Ventura's lovely beaches, and 15 minutes from beautiful Lake Casitas. Residents seem to have the best of all worlds when it comes to not only recreation, but weather, as well. When there's snow on the mountain tops, they can head just north of Ojai for snow play, when there's a giant swell, they can head down to Ventura to surf, and when the fish are biting, Lake Casitas beckons.

The town of Oak View came into being in the late 1940's and 1950's as a bedroom community primarily, although not solely, for oil industry workers in nearby Ventura. The "downtown" area has developed along both sides of the Ventura Avenue/ Highway 33 corridor, and includes a post office, a grocery store, a bank, two gas stations, a number of restaurants, auto repair shops, and many other service and retail businesses. The Oak View Beau-

tification Committee envisions the future creation of a peaceful, tree-lined Highway 33 that looks completely different, with businesses linked via pathways in a cohesive style, which would encourage people to walk and bike instead of driving to all the shops.

Sometimes called the "Gateway to Lake Casitas and the Ojai Valley", Oak View is surrounded by lovely vistas. It's a tiny close-knit community, with its own Park and Resource Center in the heart of town. The center consists of a large open area with a playground, sports field and various buildings which house a recreation center and rooms for various activities and which is available to the residents.

The community is spread out over just less than two square miles, and many of the residences are on plots of land larger than the normal city lot. Thus, Equestrian opportunities abound, from trails to horse boarding facilities to housing developments that cater to the equestrian crowd. The bike path which extends from Ojai to the Ventura beach area runs through the city, adjacent to a horse riding trail, providing ample opportunity for exercise.

Many residents drive to Ventura or even as far as Santa Barbara every day to work, and according to www.city-data.com, the primary sources of jobs are management, business, financial, sales, office, professional and various types of support services.

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REAL ESTATE SALES: OAK VIEW

SINGLE-FAMILY HOMES:

SOLD in 2008: 18

2008 High: \$783,000

2009 High: \$1,000,000

2008 Low: \$245,000

2009 Low: \$110,000

SOLD in 2009: 68

2008 Median: \$371,500

2009 Median: \$325,500

2008 Average DOM: 86

2009 Average DOM: 107

CONDOMINIUMS:

SOLD in 2008: 0

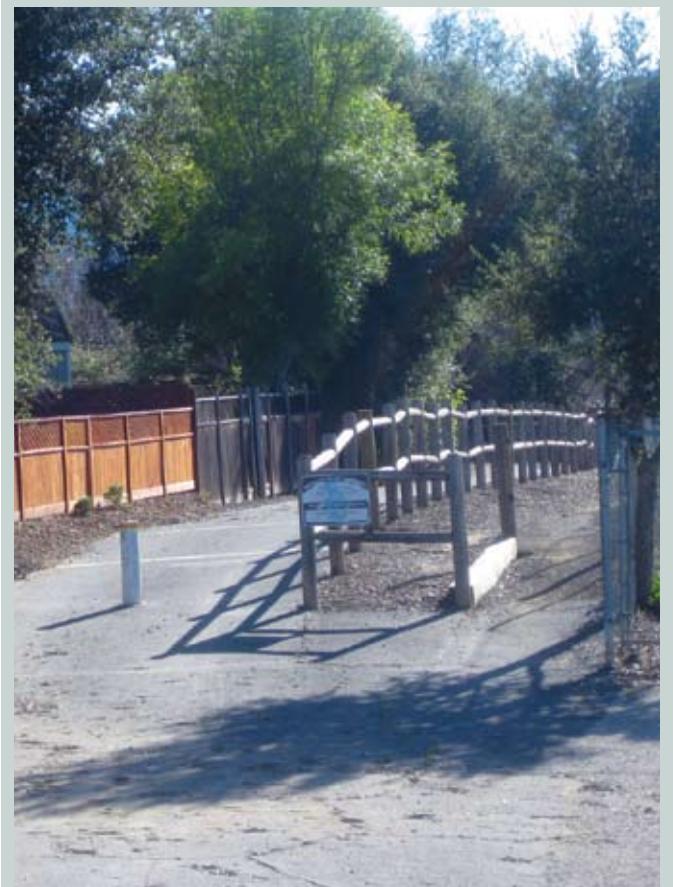
2009 High: \$569,000

2009 Low: \$362,500

SOLD in 2009: 2

2009 Median: \$465,750

2009 Average DOM: 28



OAK VIEW

(from 2000 Census)

Population: 4,199

Population distribution:

Under 18: 28.8%

18-24: 8.4%

25-44: 30.7%

45-64: 24.6%

65+: 8.3%

Per Household income: \$69,626

Per Capita income: \$29,962