



PROPERTY DESCRIPTION

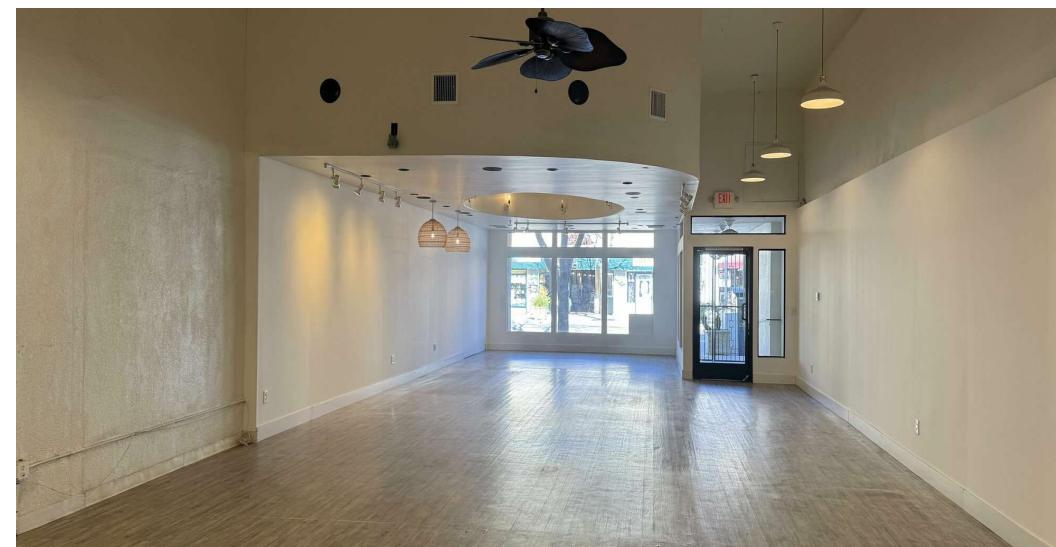
Storefront retail on Main Street and rear office space for lease in charming turn-of-the-20th-Century building in the 400 block of Historic Downtown Ventura. Kitchenettes, HVAC, great frontage, and 2 shared restroom facilities included. City parking lot in rear of building.

SPACES	LEASE RATE	SPACE SIZE
434	\$2.25 SF/month	2,019 SF

CONTACT INFORMATION

To find out more, or setup a tour, please contact:

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OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
NNN Estimate Value:	Est. \$0.93 psf
Available SF:	2,019 SF
Building Size:	3,446 SF

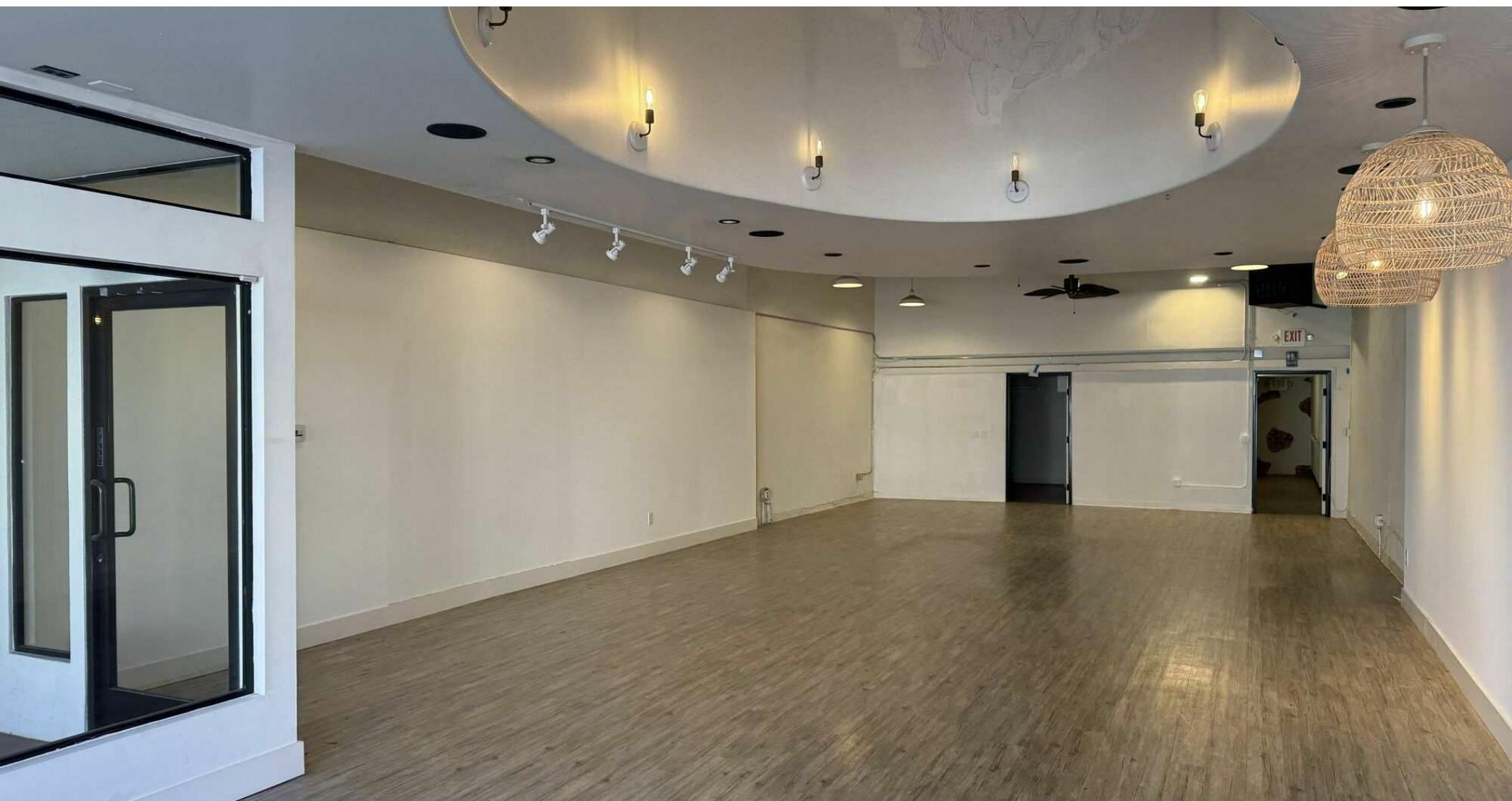
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,040	13,360	23,001
Total Population	8,965	34,518	57,957
Average HH Income	\$64,108	\$70,567	\$75,722

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CA DRE #01213236

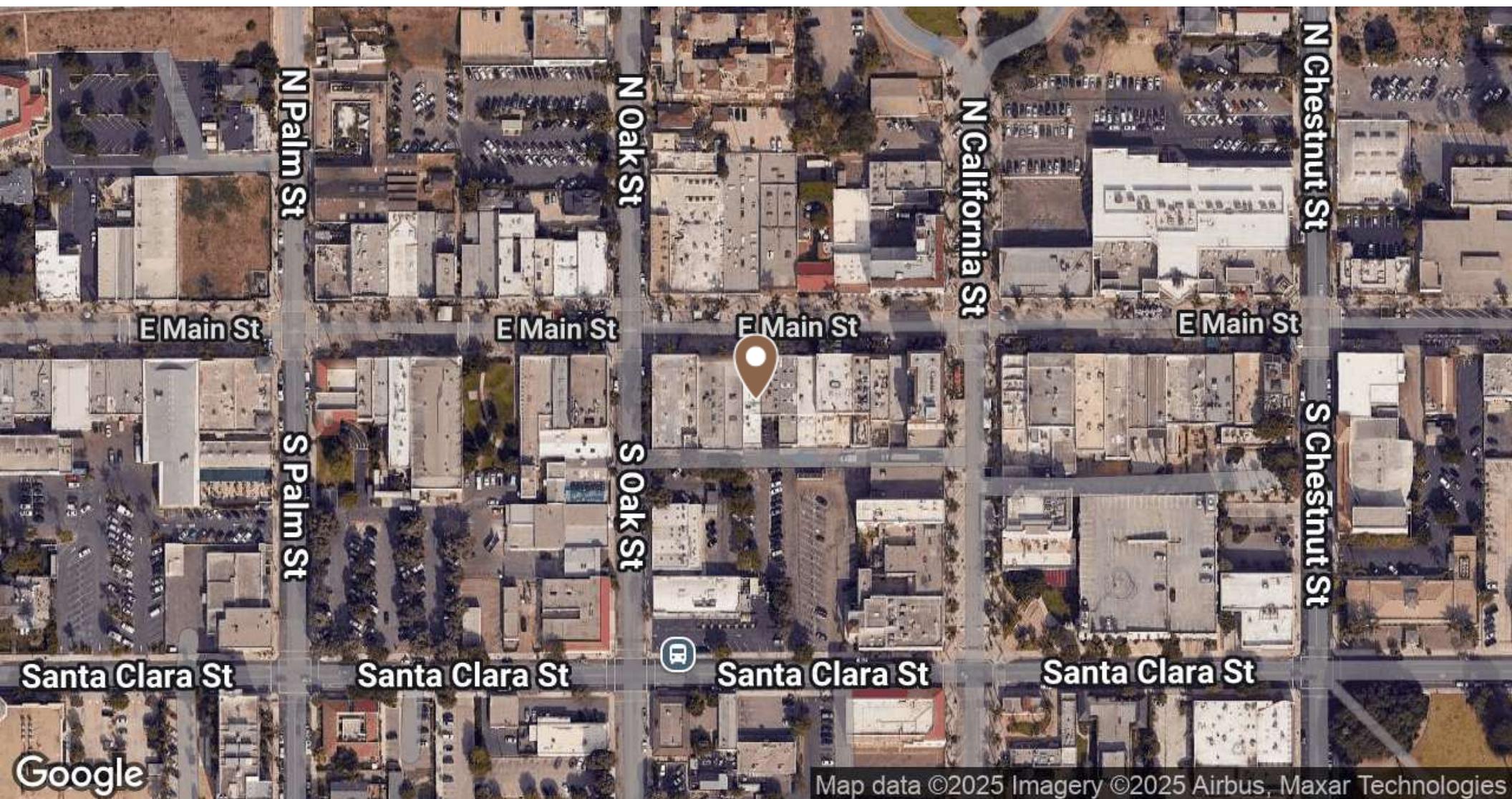


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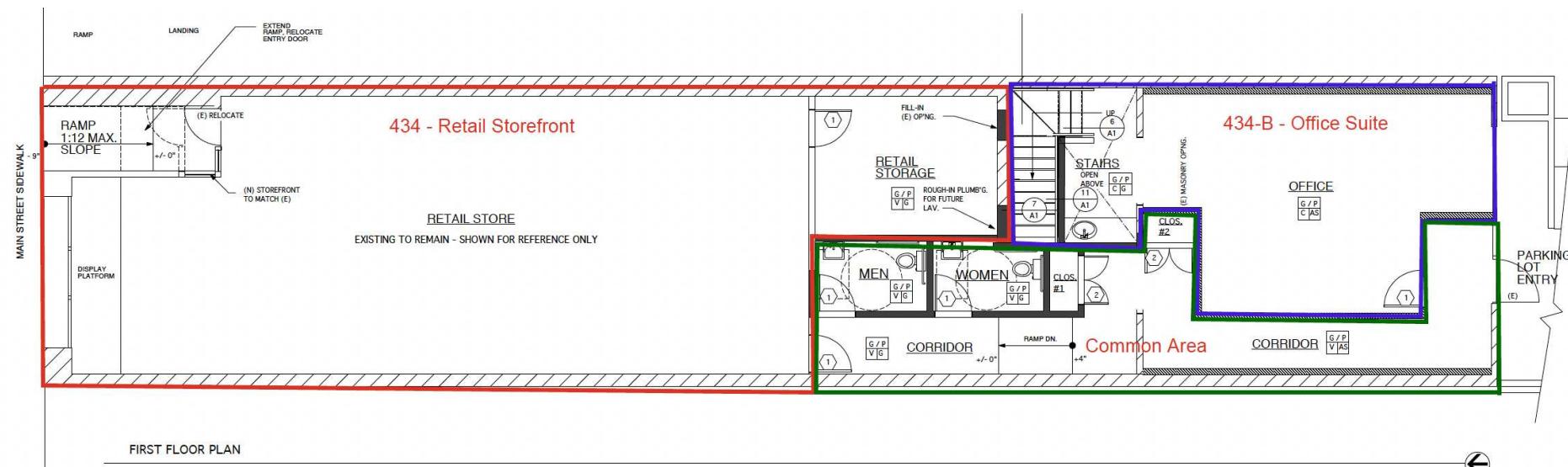


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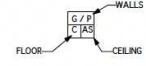
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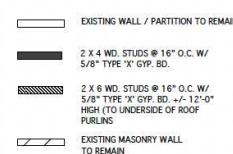


FINISH LEGEND & NOTES



G = GYP. BD.
P = FLAT WALL PAINT - COLOR SELECTED BY OWNER
C = CERAMIC TILE - AS SELECTED BY OWNER
V = VINYL TILE - AS SELECTED BY OWNER
CO = EXPOSED CONCRETE
CT = CERAMIC TILE - AS SELECTED BY OWNER
AS = ACOUS. TILE CLG. IN EXISTING SUSP. 'T' BAR
2X4 MTL. GRID

WALL LEGEND & NOTES

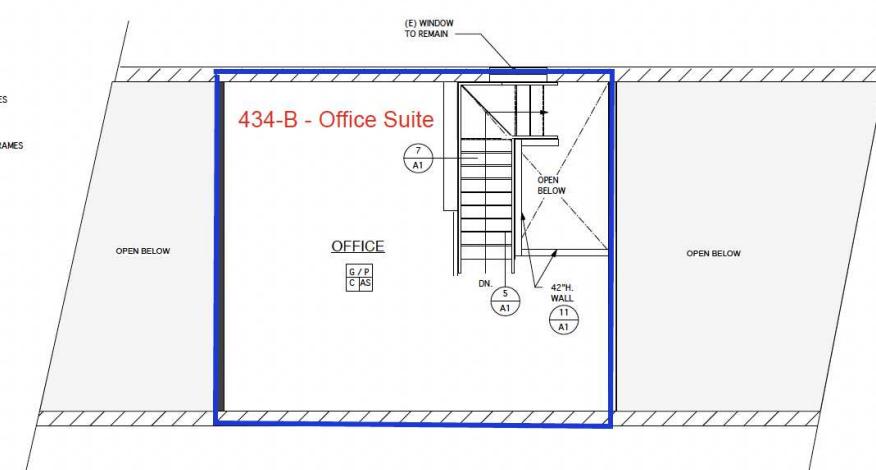


DOOR LEGEND & NOTES

ALL THRESHOLDS TO BE MAX. 1/2" HIGH
(E) EXISTING TO REMAIN

① 3070 WD. FLUSH = SOLID CORE STAIN-GR. WD. DOOR IN TIMELY BLACK ANODIZED MTL. FRAMES & LEVER-TYPE HARDWARE

② 2070 PR. WD. FLUSH = SOLID CORE STAIN-GR. WD. DOOR IN TIMELY BLACK ANODIZED MTL. FRAMES & LEVER-TYPE HARDWARE



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