

FOR SALE MULTI-TENANT OFFICE BUILDING

Ventura • 1280 S. Victoria Avenue • Ventura, CA 93003



PROPERTY HIGHLIGHTS

Owner User or Investment Opportunity • Versatile Multi Tenant Layout
Highly Visible and Accessible Ventura Location • Exceptional Parking Capacity
Near Complete Condo Conversion Entitlements • Offered Below Replacement Cost

Ideally situated along Ventura's premier Victoria Corridor, this multi-tenant office building delivers unmatched visibility, access, and value. The property combines a flexible layout—ideal for office, medical, and professional uses—with elevator access, operable windows, separately metered electrical, and one of the strongest parking packages in the region, including roughly 130 covered spaces plus additional surface parking.

Minutes from the County Government Center, VA Medical Clinic, major freeways (101 & 126), retail, dining, and key employment hubs, the building sits at the center of Ventura's most reliable demand drivers and boasts a traffic count of over 47,000 per day.

Nearly completed condo conversion entitlements add a rare layer of optionality, giving future ownership multiple ways to unlock value, whether through individual suite sales, phased dispositions, or long term hold strategies.

Most importantly, the asset is being offered at a price point far below replacement cost, an opportunity that's increasingly hard to find in coastal California. For investors seeking immediate value, long term appreciation potential, and a strategic foothold in a supply constrained market, this property is currently over 90% leased and checks every box.

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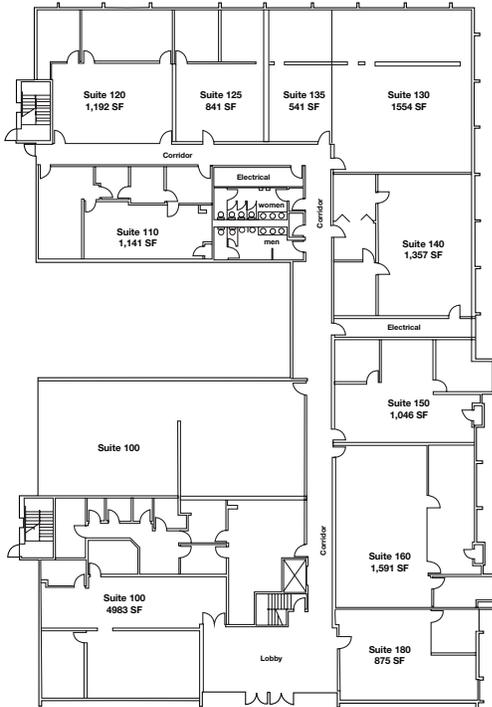
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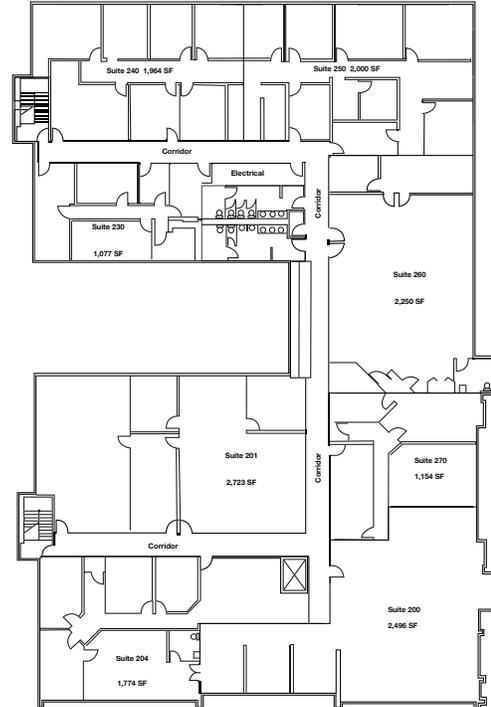
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FIRST FLOOR



SECOND FLOOR



OFFERING SUMMARY

SALE PRICE:

\$6,800,000 / \$217 per sq ft

BUILDING SIZE:

31,338 sq ft

LOT SIZE:

1.18 acres

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