

250 S. MILLS RD.

VENTURA, CA

PRICE REDUCTION!

OFFERED FOR SALE OR LEASE
PRIME MEDICAL OFFICE & CAMPUS LOCATION



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LEE & ASSOCIATES

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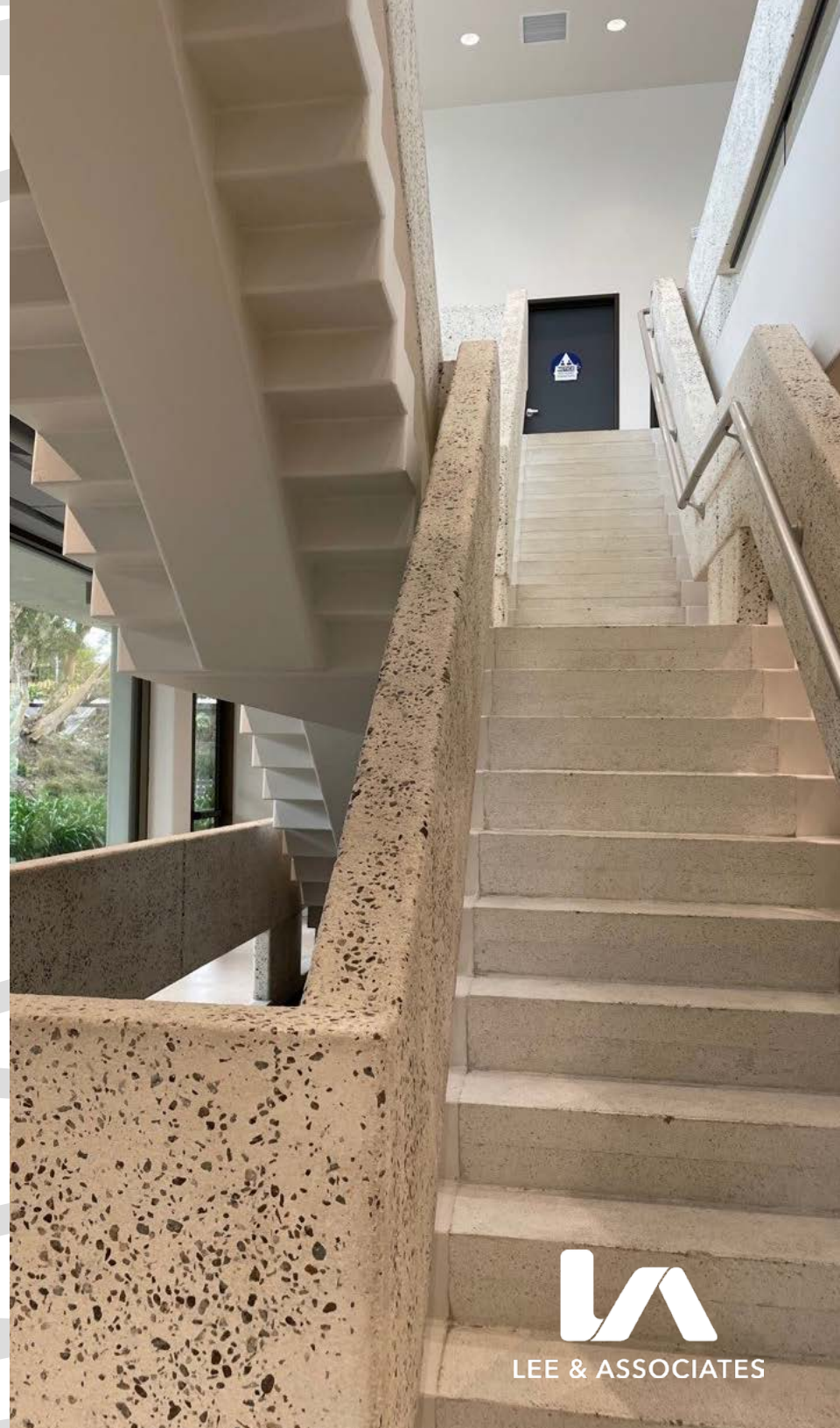
PROPERTY HIGHLIGHTS

Updated and remodeled Mid-Century Class A building, designed by William Pereira, an American architect from Chicago, Illinois, who was noted for his futuristic designs of landmark buildings such as the Transamerica Pyramid in San Francisco and The Theme building at LAX.

SPACES AVAILABLE

- Upper street-level Open Suite - 6,480 SF
- Suite C (with equipment): Combined with B (conference room) + D at 4,300 SF total
- Suite A ± 2,000 SF
- Suite E rear lower-level, open space with separate entrance, exterior restrooms and kitchen - 1,480 SF

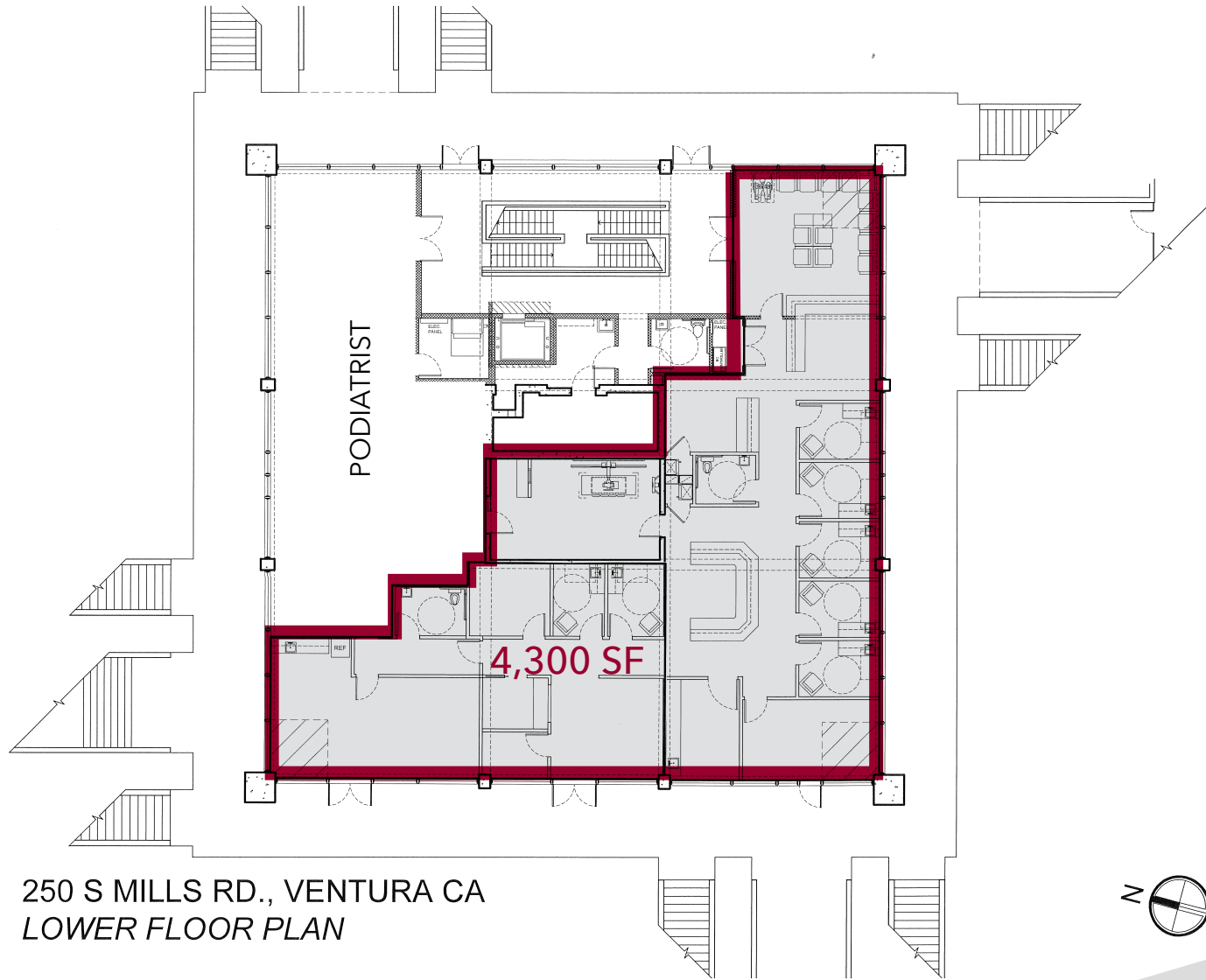
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- Secured parking (200 spaces) with access to new interior elevator
 - APN: 079-0-101-300
 - SIZE: 14,112 SF
 - PRICE: Call for pricing
 - PARCEL SIZE: 2 Acres
 - ZONE: C-1 - Medical



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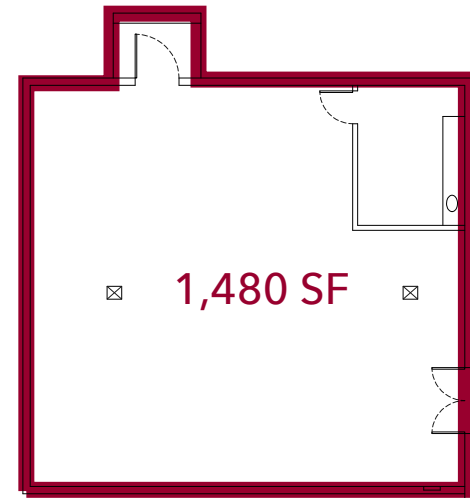
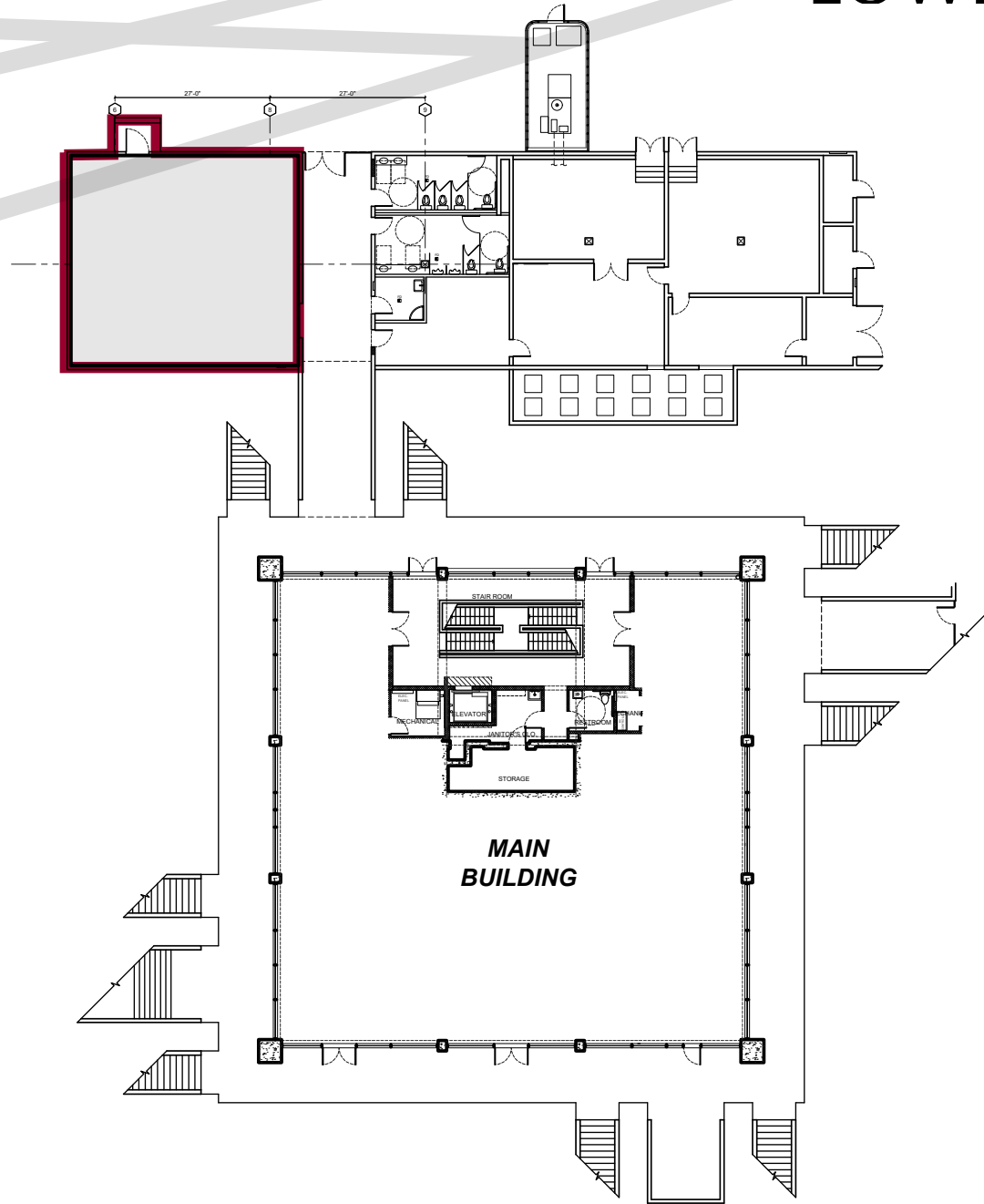
LOWER LEVEL FLOOR PLAN

Medical Buildout

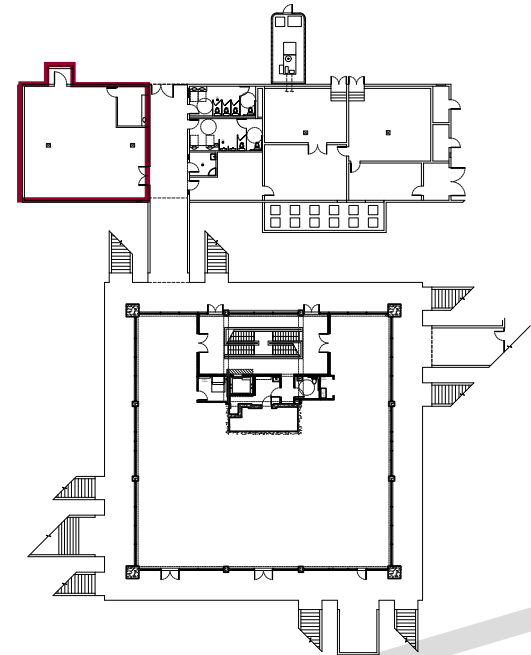


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LOWER LEVEL FLOOR PLAN

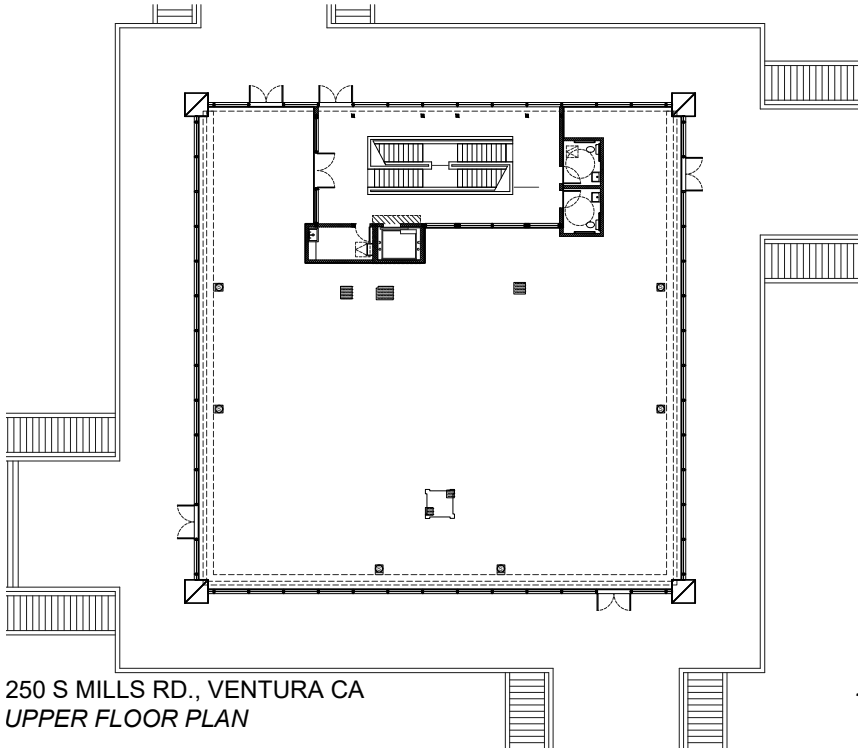
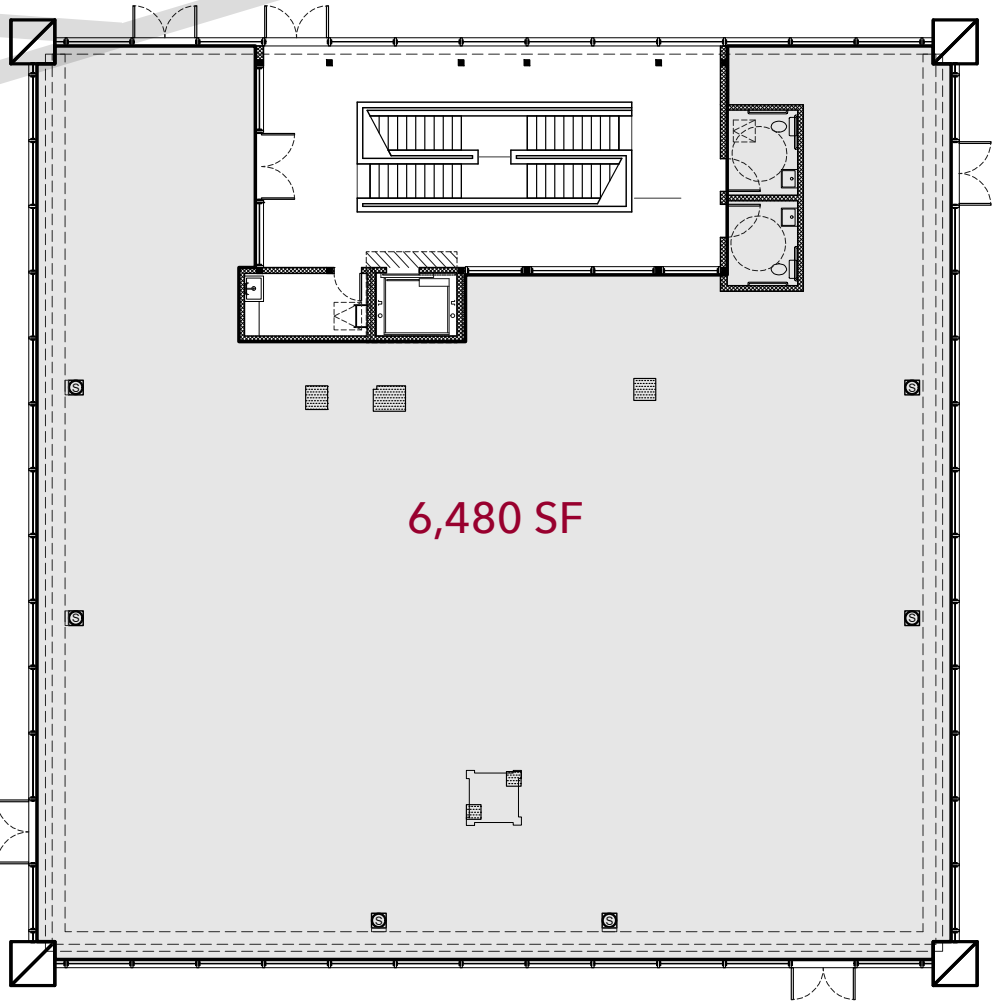


SUITE E



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UPPER LEVEL FLOOR PLANS



250 S. MILLS RD.



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McGrath State Beach

Ventura Harbor

Ventura Beach

macy's

JCPenney

Pacific View Mall

VENTURA FWY (US 101)

TARGET

Ventura



E Main St

250 S MILLS RD
VENTURA, CA

S Mills Rd

250 S. MILLS RD.

AMENITIES

250 S Mills Rd
Ventura, CA

Ventura College



Ventura

Telegraph Rd

Pacific View Mall

CAFE
Ficelle
COFFEEHOUSE & PASTRIES

S Mills Rd

CHIPOTLE
Blenders
verizon

cbc federal
CREDIT UNION

LOWE'S
Home Improvement Warehouse

WOOD RANCH
BBQ & GRILL

UnionBank

E Main St

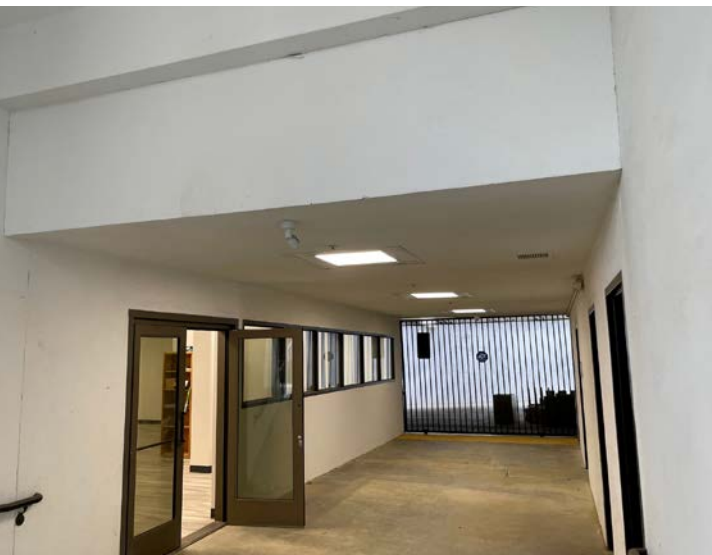
★ macy's TARGET OLD NAVY sears HOME SERVICES
JCPenney Bath & Body Works VICTORIA'S SECRET AMERICAN EAGLE pinkberry Charley's CVS pharmacy
PIZZA HUT STARBUCKS COFFEE PANDA EXPRESS CALIFORNIA PIZZA KITCHEN See's CANDIES Jersey Mike's SUBS SEPHORA charlotte russe
RED ROBIN claire's AÉROPOSTALE CHASE SUBWAY foot Locker
EXPRESS T-Mobile LENS CRAFTERS at&t HOLLISTER CALIFORNIA metro PCS

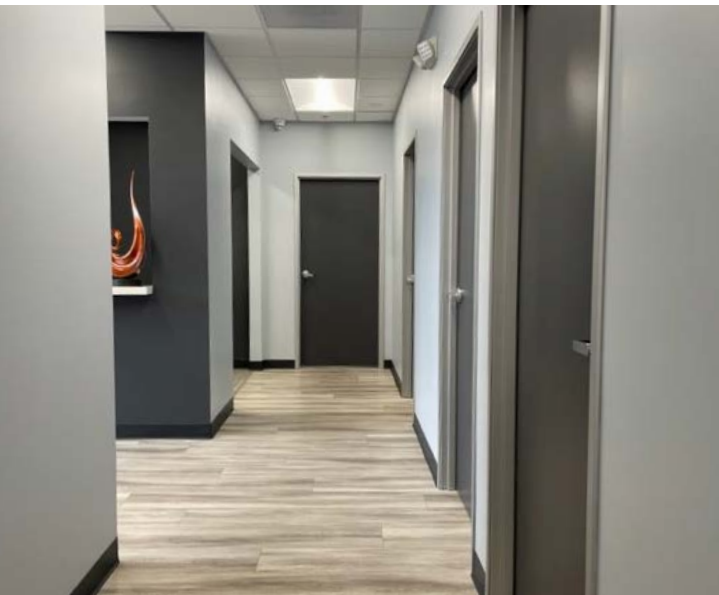
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UPPER RETAIL SPACE PHOTOS



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SUITE B,C,D

PHOTOS



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PROPERTY SUMMARY

Large, modern and exquisitely updated Approx. 6,480 SF open space with an 85 Walk Score! High ceilings, clean polished concrete floor with new lighting consisting of front, rear and side entrances. Located across the street from Target, Trader Joe's, Pacific View Mall and Mill St. shopping restaurants. High traffic area with a ton of visibility and floor to ceiling windows. Large outdoor areas (front, rear and side). Ample parking above and below ground. Interior elevator and parking access.

4,300 SF Medical office now available (former Urgent Care), with equipment including an X-Ray room, waiting room, exam rooms, kitchen and restroom. This is contiguous with the lower front office which also includes several exam rooms.

Also available is a rear lower-level 1,480 SF multi-use lab/PT space with kitchen and separate restrooms, adjacent to parking garage with courtyard entrance.

There is a new foot/ankle sports medicine specialist located on the lower level (visible from rear only).



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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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