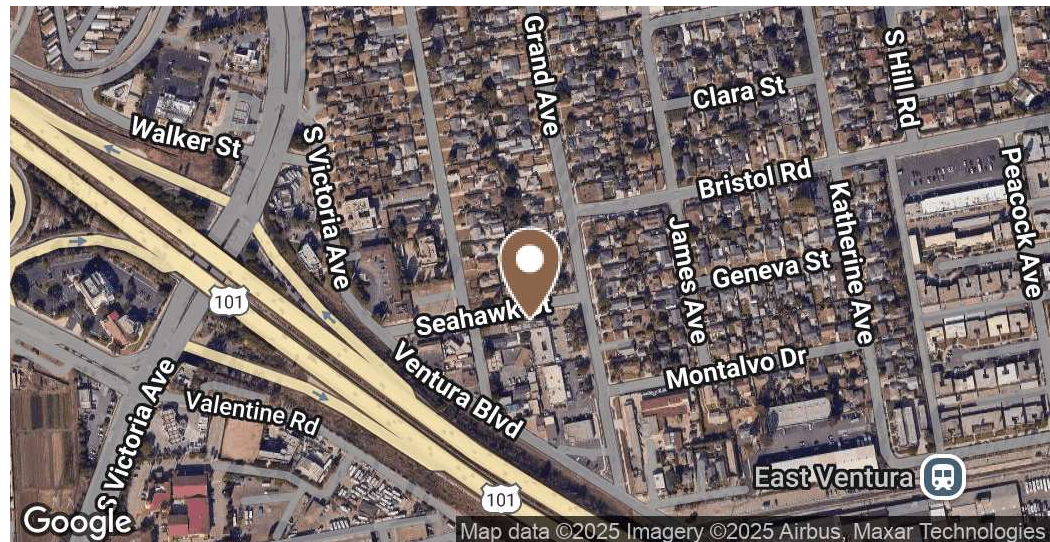




PROPERTY DESCRIPTION

A modernized professional office with private off-street parking and close proximity to the 101 Freeway (Victoria Ave Exit). Currently configured with eight (8) offices, a waiting room, a reception, a conference room, storage with roll-up door and mezzanine. Can be demised down to approximately 1,200sf. The property benefits from 14 parking spaces.

LOCATION DESCRIPTION

Located in Ventura with close proximity to 101 Fwy (Victoria Avenue exit).

CONTACT INFORMATION

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

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Matthew Kingsley | 805.653.6794 ext. 214 | mkingsley@beckergrp.com

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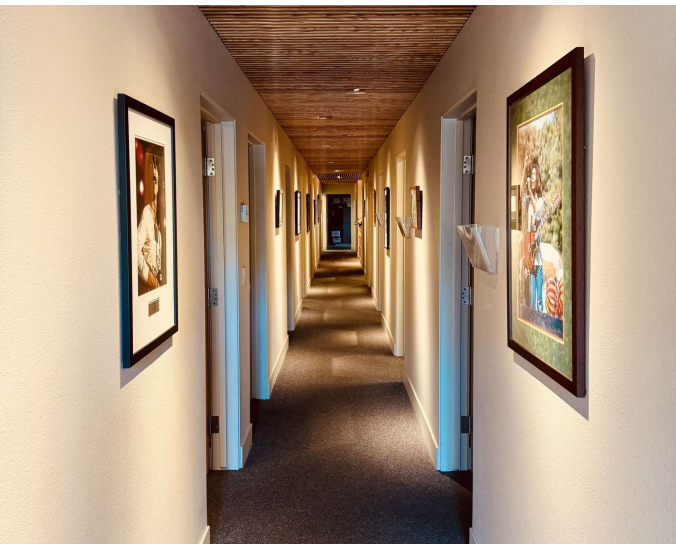
jbecker@beckergrp.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (NNN)
NNN Estimate Value:	\$0.55 psf (est.)
Available SF:	4,040 SF
Lot Size:	15,263 SF
Building Size:	4,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,278	4,405
Total Population	1,292	3,690	12,251
Average HH Income	\$97,683	\$100,539	\$102,010

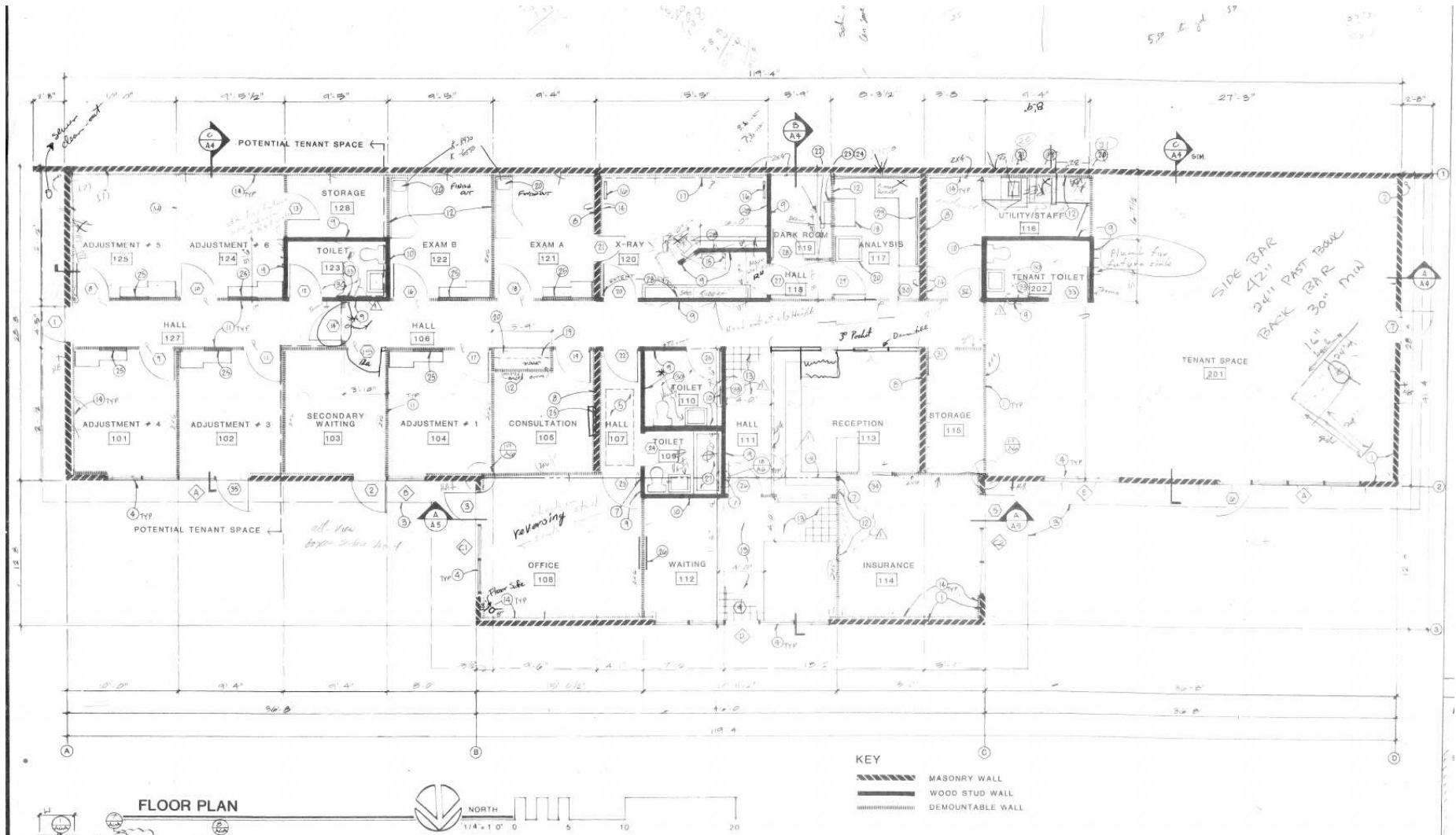


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