



### PROPERTY DESCRIPTION

Thompson Square is a premium retail center on the doorstep of Ventura's medical corridor. Thompson Blvd sees approximately 19,000 daily traffic count (per CoStar). Eyebrow signage available. Excellent parking with a public parking lot adjacent to the site. Unit 103 is a former pharmacy location but could suite a number of businesses.

Parking: 30 Onsite Parking Spaces

### CONTACT INFORMATION

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

Jeffrey R. Becker | 805.653.6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

Matthew Kingsley | 805.653.6794 ext. 214 | [mkinglsey@beckergroup.com](mailto:mkinglsey@beckergroup.com)

### OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
NNN Estimate Value:	\$0.78 psf (estimated)
Available SF:	1,120 SF
Lot Size:	26,283 SF
Building Size:	11,096 SF

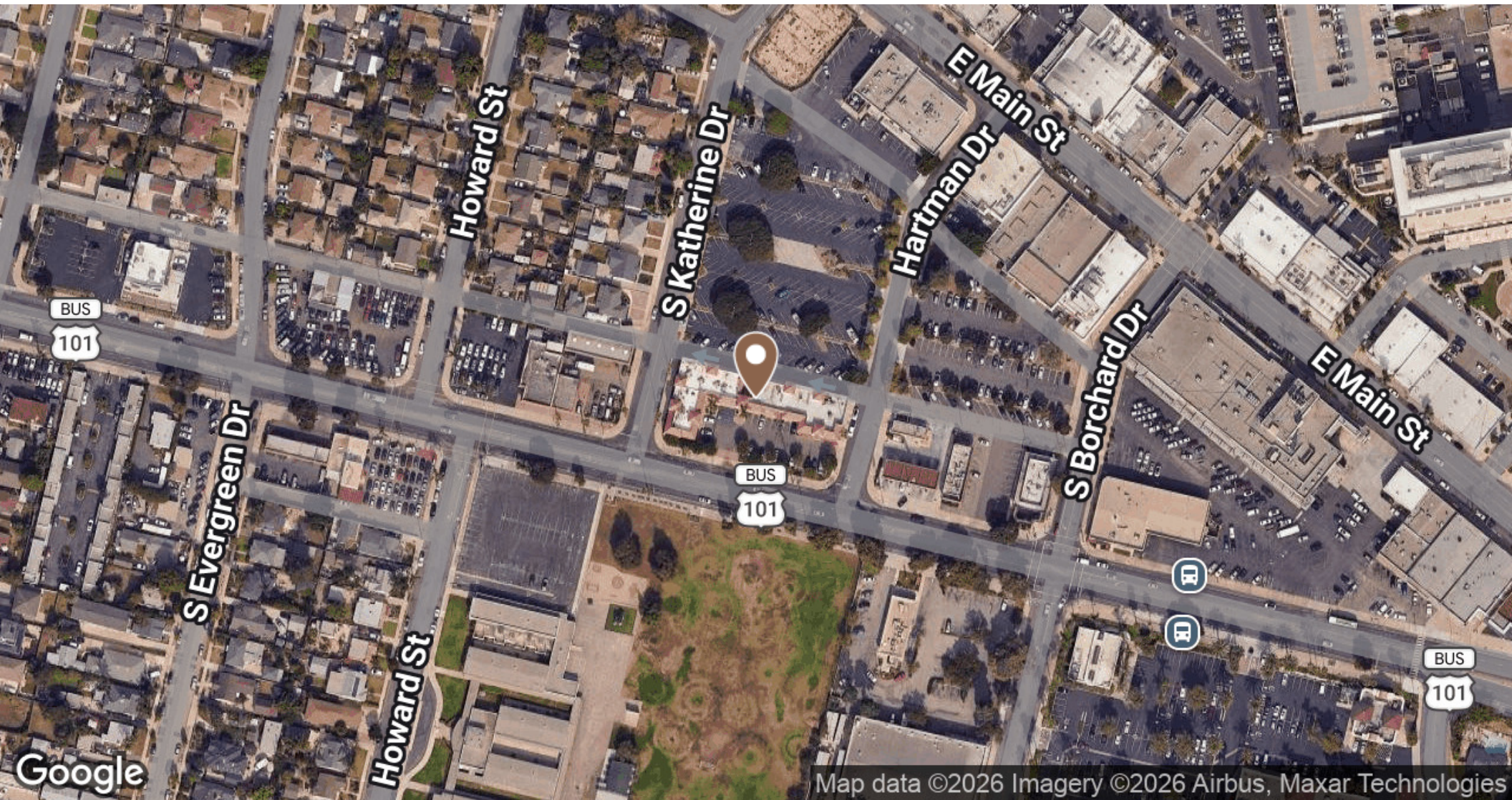
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	597	2,073	6,301
Total Population	1,468	5,005	14,902
Average HH Income	\$130,788	\$126,397	\$129,328

### JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236



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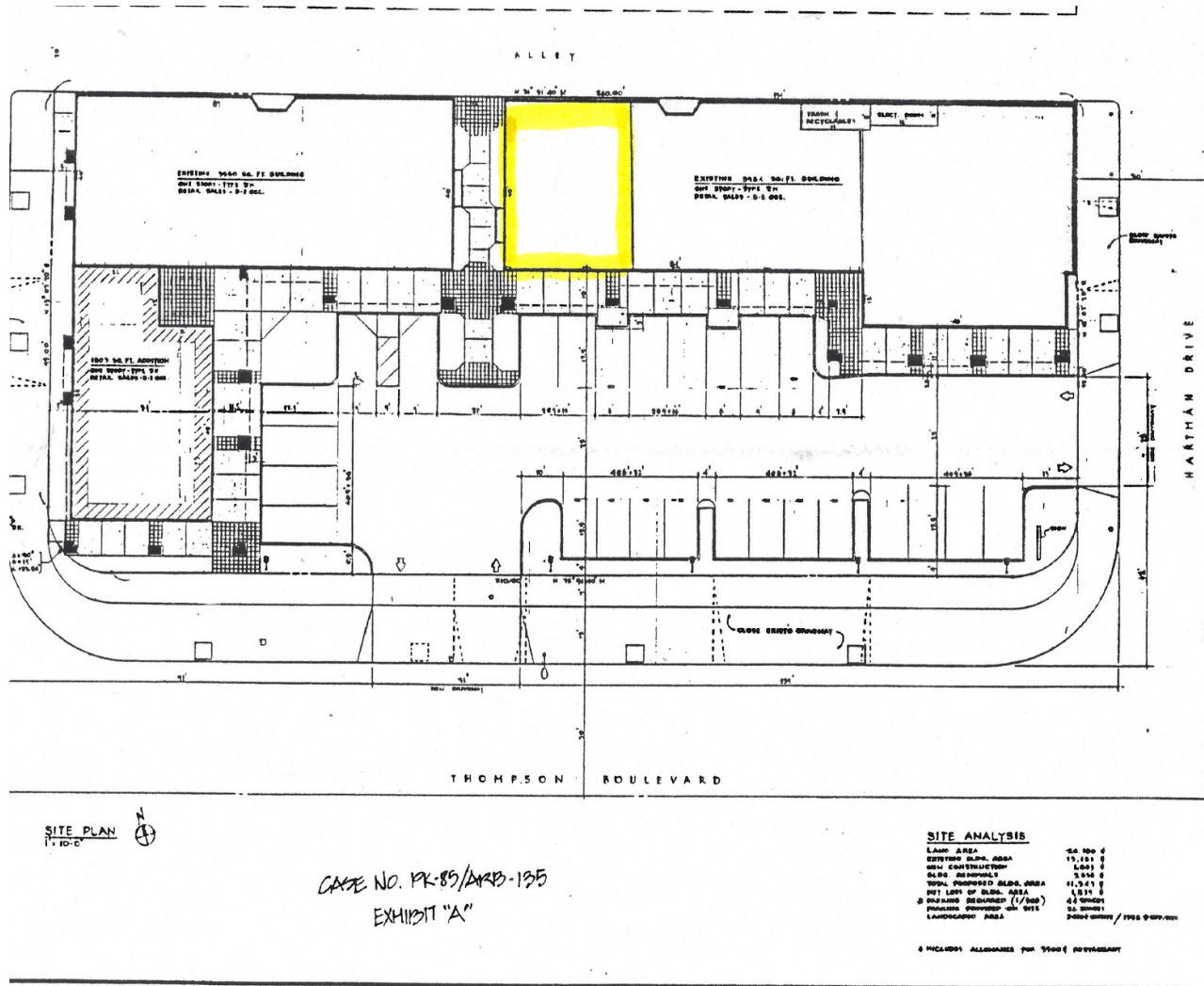


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7-11-94	BY
7-26-94	DMC
10-10-94	DMC
10-19-94	PI
11-27-94	DMC
12-12-94	DMC

DAVID A. BAUMONT  
Architect  
Civil/Structural/Interior/Commercial  
3175 Avenue Road  
Ventura, CA 93141  
408.221.1111

ADDITION & ALTERATIONS  
EXISTING COMMERCIAL BUILDINGS  
2611 E THOMPSON BOULEVARD  
VENTURA, CALIFORNIA

EXHIBIT "A"

DATE	02
REVISION	
BY	
DATE	11-10-0
BY	
DATE	11-10-0
BY	

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JEFFREY R. BECKER CCIM . CPM . RPA  
805.653.6794  
jbecker@beckergrp.com  
CA DRE #01213236