



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-B	\$1.75 SF/month	1,427 SF
434	\$2.25 SF/month	2,019 SF

CONTACT INFORMATION

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

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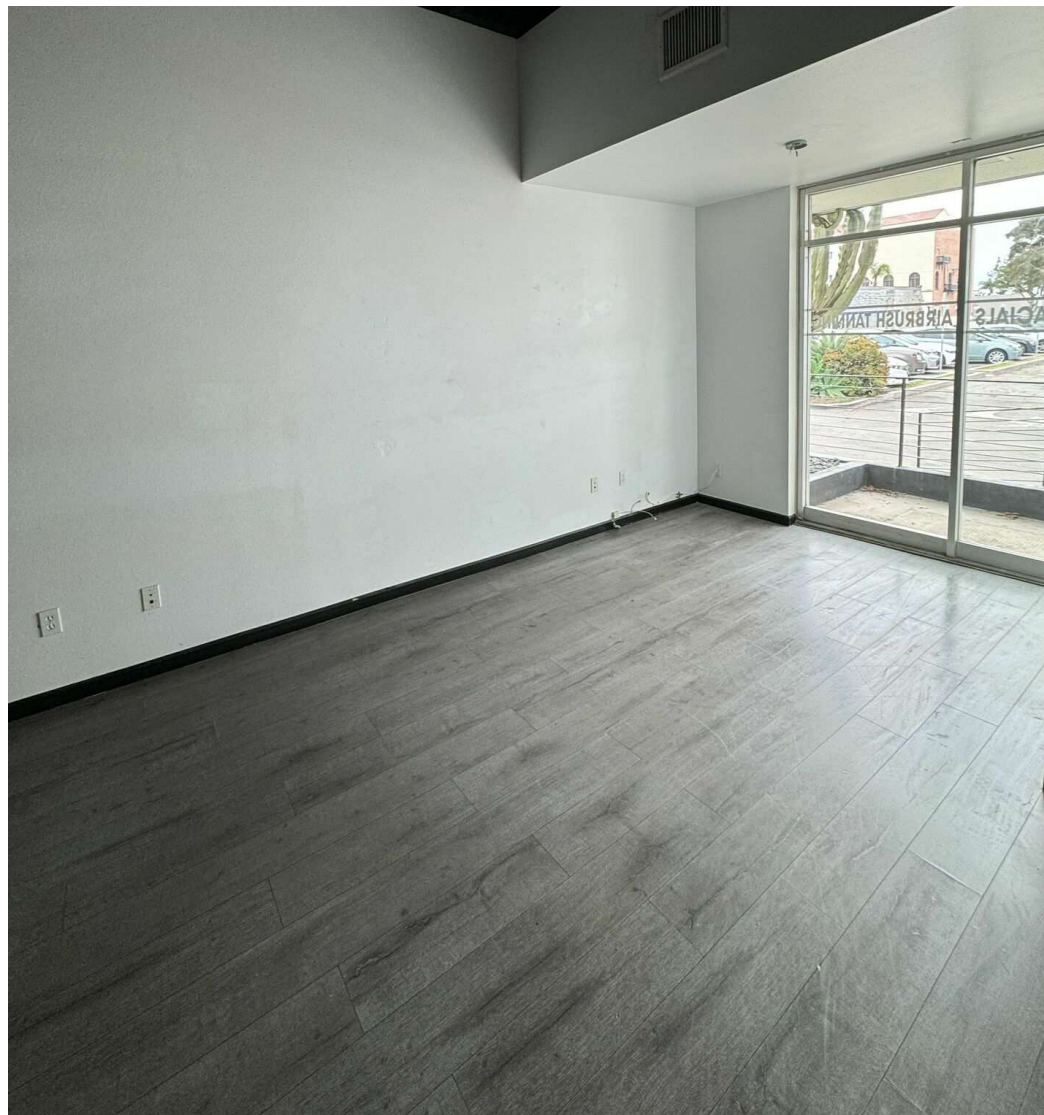
jbecker@beckergrp.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.75 - 2.25 SF/month (NNN)
NNN Estimate Value:	Est. \$0.93 psf
Available SF:	1,427 - 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

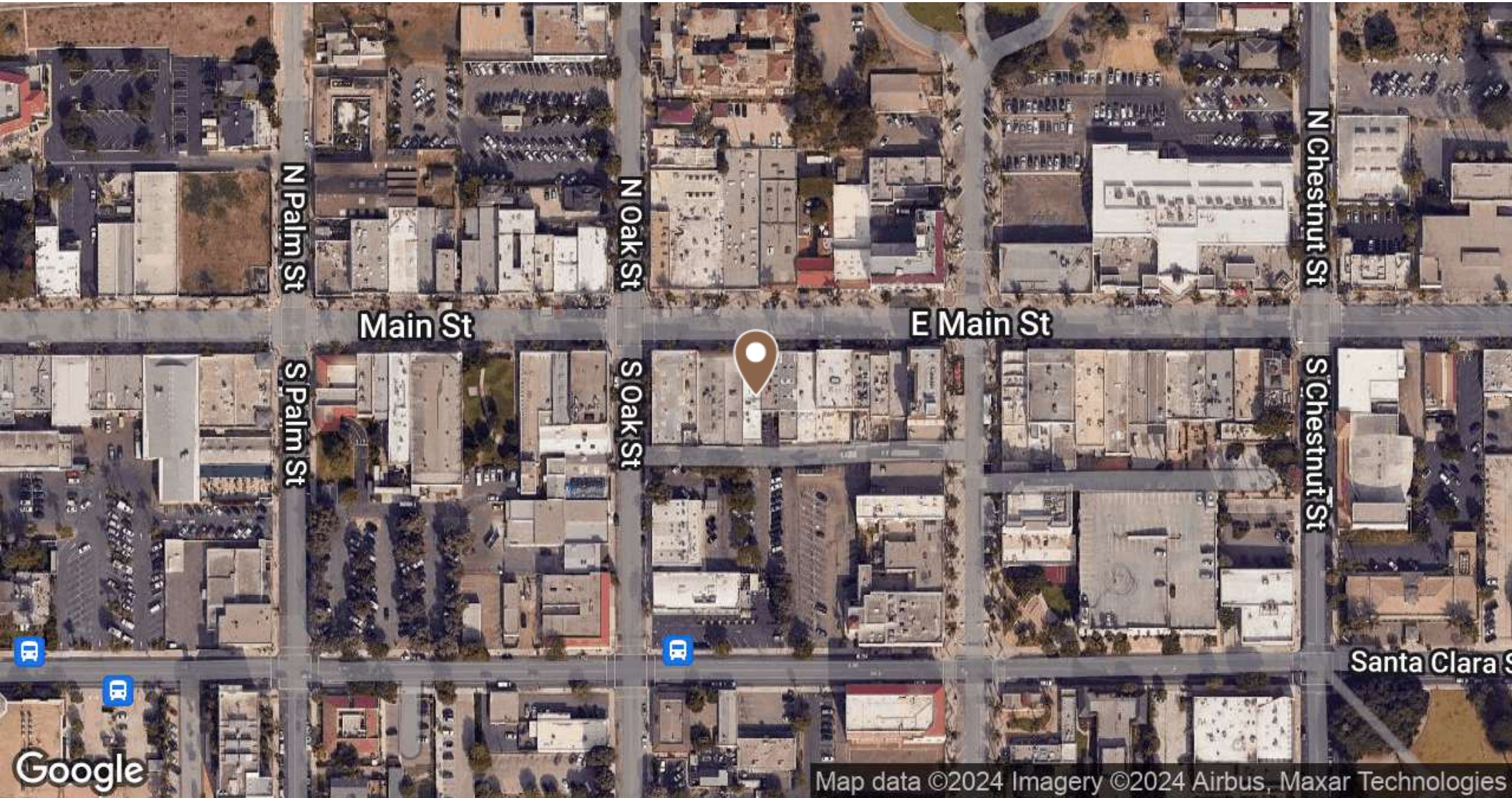


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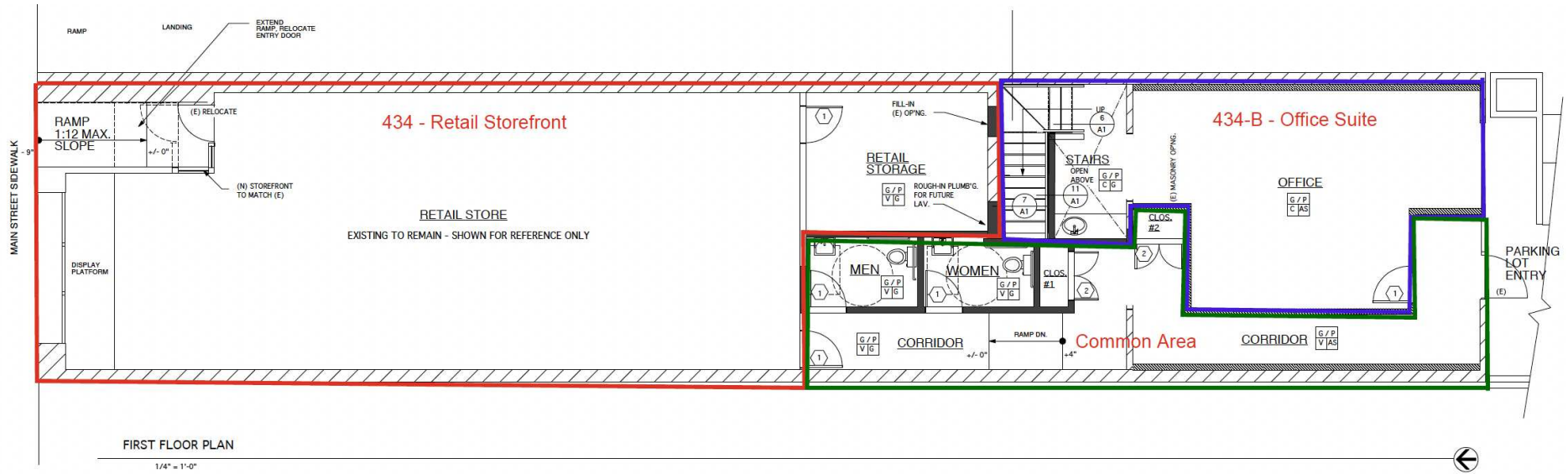


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FINISH LEGEND & NOTES

- G/P = GYP. BD.
- F = FLAT WALL PAINT - COLOR SELECTED BY OWNER
- C = CARPET - AS SELECTED BY OWNER
- V = SHT. VINYL FLR'G. - 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

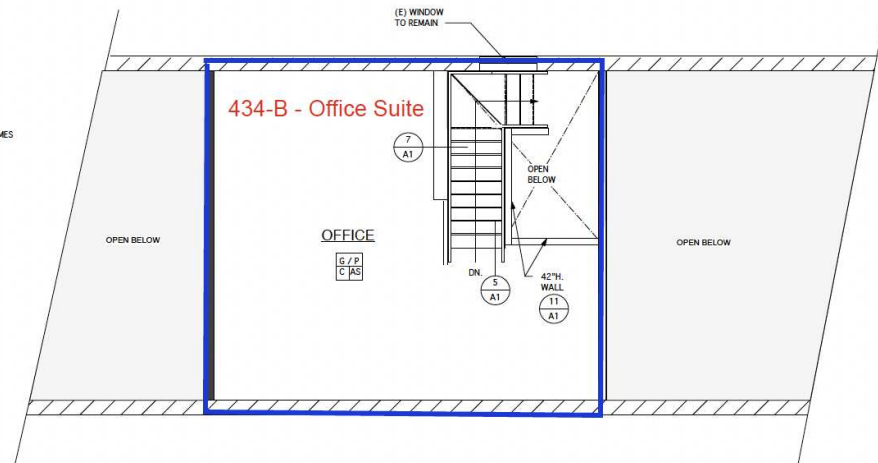
- EXISTING WALL / PARTITION TO REMAIN
- 2 X 4 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD.
- 2 X 6 WD. STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. +/- 12"-0" HIGH TO UNDERSIDE OF ROOF PURLINS
- EXISTING MASONRY WALL TO REMAIN

BUILDING TABULATIONS

- RETAIL SPACE = 1,678 SQ.FT.
- 1ST. FLOOR OFFICE SPACE = 651 SQ.FT.
- 2ND. FLOOR OFFICE SPACE = 535 SQ.FT.
- TOTAL OFFICE SPACE = 1,186 SQ.FT.
- COMMON SPACE = 582 SQ.FT.
- TOTAL BLDG. AREA = 3,446 SQ.FT.

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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