

For Lease



JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

jbecker@beckergroup.com

CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | BECKERGRP.COM



PROPERTY DESCRIPTION

Showroom/Retail building with large warehouse and dock high loading.
 Parking Spaces: 36
 Ceiling Height: 16ft
 Roll Up Door 20' x 10' with dock high loading
 City of Ventura Zoning: T4.5
 TI Allowance available for credit-worthy tenant.

LOCATION DESCRIPTION

Excellent access to Downtown Ventura, the Beaches and the 101 Freeway.

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
 Matt Kingsley | mkingsley@beckergrp.com | 805.653.6794 ext. 214

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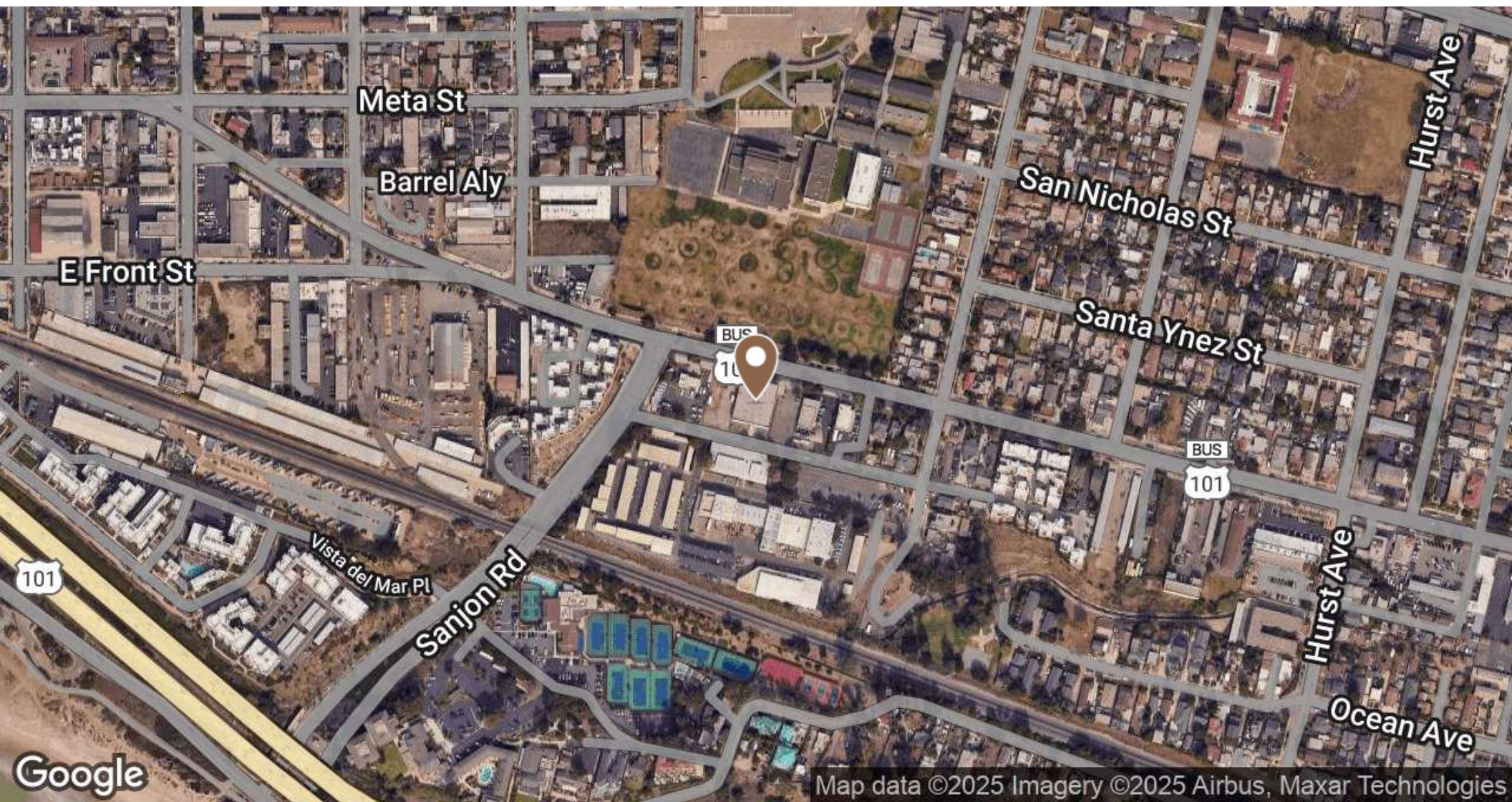
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OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
NNN Estimate Value:	\$0.43 psf (est.)
Available SF:	12,600 SF
Lot Size:	26,136 SF
Building Size:	12,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	730	1,909	5,333
Total Population	1,478	3,810	11,259
Average HH Income	\$100,748	\$100,634	\$112,756

1350 E THOMPSON BLVD

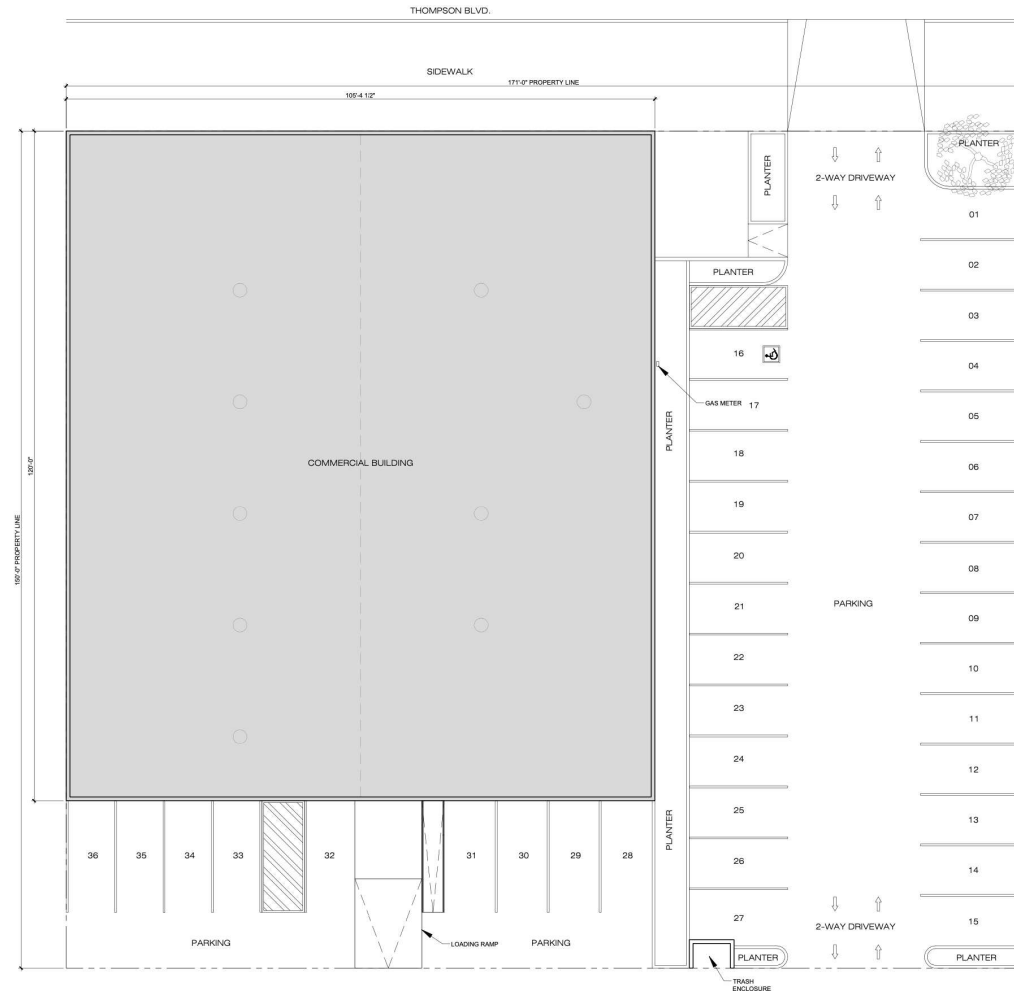
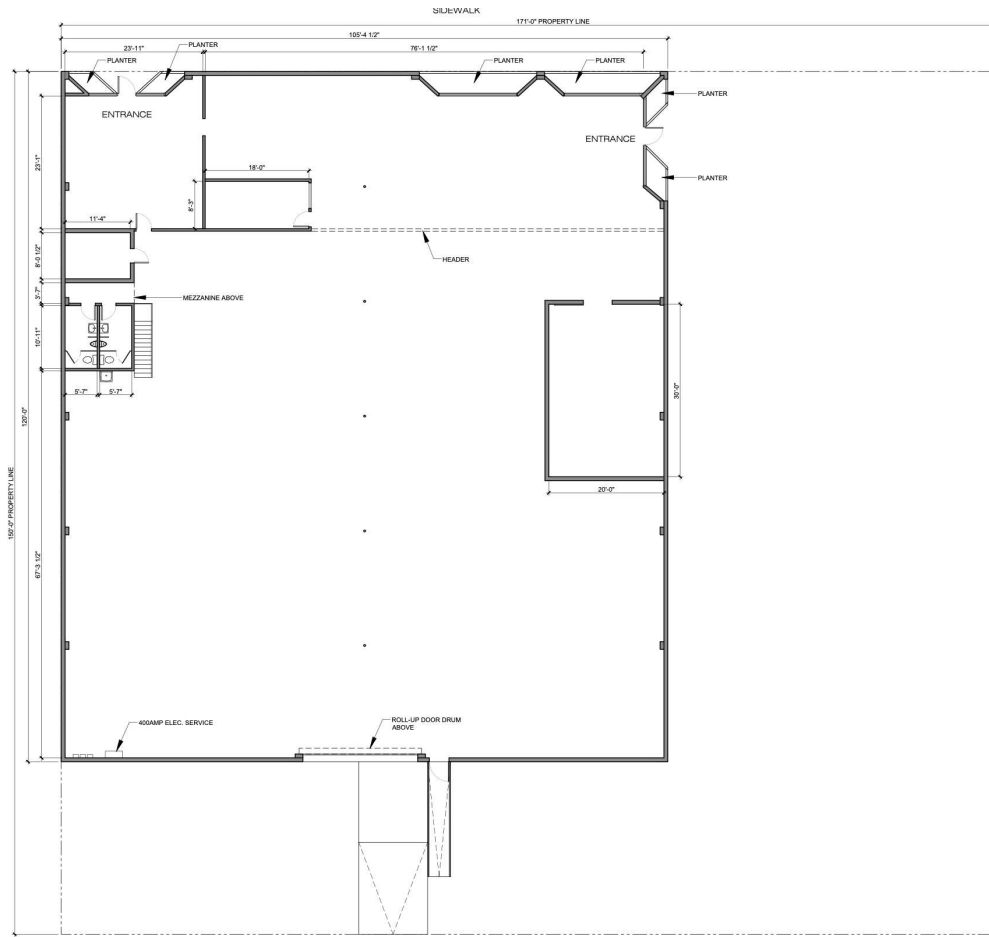


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