

PROPERTY DESCRIPTION

Modern, highly-visible office suite with four private offices, reception and restrooms. 46,878 daily traffic count (per CoStar). Monument signage available.

LOCATION DESCRIPTION

Close proximity to the 101 Freeway (Victoria Exit), the 126 Hwy, the Ventura County administrative offices and courts, and numerous amenities and services on Victoria Ave.

SPACES	LEASE RATE	SPACE SIZE
Unit C	\$2.25 SF/month	1,000 SF

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
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JEFFREY R. BECKER CCIM . CPM . RPA

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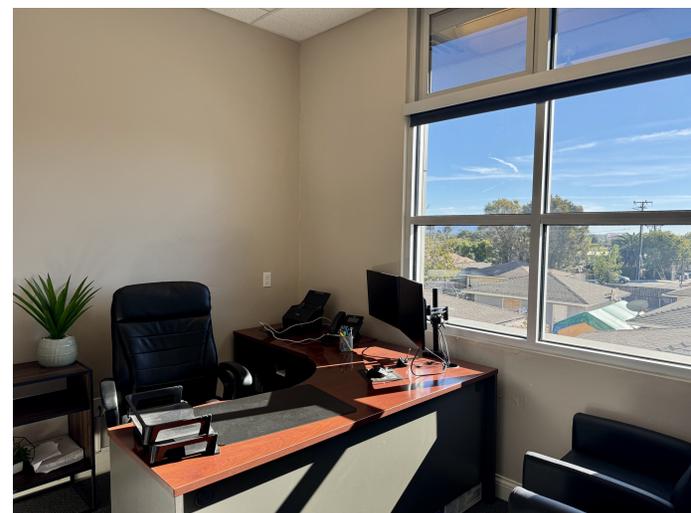
jbecker@beckergroup.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (MG)
Available SF:	1,000 SF
Lot Size:	7,650 SF
Building Size:	4,995 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	618	1,781	6,187
Total Population	1,857	5,056	16,972
Average HH Income	\$99,687	\$103,136	\$102,536

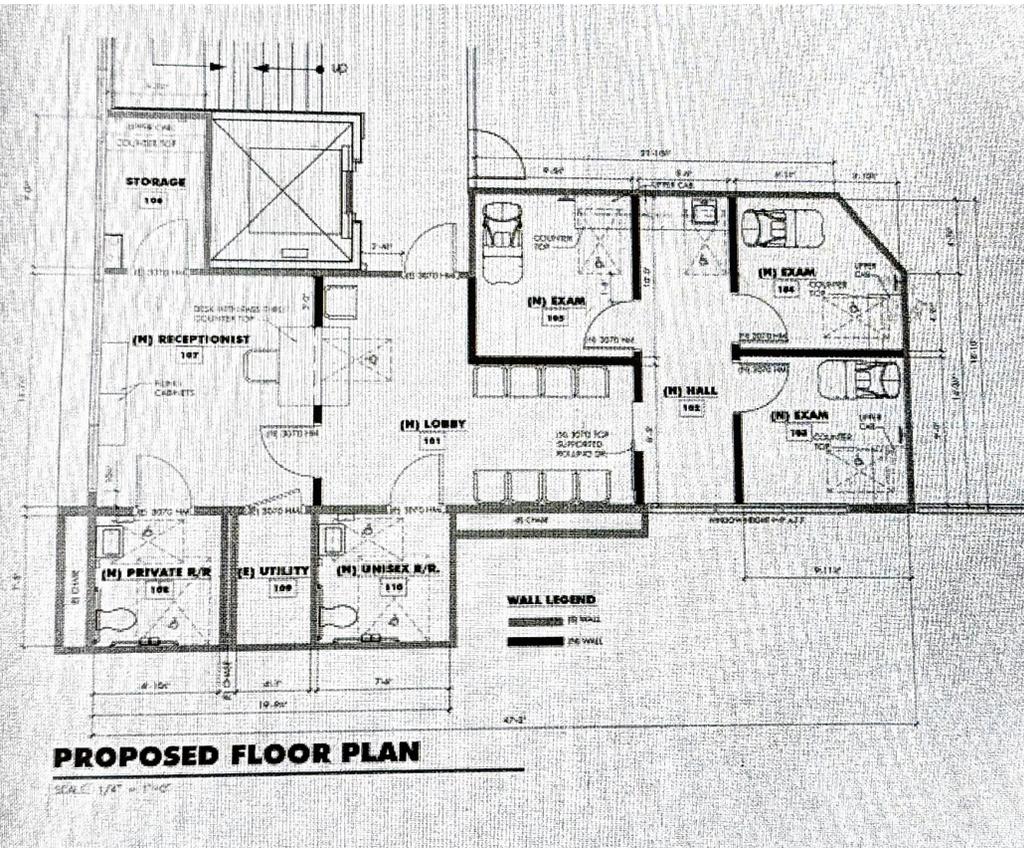


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