

250 S. MILLS RD.

VENTURA, CA

NOW OFFERED FOR SALE OR LEASE
PRIME RETAIL/OFFICE LOCATION



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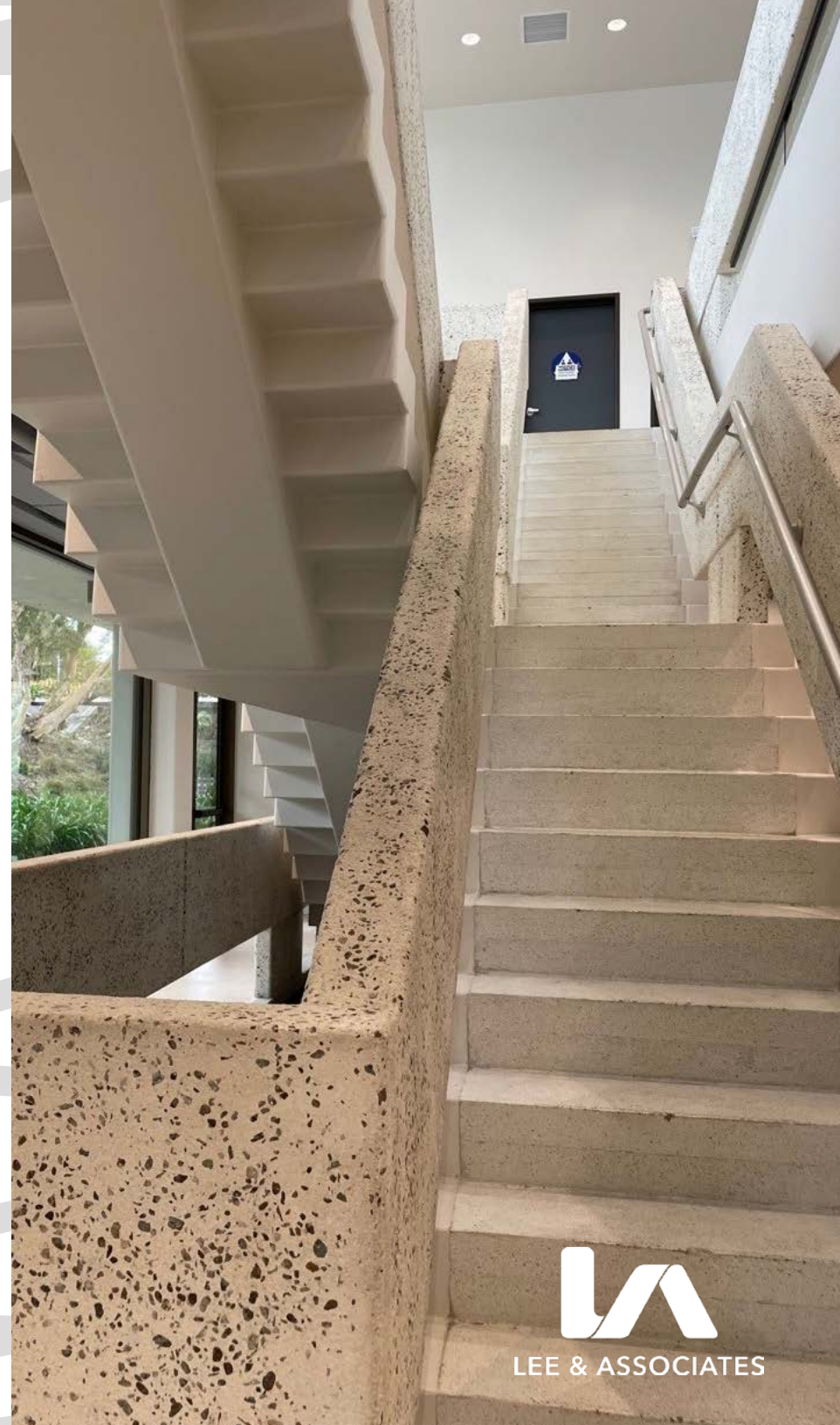
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PROPERTY HIGHLIGHTS

Updated and remodeled Mid-Century Class A building, designed by William Pereira, an American architect from Chicago, Illinois, who was noted for his futuristic designs of landmark buildings such as the Transamerica Pyramid in San Francisco and The Theme building at LAX.

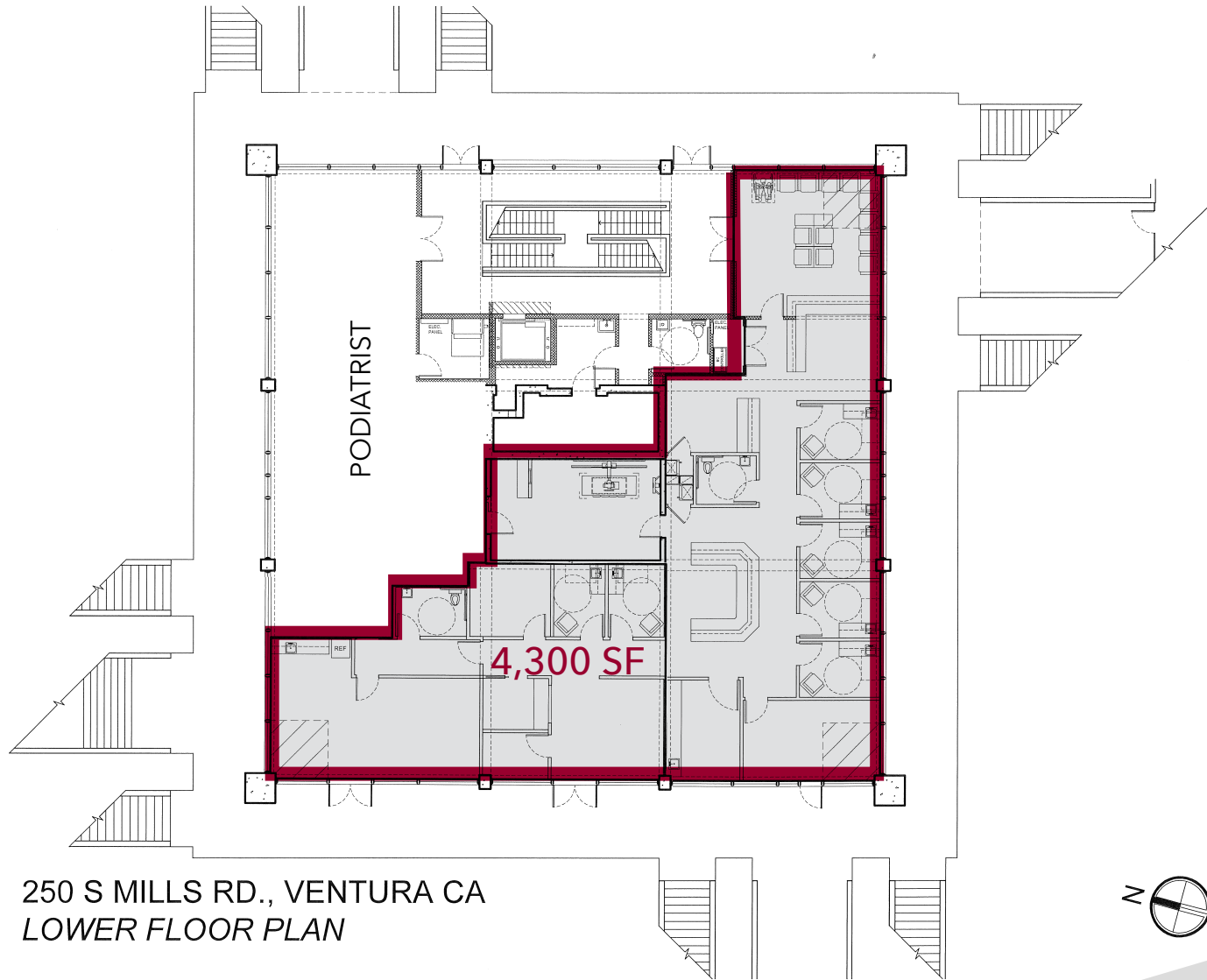
3 SPACES AVAILABLE

- Upper street-level retail - 6,480 SF
 - Suite C - Urgent Care (with equipment): Combined with B (conference room) + D at 4,300 SF total
 - Suite E rear lower-level, open space with separate entrance, exterior restrooms and kitchen - 1,480 SF
-
- Secured parking (200 spaces) with access to new interior elevator
 - APN: 079-0-101-300
 - SIZE: 14,112 SF
 - PRICE: Call for pricing
 - PARCEL SIZE: 2 Acres
 - ZONE: C-1 - Allows for retail and personal neighborhood services (spa, physical therapy, etc.)



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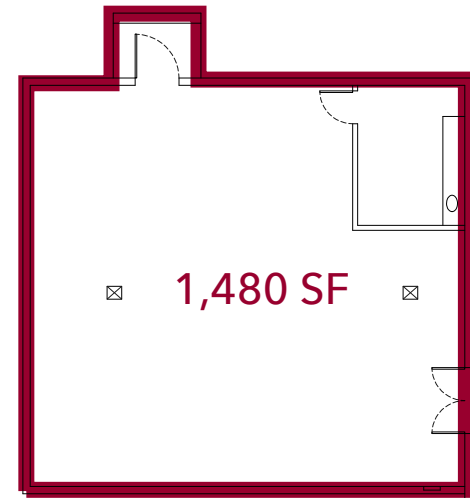
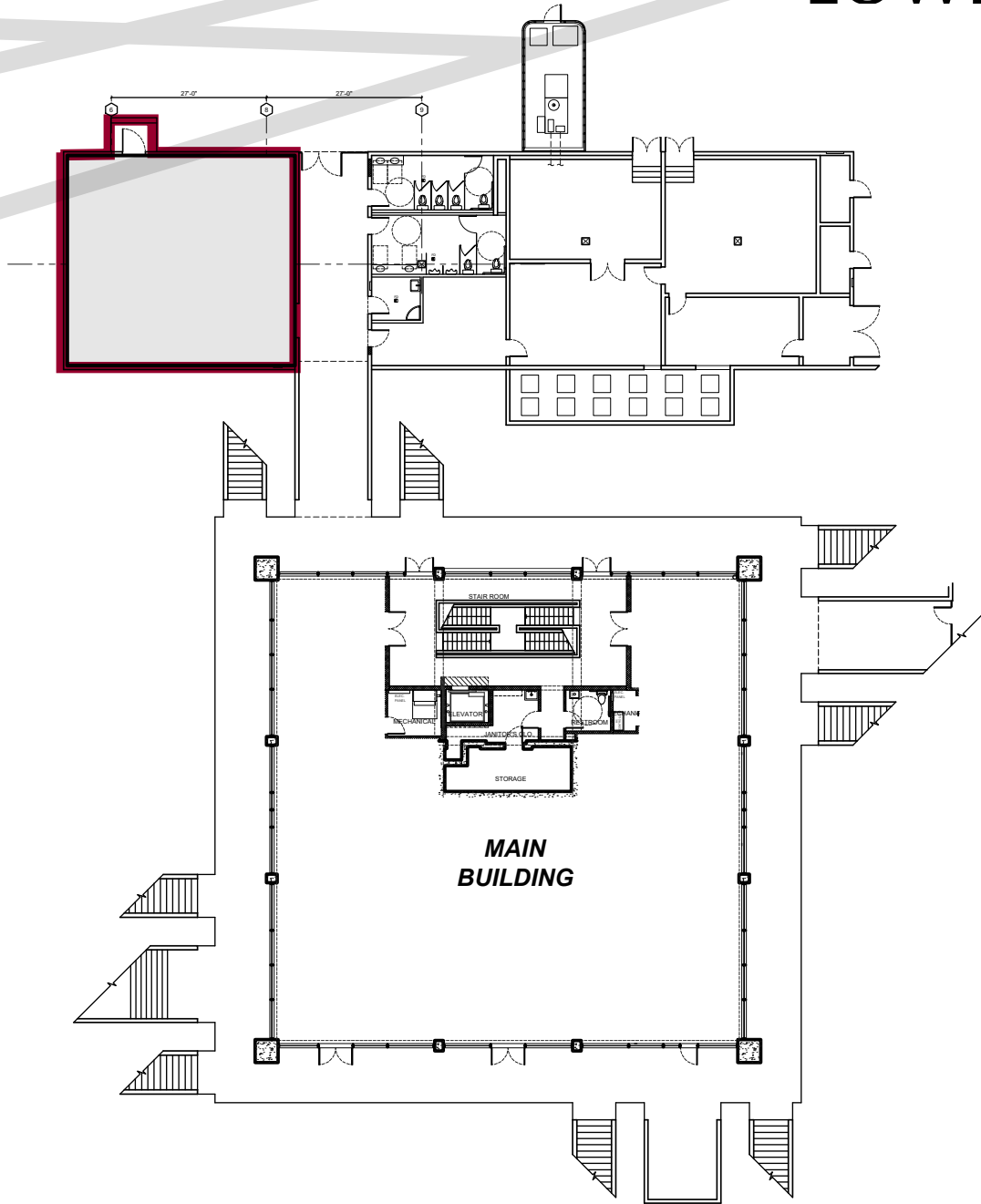
LOWER LEVEL FLOOR PLAN



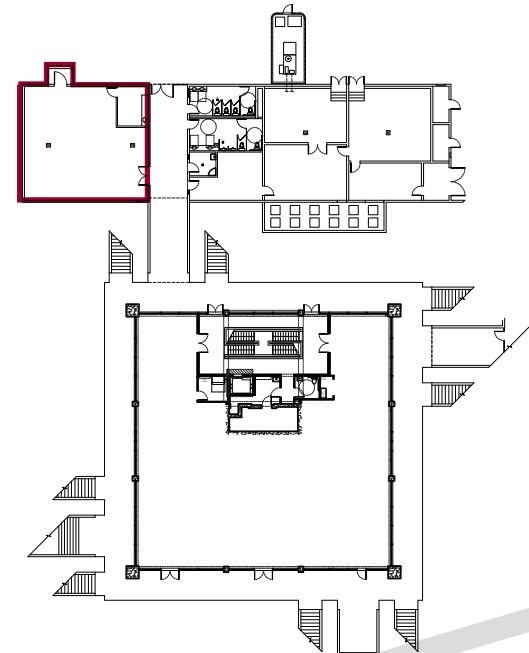
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LOWER LEVEL FLOOR PLAN



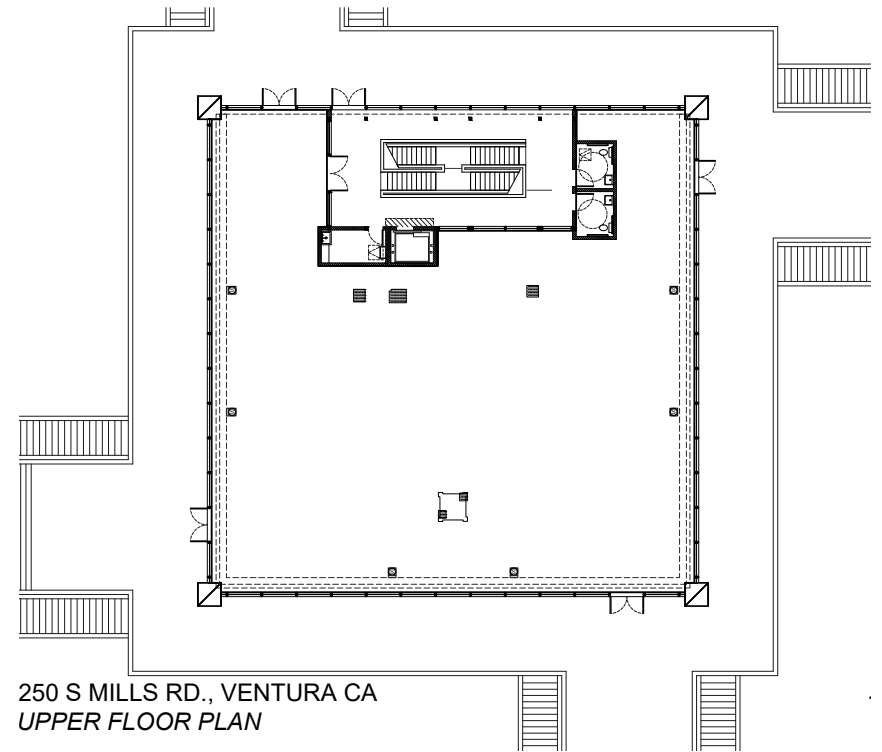
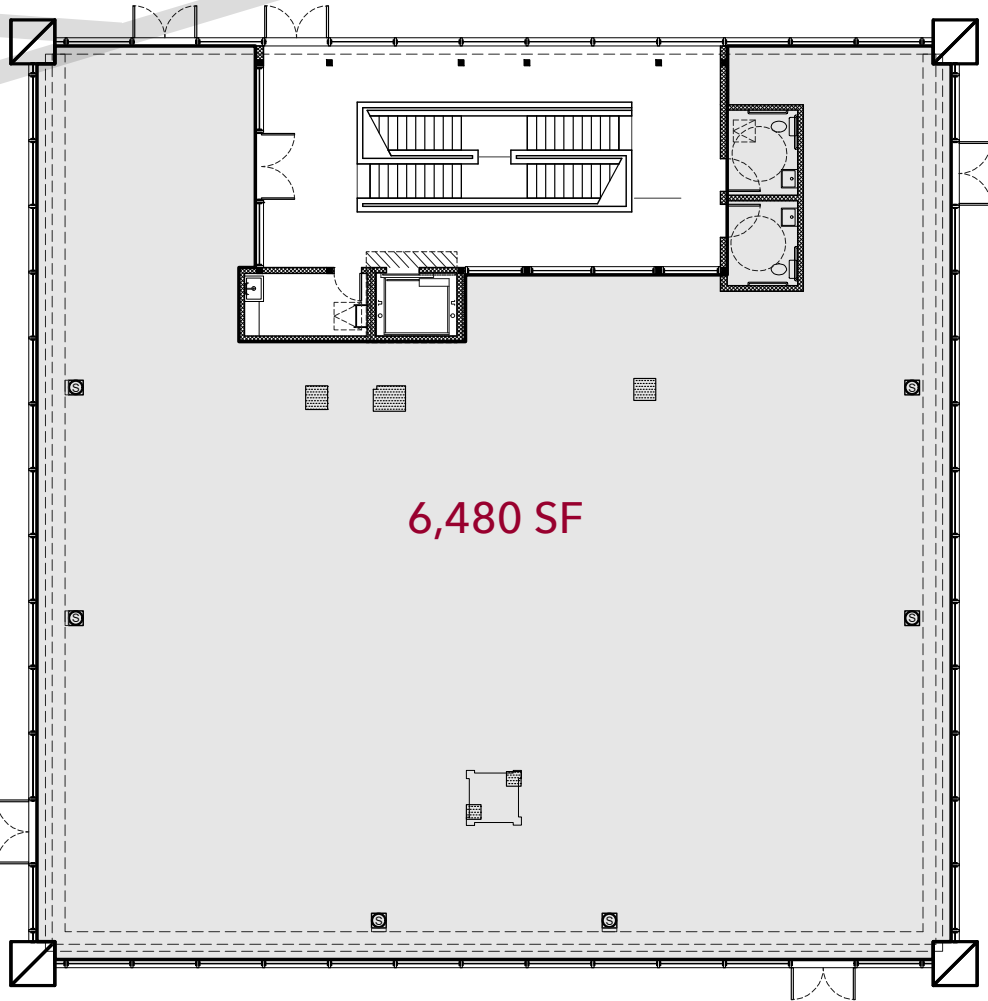
SUITE E



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UPPER LEVEL FLOOR PLANS



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Camarillo

Oxnard



SANTA PAULA FWY (126)



VENTURA FWY (US 101)



Ventura

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Maple St

S Mills Rd

Pacific View
Mall Entrance

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McGrath State Beach

Ventura Harbor

Ventura Beach

macy's

JCPenney

Pacific View Mall

VENTURA FWY (US 101)

TARGET

Ventura



E. Main St

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VENTURA, CA

S Mills Rd

250 S. MILLS RD.

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AMENITIES

**250 S Mills Rd
Ventura, CA**

Ventura College



Ventura

Telegraph Rd

Pacific View Mall

S Mills Rd

E Main St



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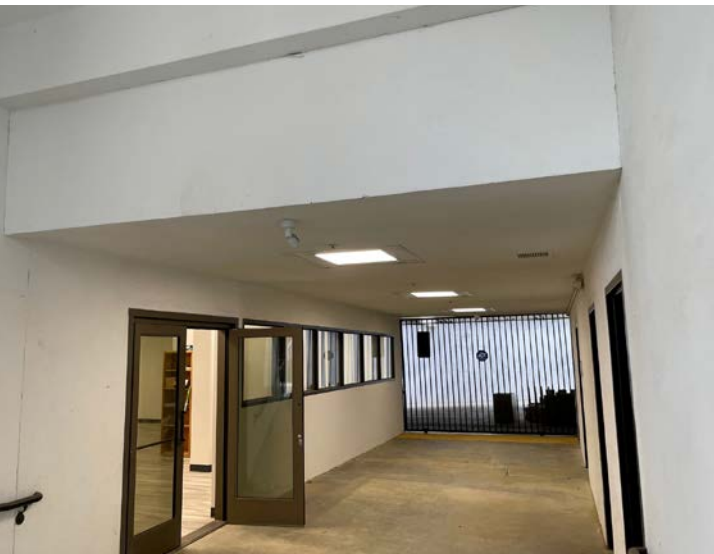
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UPPER RETAIL SPACE PHOTOS



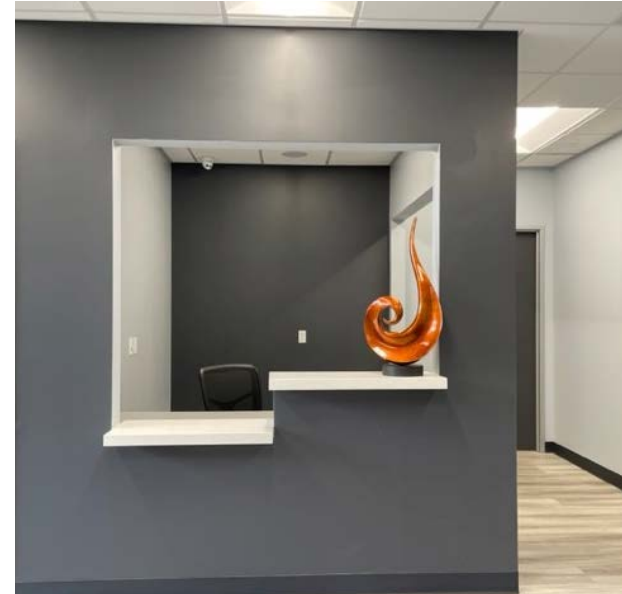
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SUITE B,C,D

PHOTOS



250 S. MILLS RD.

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SUITE B,C,D

PHOTOS



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PROPERTY SUMMARY

Large, modern and exquisitely updated Approx. 6,480 SF retail/creative office/campus space with an 85 Walk Score! High ceilings, clean polished concrete floor with new lighting consisting of front, rear and side entrances. Located across the street from Target, Trader Joe's, Pacific View Mall and Mill St. shopping restaurants. High traffic area with a ton of visibility and floor to ceiling windows. Perfect for high end retail, showroom or tech/coworking space with large outdoor areas (front, rear and side). Ample parking above and below ground. Interior elevator and parking access.

4,300 SF Medical office now available (former Urgent Care), with equipment including an X-Ray room, waiting room, exam rooms, kitchen and restroom. This is contiguous with the lower front office which also includes another 3 exam rooms. Call for pricing.

Also available is a rear lower-level 1,480 SF multi-use studio space with kitchen for physical therapy, photo studio, etc. with separate restrooms adjacent to parking garage with courtyard entrance.

There is a new foot/ankle sports medicine specialist located on the lower level (visible from rear only).



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Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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