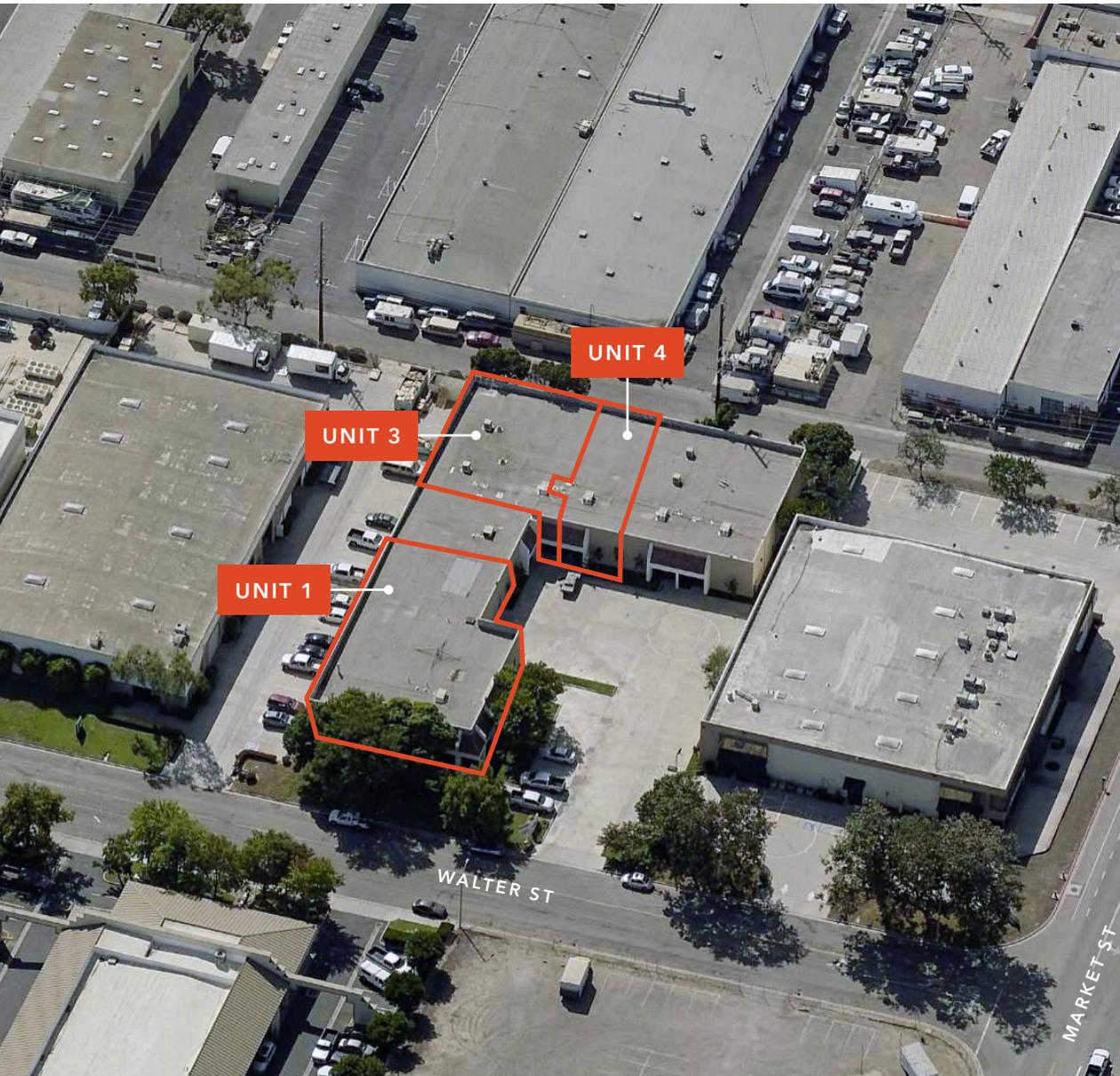




1595 WALTER ST UNITS 1, 3, & 4

*3 Individual Industrial
Units with Roll Up Doors*

VENTURA, CA 93003



Property Overview

UNIT SIZES

| | |
|---------------|-------------------------------------|
| UNIT 1 | 5,600 SF + 1,900 SF Bonus Storage |
| UNIT 3 | 4,500 SF |
| UNIT 4 | 2,730 SF |
| LOT SIZE | 1.01 AC |
| YEAR BUILT | 1984 |
| ZONING | MPD (Ventura) |
| PARKING | 37 Total |
| ROLL UP DOORS | 1 (10' x 10') per unit |
| CLEAR HEIGHT | 14' |
| SPRINKLERS | Wet |
| POWER | 480v 3 Phase (400 amps to building) |

Property Highlights

- Private Entrances
- Highly Flexible Office Spaces
- 101 Freeway Accessibility
- Commercial-Business Area
- Nearby Amenities

Unit 1 Overview

| | |
|---------------|----------------------------|
| UNIT SIZE | 5,600 SF |
| BONUS STORAGE | 1,900 SF |
| ZONING | MPD |
| OFFICE | 15% |
| ROLL UP DOORS | 1 (10' x 10') |
| CLEAR HEIGHT | 14' |
| SPRINKLERS | Yes |
| POWER | 200 amps 240/120 v 3 Phase |
| LEASE RATE | \$8,680/Mo/MG |
| LEASE RATE/SF | \$1.55 MG |

Property Highlights

Street Visible Front Unit

Recently Renovated

Minimal Office

Bonus Mezzanine Storage





FLOOR PLAN



NOT TO SCALE.

Unit 3 Overview

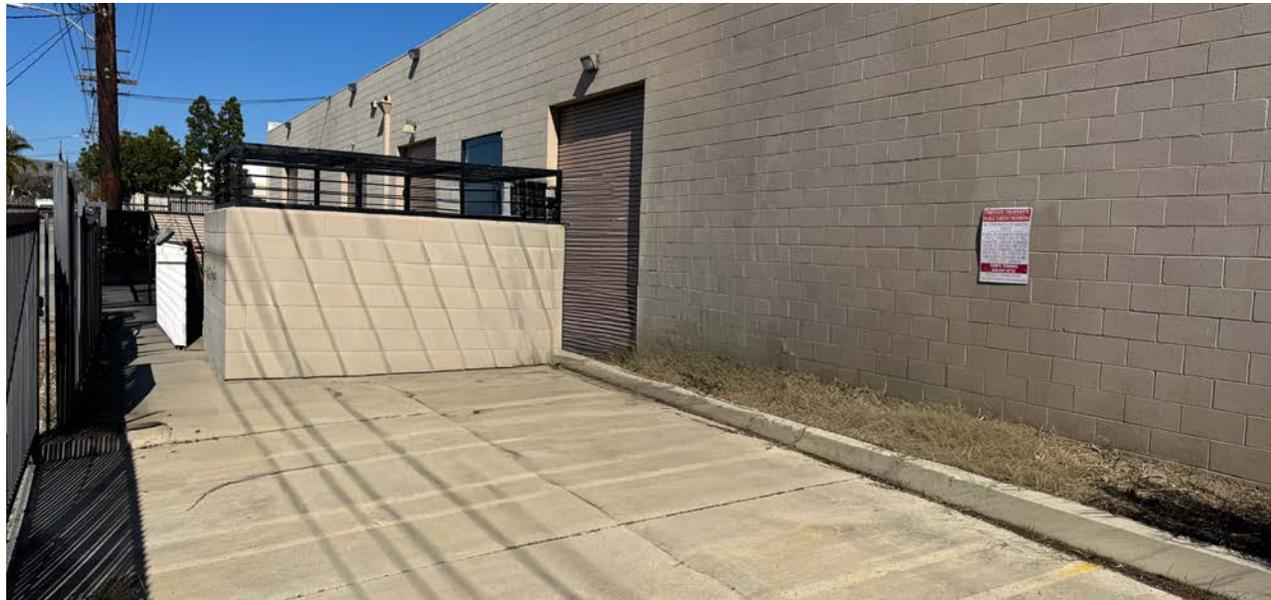
| | |
|---------------|---------------------------|
| UNIT SIZE | 4,500 SF |
| ZONING | MPD |
| OFFICE | 19% |
| ROLL UP DOORS | 1 (10' x 10') |
| CLEAR HEIGHT | 14' |
| SPRINKLERS | Yes |
| POWER | 225 amps 24/120 v 3 Phase |
| LEASE RATE/SF | \$1.11 MG |
| LEASE RATE/MO | \$5,000 MG |

Unit Highlights

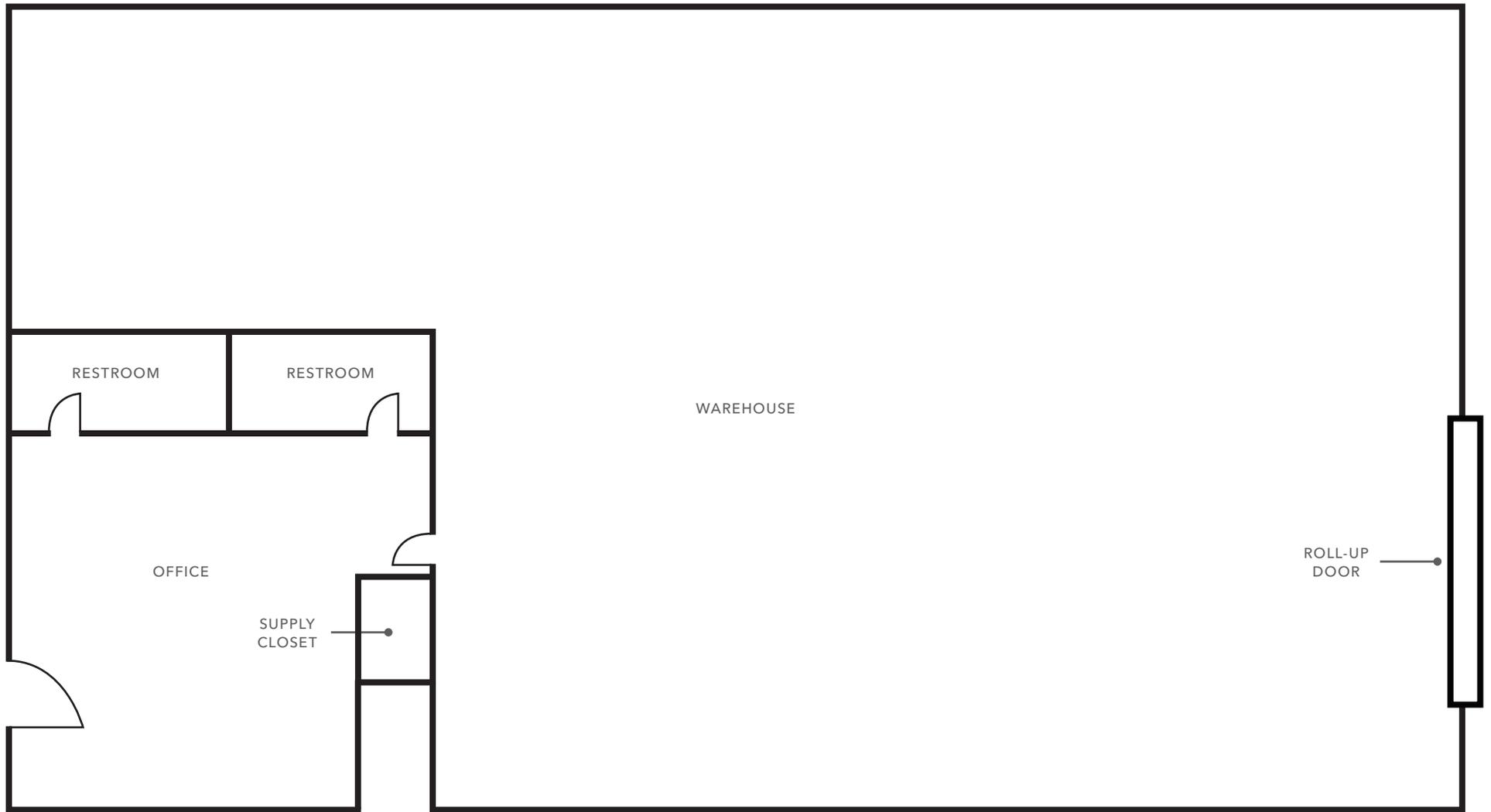
Recently Renovated

HVAC in Warehouse

Gated Loading



FLOOR PLAN



Unit 4 Overview

| | |
|---------------|----------------------------|
| UNIT SIZE | 2,730 SF |
| ZONING | MPD |
| OFFICE | 39% |
| ROLL UP DOORS | 1 (10' x 10') |
| CLEAR HEIGHT | 14' |
| SPRINKLERS | Yes |
| POWER | 200 amps 240/120 v 3 Phase |
| LEASE RATE/SF | \$1.47 MG |
| LEASE RATE/MO | \$4,000 MG |

Unit Highlights

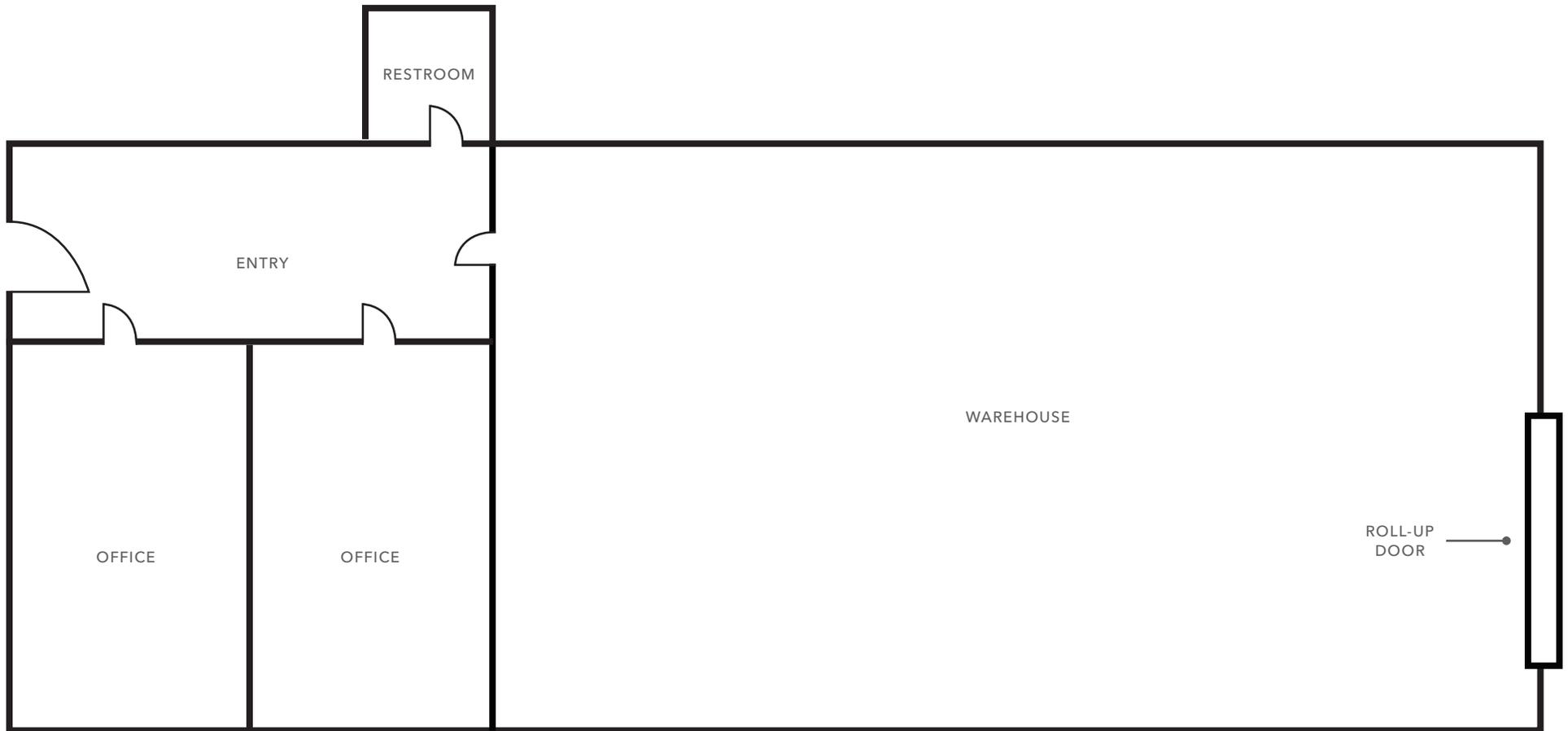
Recently Renovated

Available 03/2026

Gated Loading



FLOOR PLAN





1595 WALTER ST

CALLENS RD

MARKET ST

WALTER ST

UNIT 4

UNIT 3

UNIT 1



AVAILABLE FOR LEASE

KIDDER MATHEWS | CROCKERMCKEAN.COM

1595 WALTER ST

E MAIN ST

verizon PACIFIC HIGH SCHOOL

usbank

Lowe's

BIG BRAND
TIRE & SERVICE

enterprise

POINSETTIA PLAZA

| | | | |
|----------------------------|----------------------------|---------------|------------------|
| DEL TACO | Orbitz MATTRESS | Budget | SUPERCUTS |
| THE HONEY BAKED Ham | O'Reilly AUTO PARTS | AVIS | SAS |

Target

McDonald's

VENTURA GATEWAY

| | | | |
|-------------------------------|-------------------|---|---------------------|
| SPROUTS FARMERS MARKET | FIVE BELOW | BARNES & NOBLE | STONE ISLAND |
| FAMOUS footwear | Michaels | GameStop power to the players | SHARKY'S |
| KOHL'S | PET SMART | THE VITAMIN SHOPPE | Urbane Cafe |

PACIFIC VIEW MALL

| | | | |
|------------------------|---------------------------------|---|----------------------------|
| Target | macy's | TRADER JOE'S | JCPenney |
| CHASE | california PIZZA KITCHEN | GameStop power to the players | ROSS DRESS FOR LESS |
| 24 HOUR FITNESS | SEPHORA | Red Robin GOURMET BURGERS & BEERS | OLD NAVY |

101

Mobil **Starbucks**

7 ELEVEN **WESTERN UNION**

ExtraSpace Storage

1595 WALTER ST

Chevron

MADEWEST

GOODYEAR AVE

REGENCY THEATRES

SEAWARD

MARKET ST

101

BAKER PERMANENTE

POINSETTIA PLAZA

| | | | |
|-----------------------------|-------------------------|--------------------------------|----------------------|
| COFFEE BEAN TEA LEAF | Office DEPOT | ALDI | SALLY BEAUTY |
| petco | LAMPS PLUS | ROSS DRESS FOR LESS | MATTRESS FIRM |
| Orangetheory FITNESS | SHERWIN-WILLIAMS | Lakewood LEARNING STORE | FedEx |

RIVIERA PLAZA

| | | | |
|--------------------|--------------------------|-------------------------------|--------------------|
| WinCo FOODS | Starbucks | BLACK ANGIN | WaBa |
| DOLLAR TREE | Chick-fil-A | the Habit BURGER GRILL | Arby's |
| Durlington | CHUCKY CREAMERY'S | ups | BLAZE PIZZA |

DUPONT CT

EASTERN AVE

MCGRATH ST

PALMA DR

PORTELLO RD

TOFA TOFA

FedEx Ground

1595 WALTER ST, UNITS 1, 3 & 4



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