



### PROPERTY DESCRIPTION

Rarely Available Auto-Retail Building with Secure Yard. Large Showroom/Dealership Facing Thompson Blvd.

### AGENT CONTACT INFO

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

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### PROPERTY HIGHLIGHTS

- 400 Amp 3-Phase 240V
- Secured Yards
- 4 Roll Up Doors 8'-10' Height
- Frontage on Thompson Blvd

### OFFERING SUMMARY

Lease Rate:	\$1.55 SF/month (NNN)
Available SF:	8,134 SF
Lot Size:	26,390 Acres
Building Size:	8,134 SF

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CA DRE #01213236



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### LOCATION INFORMATION

Building Name	1838 - 1858 E Thompson Blvd
Street Address	1838 - 1858 E Thompson Blvd
City, State, Zip	Ventura, CA 93001
County	Ventura

### BUILDING INFORMATION

Building Size	8,134 SF
Year Built	1964

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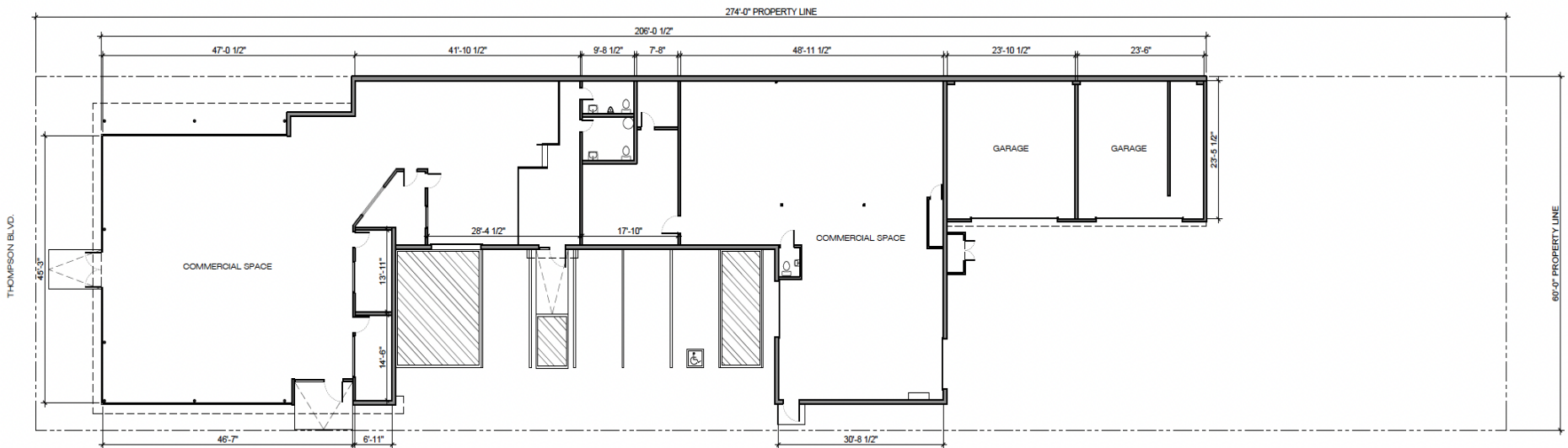


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PARCEL AREA = 16,440 SQ. FT.  
TOTAL BUILDING AREA = 8,134 SQ. FT.

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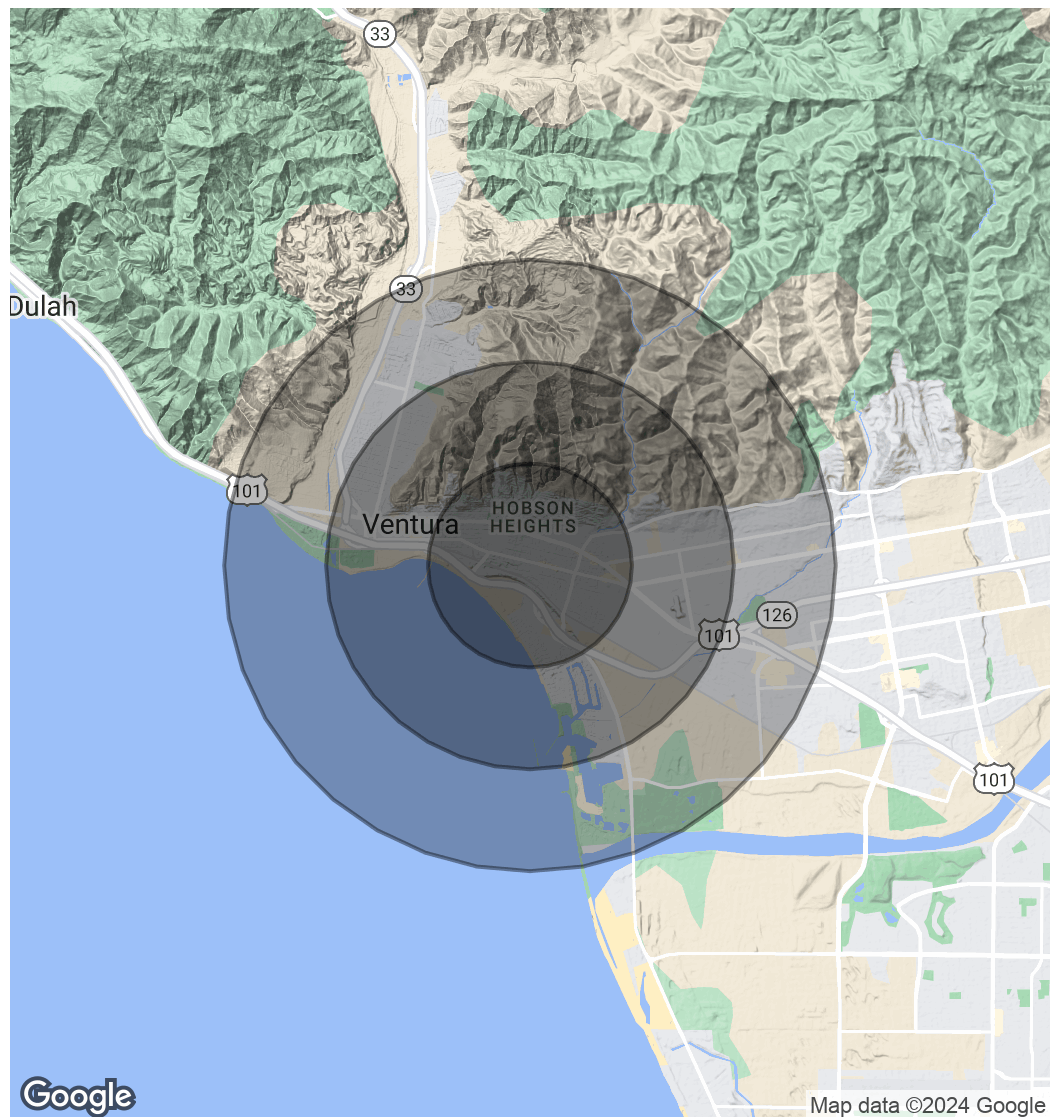
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,459	22,018	46,644
Average Age	41.9	40.7	37.7
Average Age (Male)	41.1	40.1	37.1
Average Age (Female)	42.8	41.6	38.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,773	9,866	18,664
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$79,642	\$78,645	\$73,181
Average House Value	\$715,298	\$702,450	\$616,910

\* Demographic data derived from 2020 ACS - US Census



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