

For Lease



JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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PROPERTY DESCRIPTION

A newly-constructed Spanish-style two-story mixed-use building in Midtown Ventura ready for delivery in Q2 2024. The building sits at the entrance to the exclusive Hobson Heights neighborhood and is a short walk to Ventura's beaches and Downtown.

PROPERTY HIGHLIGHTS

- Building Name: Encinal Plaza
- Number of parking spaces: 14 (7 commercial spaces + 7 residential spaces)
- Estimated Availability Date: Q2 2024

CONTACT INFO

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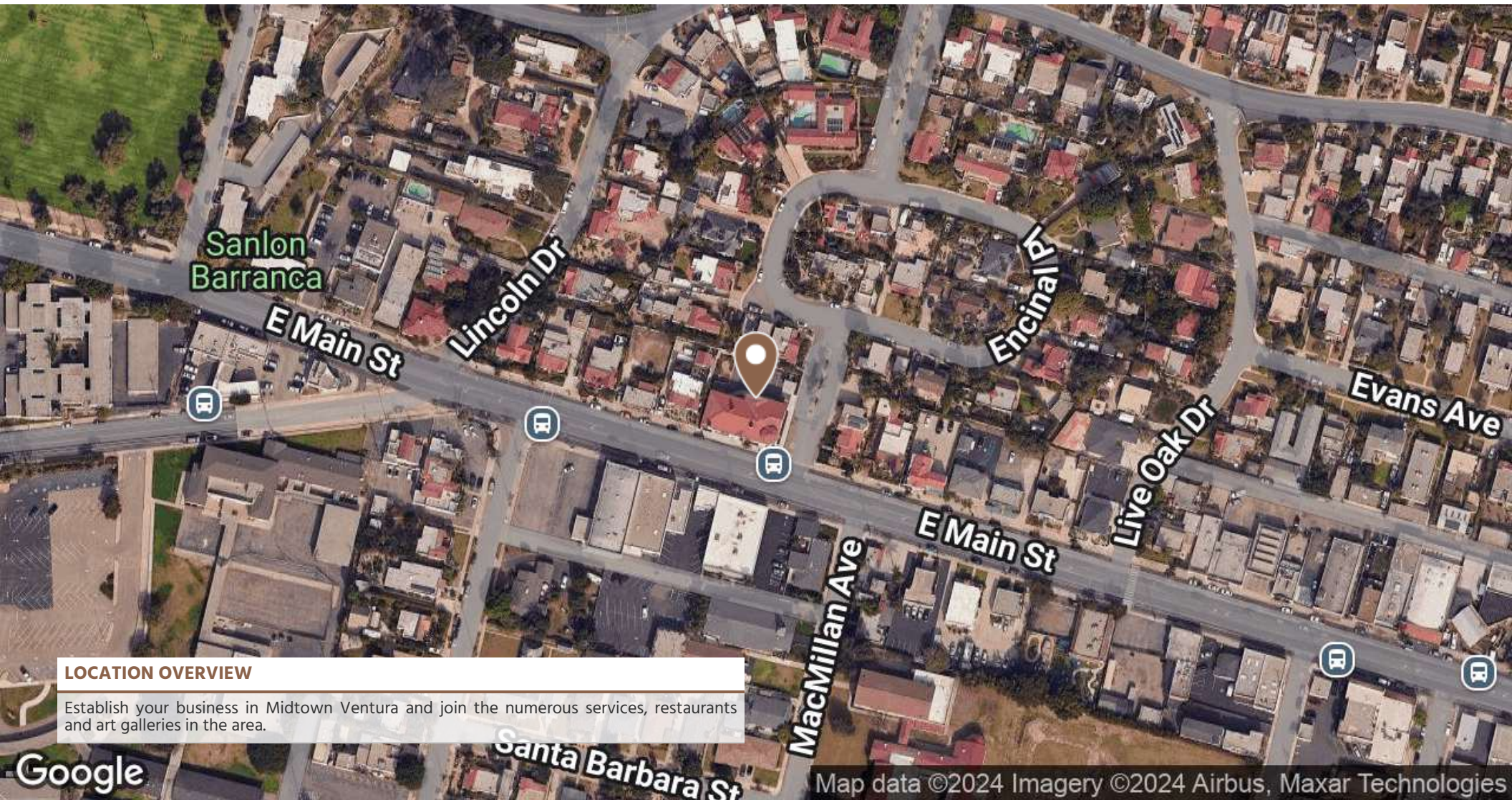
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OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
NNN Estimate Value:	\$0.60 psf
Available SF:	910 - 1,014 SF
Building Size:	10,168 SF

SPACES	LEASE RATE	SPACE SIZE
1553	\$2.50 SF/month	910 SF
1569	\$2.50 SF/month	1,014 SF



LOCATION OVERVIEW

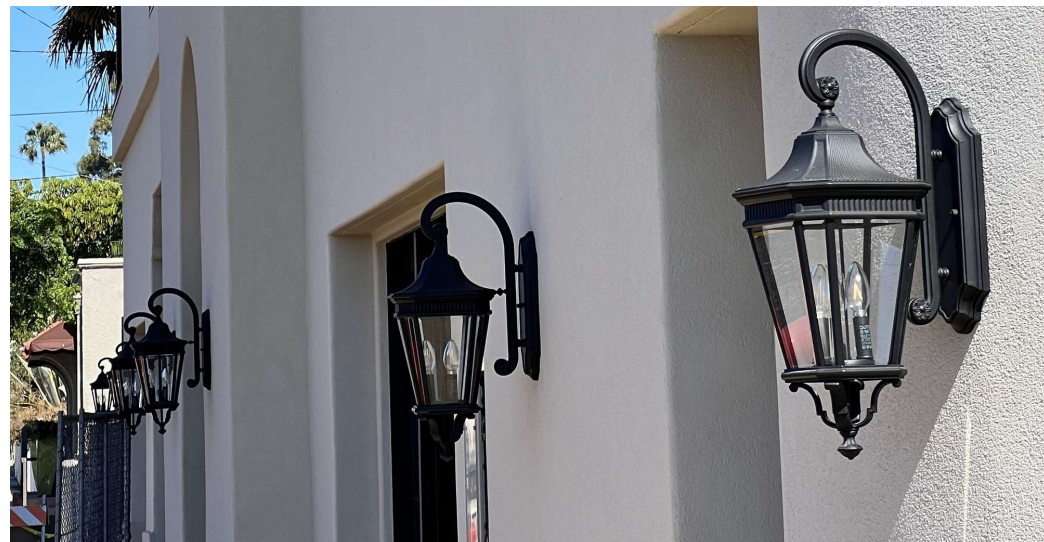
Establish your business in Midtown Ventura and join the numerous services, restaurants and art galleries in the area.

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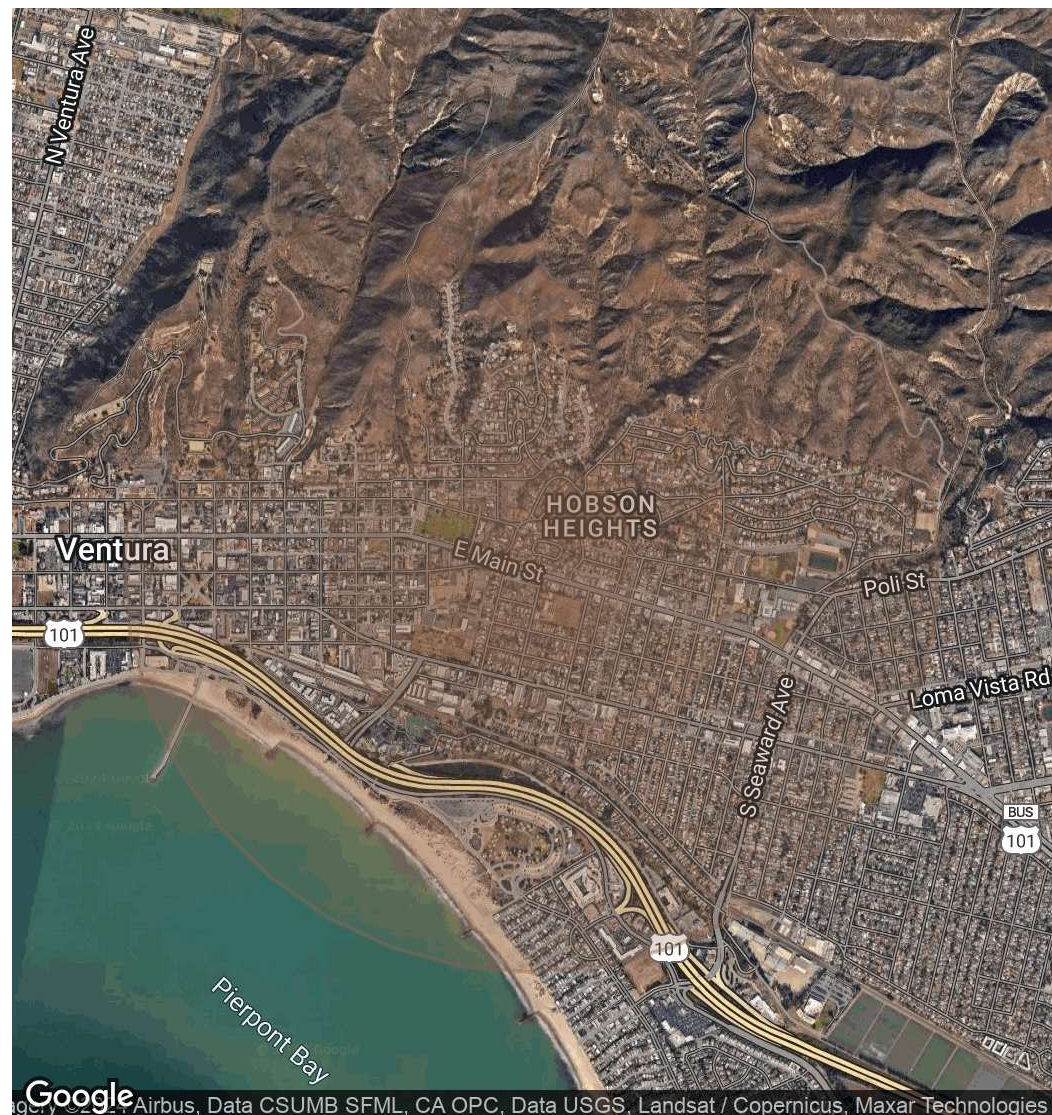
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,029	3,532	10,136
Average Age	42.6	43.4	43.9
Average Age (Male)	43.3	44.0	44.2
Average Age (Female)	51.7	47.4	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	484	1,757	5,148
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$102,023	\$95,036	\$91,695
Average House Value	\$696,292	\$671,821	\$712,333

TRAFFIC COUNTS

9,875 vehicles (per CoStar) /day

2020 American Community Survey (ACS)



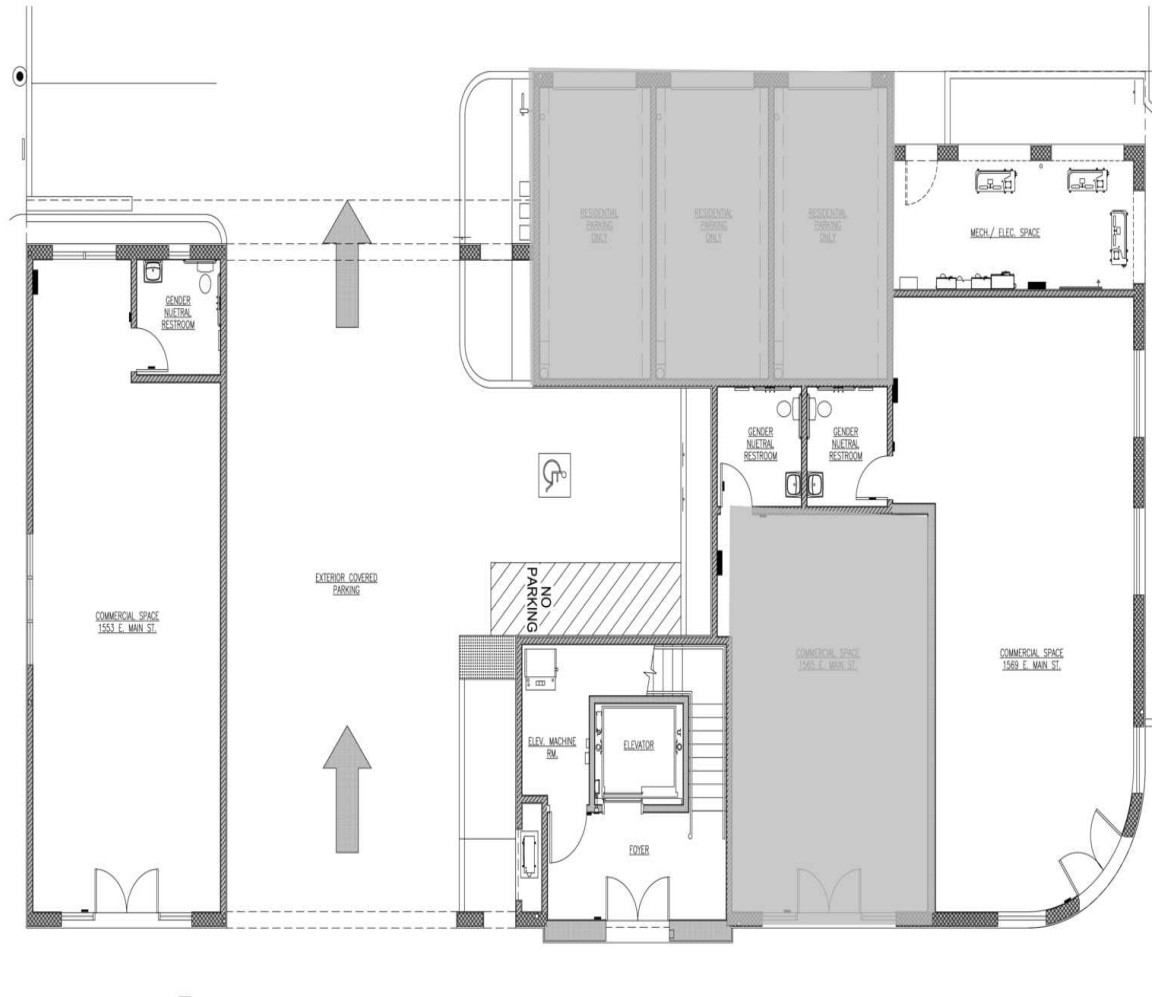
Google, Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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