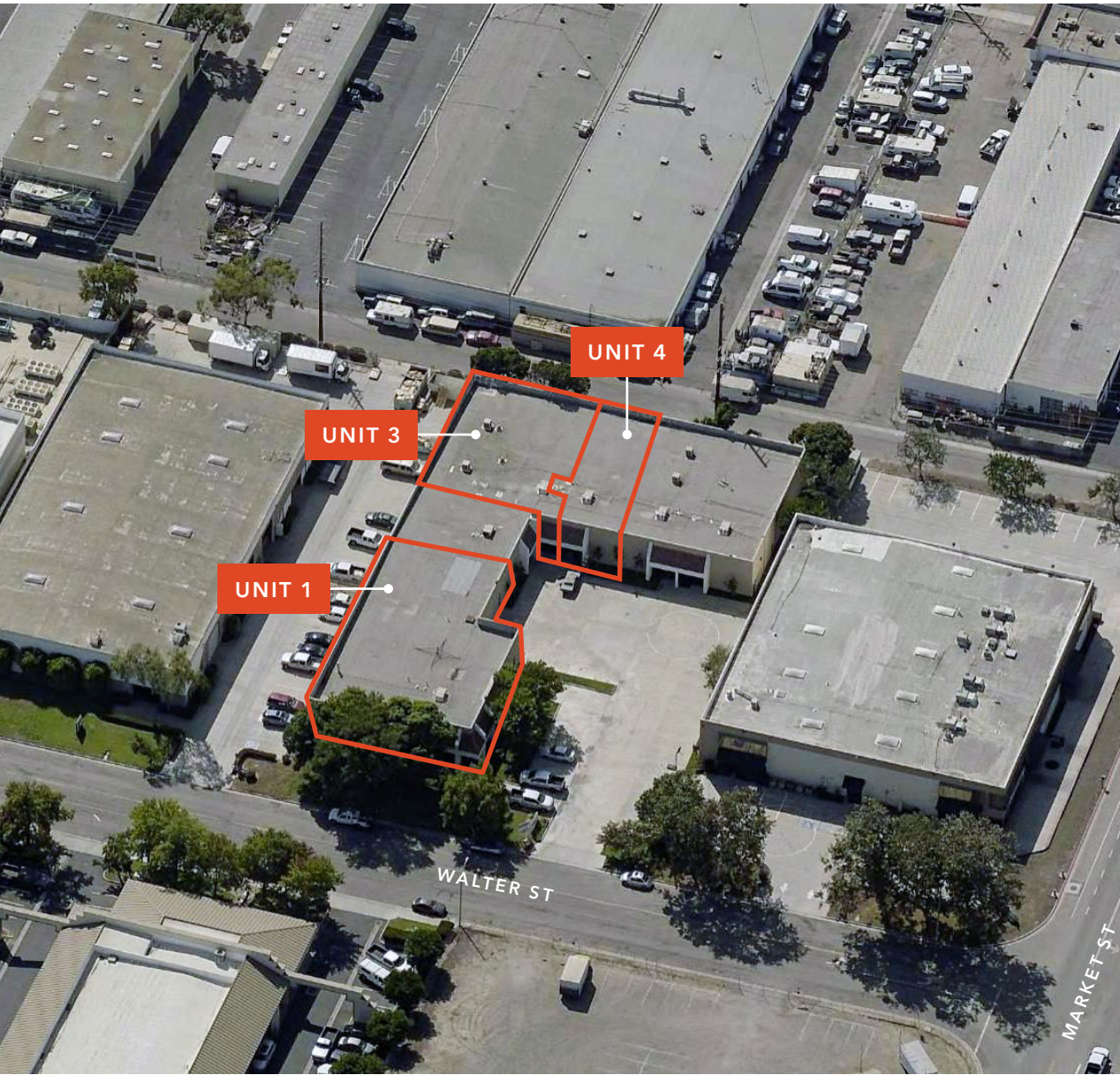




1595 WALTER ST UNITS 1, 3, & 4

*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 | \$6,440/Mo/IG |
| LEASE RATE/SF | \$1.15 IG |

Property Highlights

Street Visible Front Unit

Recently Renovated

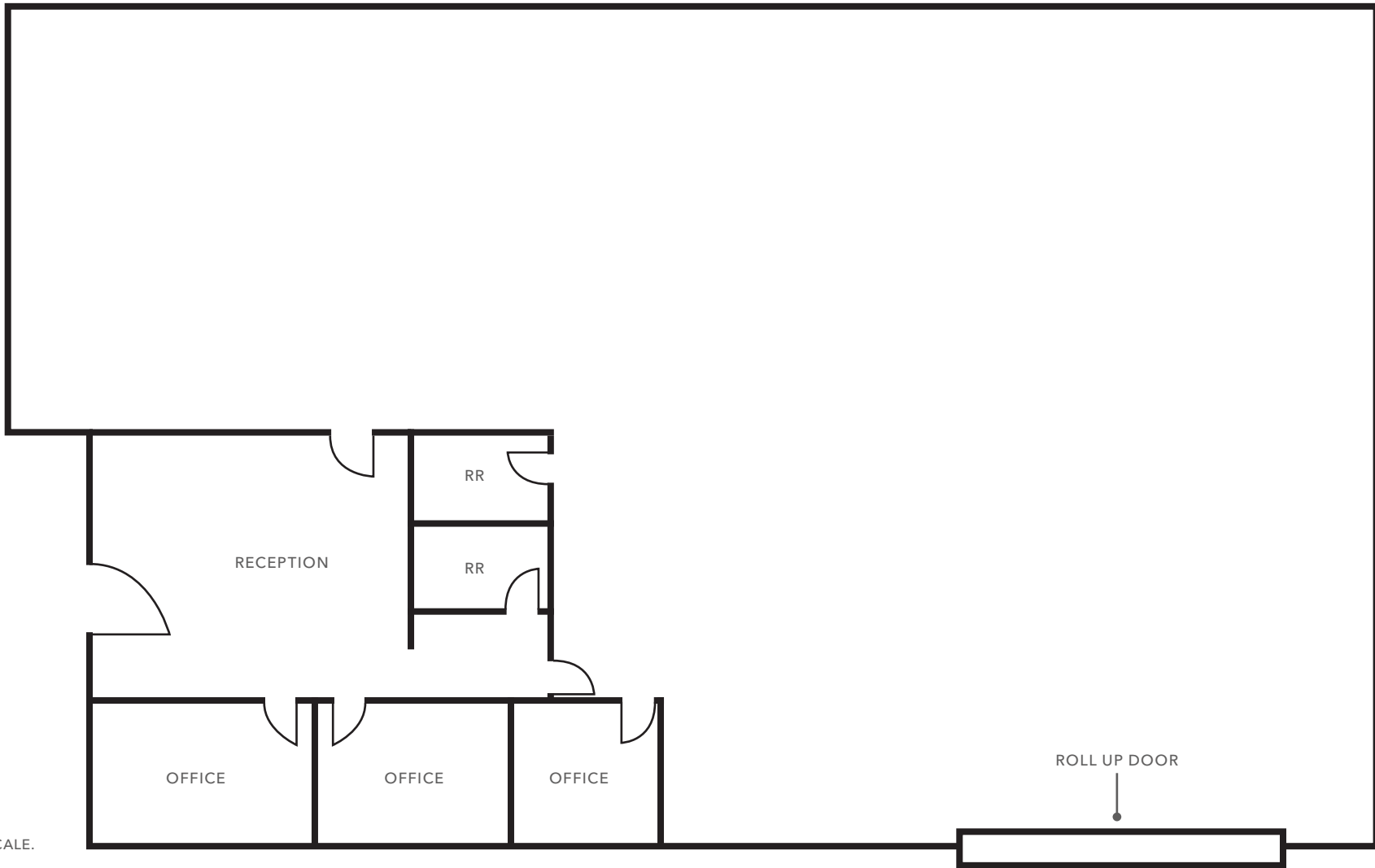
Minimal Office

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 IG |
| LEASE RATE/MO | \$5,000 IG |

Unit Highlights

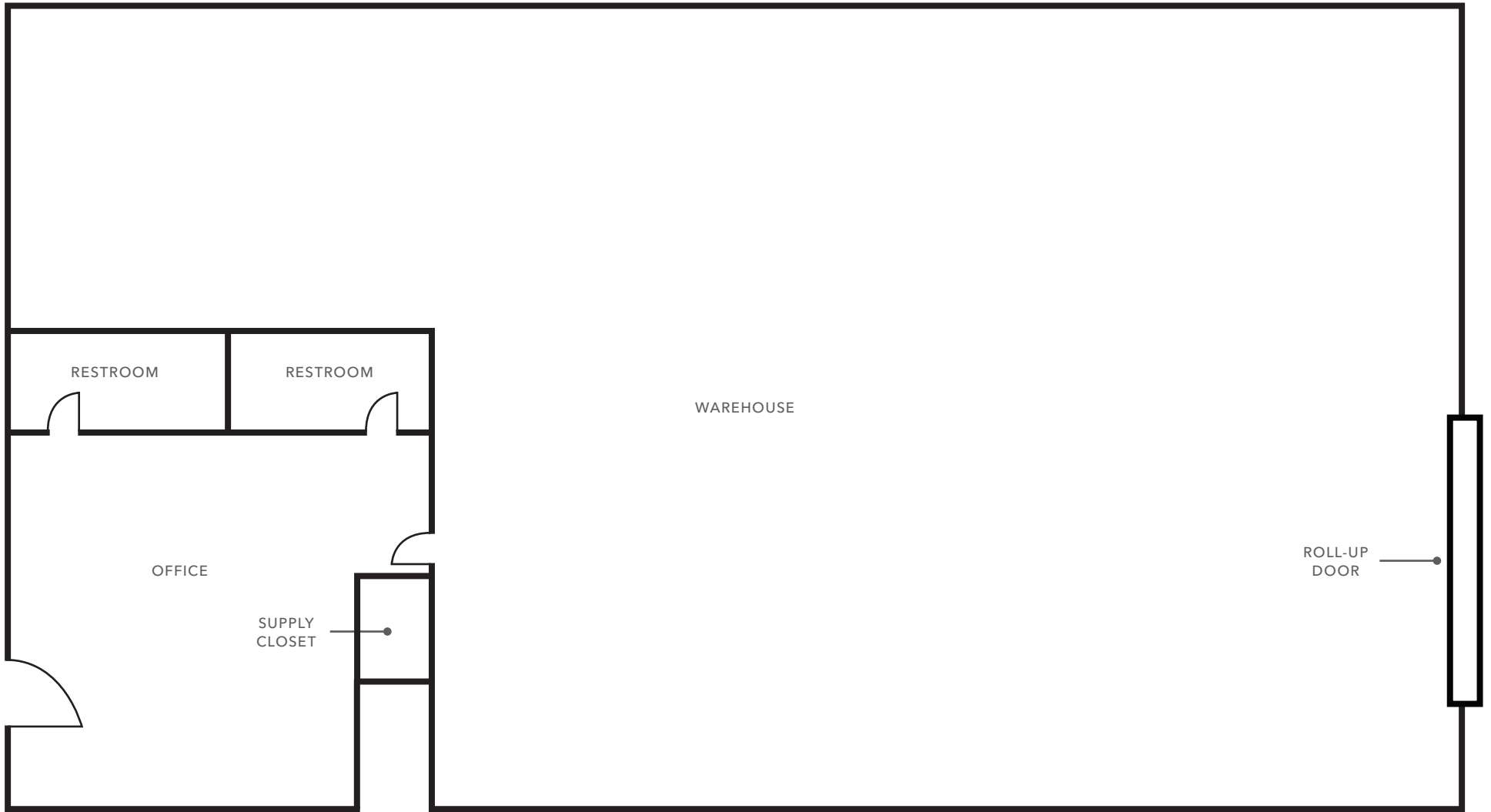
Recently Renovated

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 | \$1.15 /IG |
| LEASE RATE/MO | \$3,140 IG |

Unit Highlights

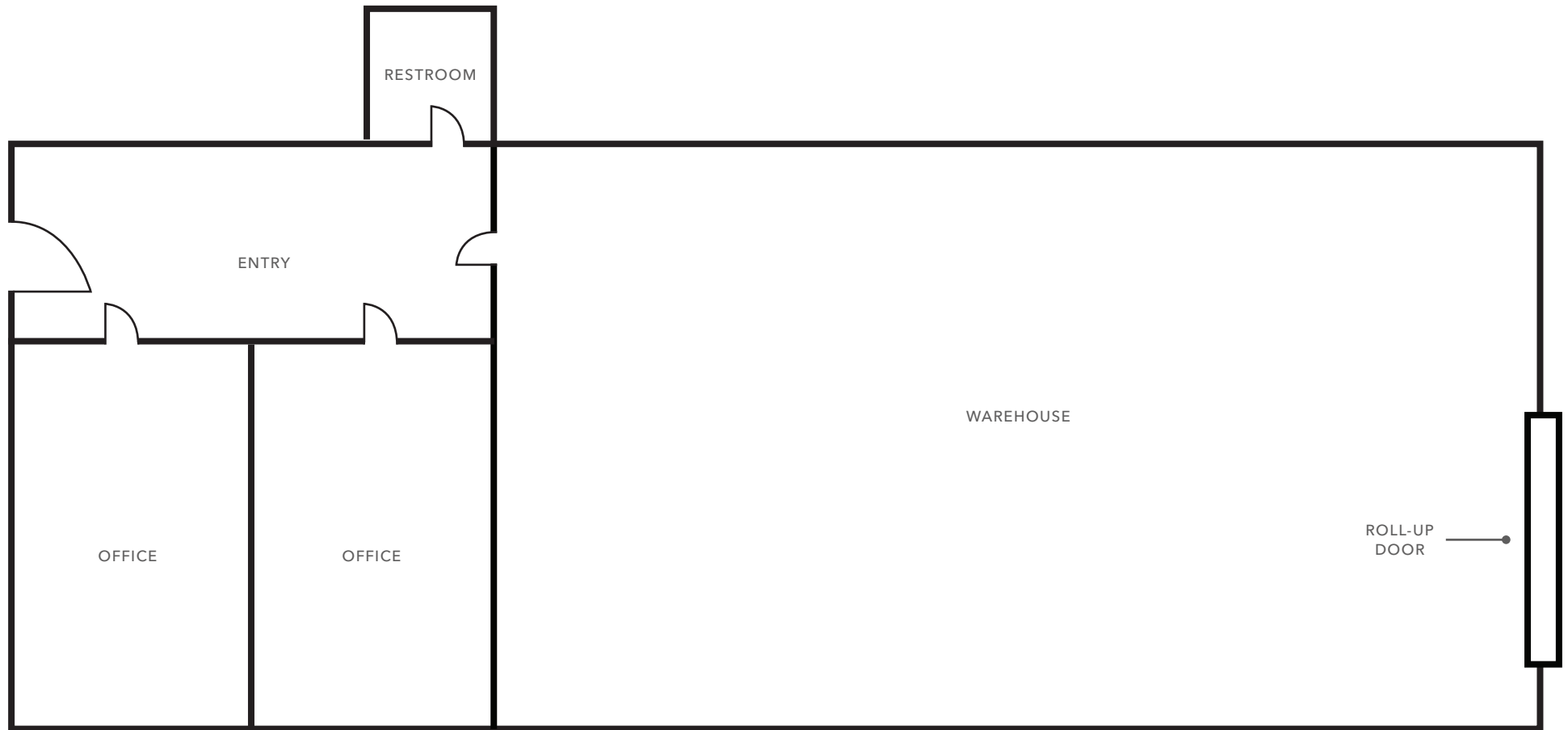
Recently Renovated

Available Now

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

| | | | |
|--|---|---|---|
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VENTURA GATEWAY

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|---|---|---|---|
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PACIFIC VIEW MALL

| | | | |
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101

Mobil 







ExtraSpace Storage 

1595 WALTER ST

Chevron 



REGENCY THEATRES 

GOODYEAR AVE



EASTERN AVE

MARKET ST

101



MCGRATH ST

PALMA DR

PORTOLA RD



FedEx Ground 

POINSETTIA PLAZA

| | | | |
|---|---|---|--|
|  | Office DEPOT  |  | SALLY BEAUTY  |
| petco  | LAMPS PLUS  | ROSS DRESS FOR LESS  | MATTRESS FIRM  |
| Orangetheory FITNESS  |  | LaKeshore LEARNING STORE  | FedEx  |

RIVIERA PLAZA

| | | | |
|--|---|---|--|
| WinCo FOODS  |  |  | WaBa  |
|  |  | the Habit BURGER GRILL  |  |
| Durlington  |  |  | BLAZE PIZZA  |

DUPONT CT

MARKET ST

1595 WALTER ST, UNITS 1, 3 & 4

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