

FOR LEASE | 2340 PALMA DR., SUITE 200

VENTURA

CALIFORNIA 93003



±4,619 SF HIGH IMAGE BUILDING

For More Information, Contact:

MITCHELL CONLEE

Executive Vice President

P: 805.384.8815 | C: 805.443.3346

E: mconlee@daumcommercial.com

CA DRE License #00912213

MICHAEL WURTZEL

Associate

P: 805.384.8843 | C: 213.705.6454

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DAUM
COMMERCIAL REAL ESTATE SERVICES

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

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PROPERTY FEATURES:

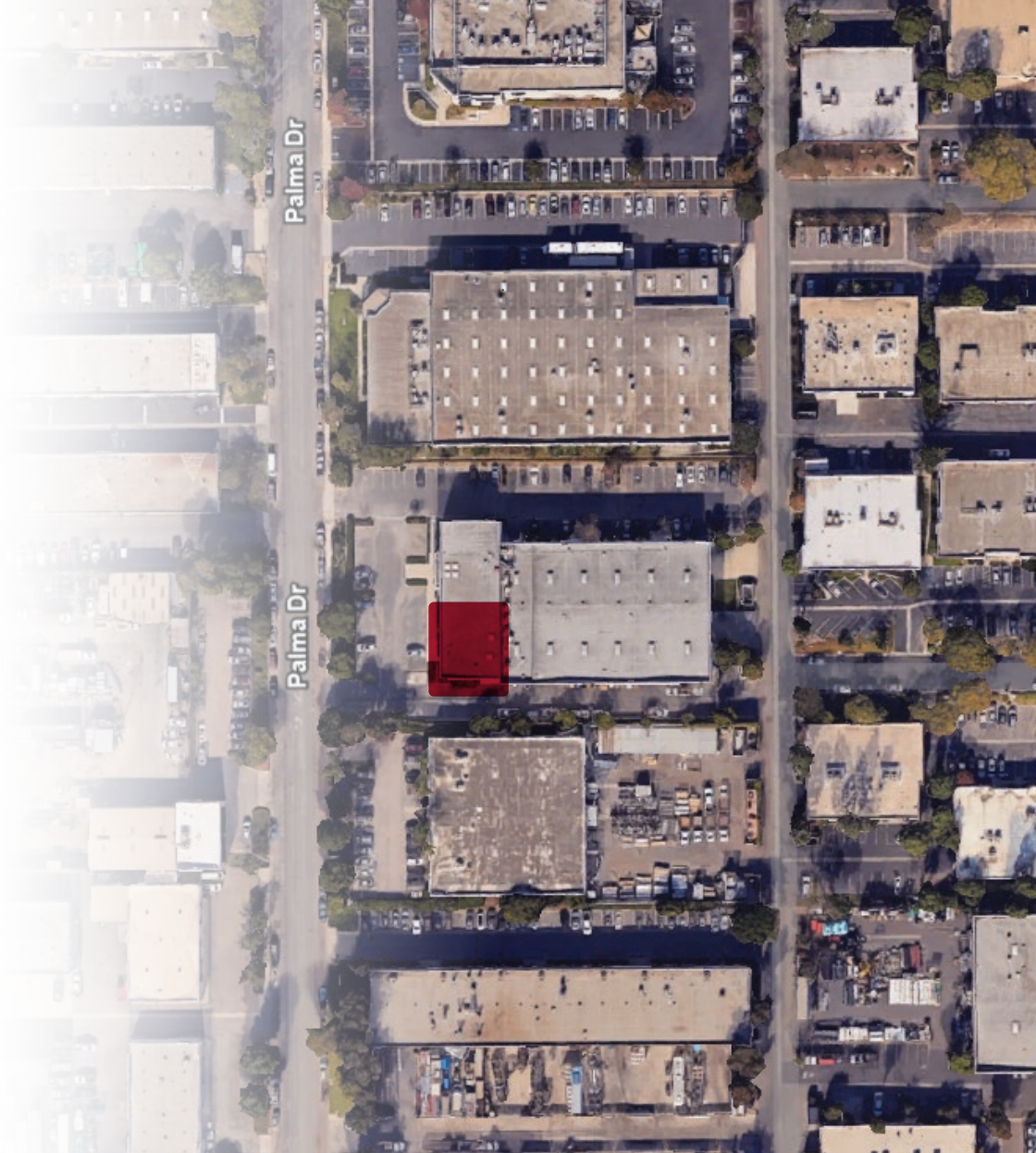
- ±4,619 SF Available Mezzanine
- High Image Building
- Double Door Entry to Suite
- Excellent Parking
- Elevator Serviced
- MPD Zoning allows for a variety of office uses.
- Kitchenette
- Large Executive Office with Floor to Ceiling Glass Walls, Private Restroom and Shower.
- 2 Conference Rooms with Floor to Ceiling Glass walls.
- 2 Skylights
- AT&T Fiber
- Excellent Window Line with Good Natural Light.

LOCATION

- Easy access to 101 & 126 Freeways
- Close to Retail Amenities Telephone & Main
- Minutes to Government Center

IDEAL TENANTS

- Law Firm
- Architect
- Engineering
- CPA / Accounting
- Real Estate / Escrow
- Advertising / Digital Marketing Agency
- Insurance
- Financial Services
- Government



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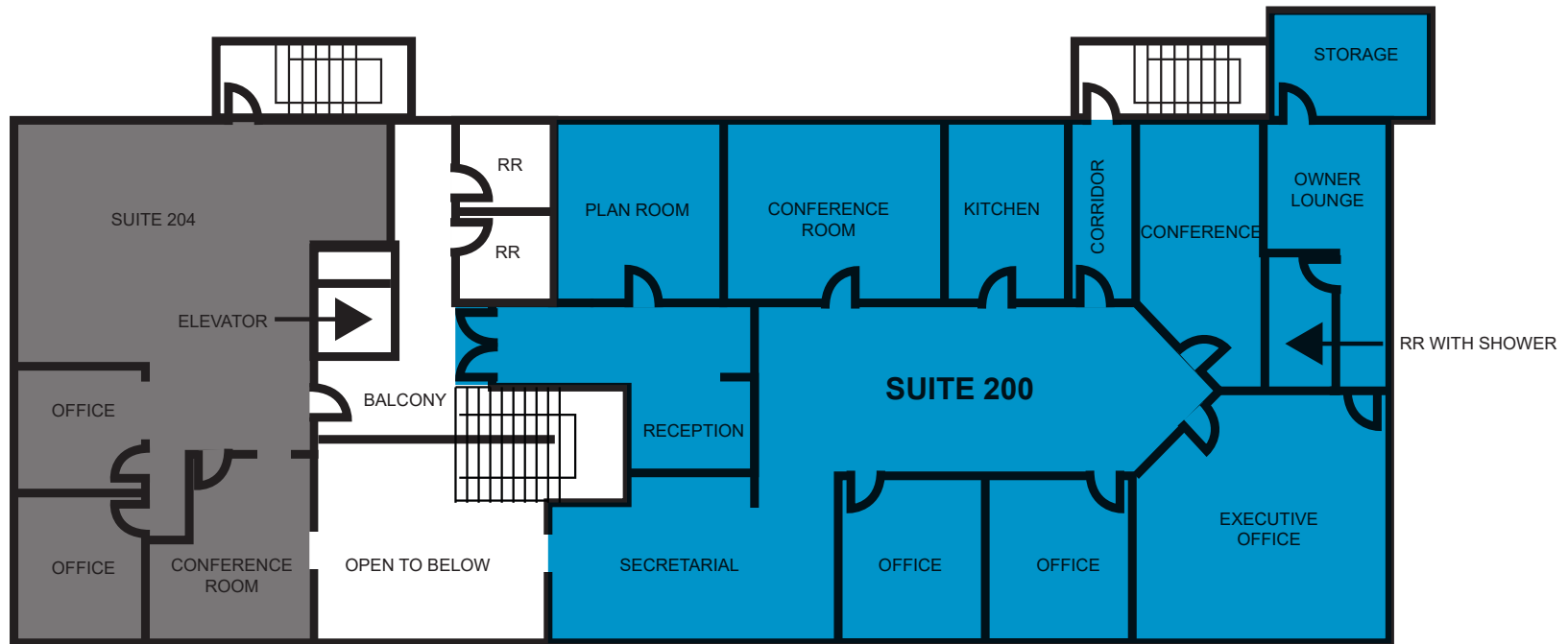
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AVAILABLE

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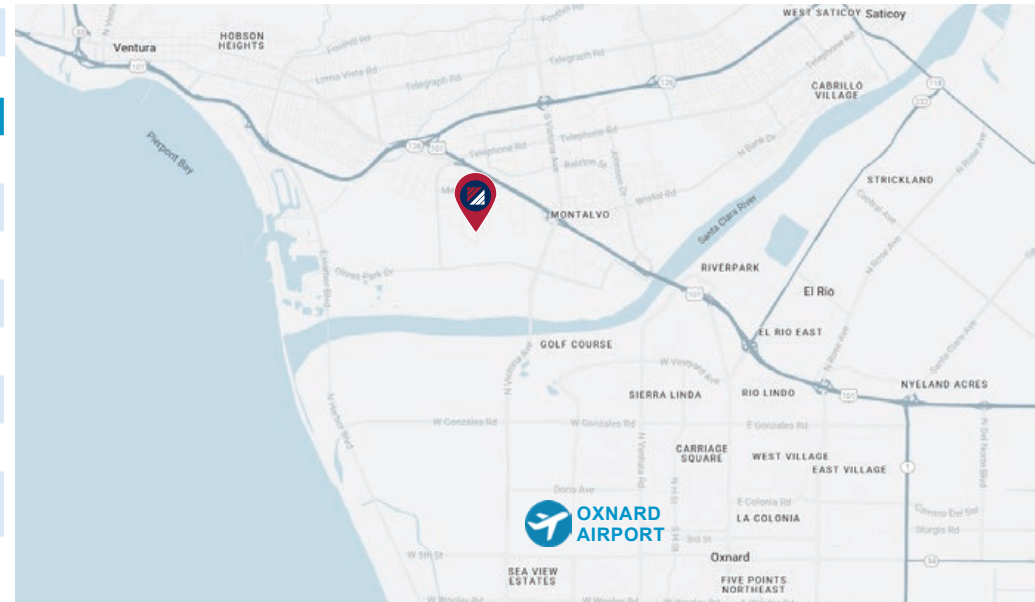
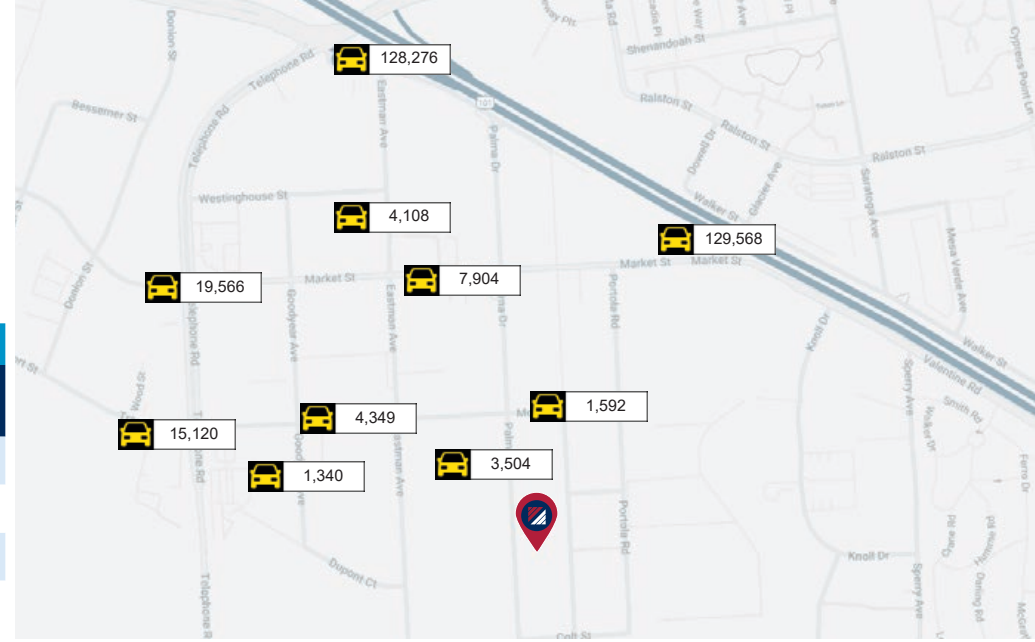
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Traffic Count

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Palma Dr	McGrath St N	3,504	2022	0.11 mi
McGrath St	Palma Dr W	1,592	2022	0.18 mi
Eastman Ave	McGrath St N	3,011	2022	0.21 mi
McGrath St	Eastman Ave W	3,049	2022	0.23 mi
Palma Dr	McGrath St S	2,785	2022	0.26 mi

Radius	3 Mile	5 Mile	10 Mile
Population:			
2020 Population	80,087	217,494	374,804
2024 Population	81,544	216,681	372,180
2029 Population Projection	81,045	214,446	368,099
Income:			
Avg Household Income	\$115,837	\$112,041	\$107,259
Median Household Income	\$96,294	\$92,261	\$87,304
2024 Households:			
	30,296	73,605	117,272



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