

### PROPERTY DESCRIPTION

An excellent opportunity for an investor or owner/user to purchase one of Ventura's premium medical office buildings. The building has an appealing rustic, modern barn-style architecture with lush garden landscaping. The large 1 Acre lot size provides both 198ft of frontage facing Loma Vista Rd. and excellent onsite parking ratio 4.23:1,000sf (70 spaces). The close proximity to Ventura County Medical Center, Community Memorial Hospital and Ventura's Medical Corridor provides synergy with the medical-tenant make-up of the building. There is excellent access to the 101 Freeway and 126 Highway. The building is serviced by both an elevator and a fire sprinkler system. An approximately 16,536sf multi-tenant medical office building on a 1 acre lot | APN: 078-0-050-350 | Zoning: PO

Building financials provided with a signed non-disclosure agreement.

### CONTACT INFORMATION

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

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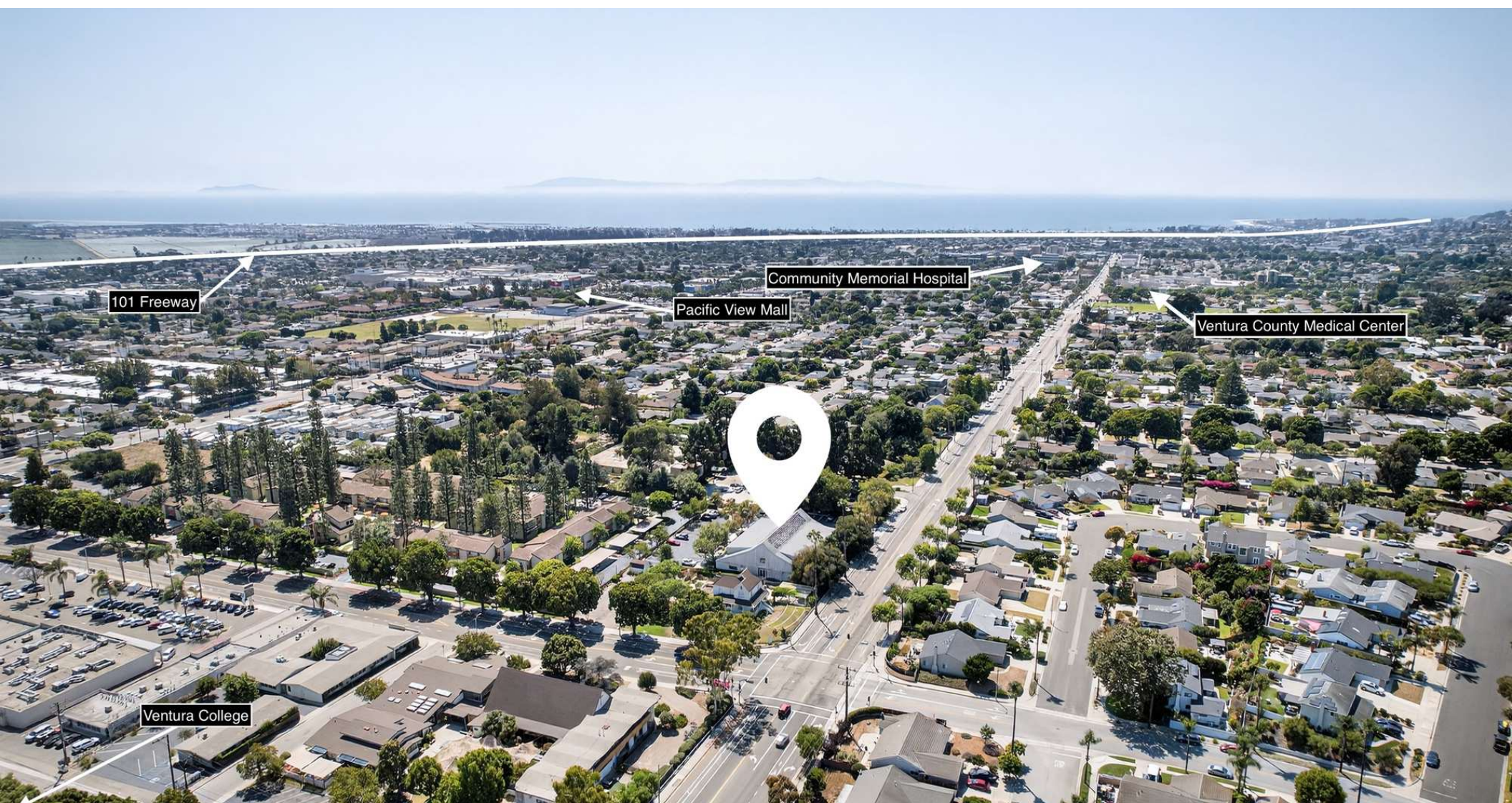
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### OFFERING SUMMARY

Sale Price:	\$4,250,000
Lot Size:	41,668 SF
Building Size:	16,536 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	645	1,634	4,408
Total Population	1,591	3,989	10,794
Average HH Income	\$143,999	\$136,054	\$135,194





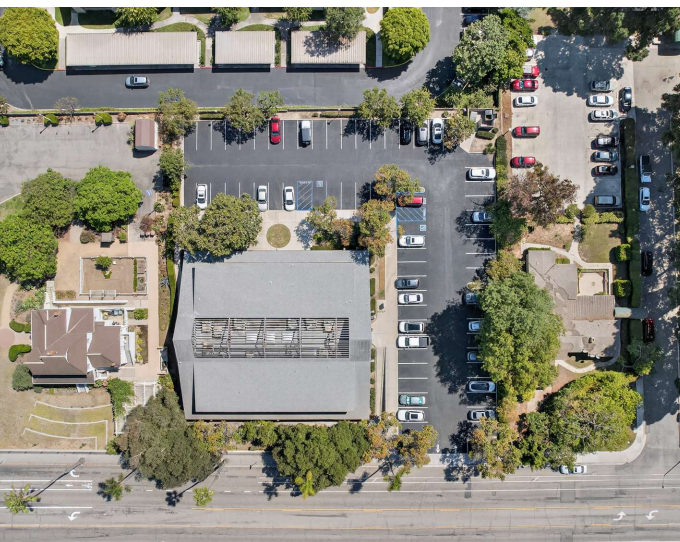
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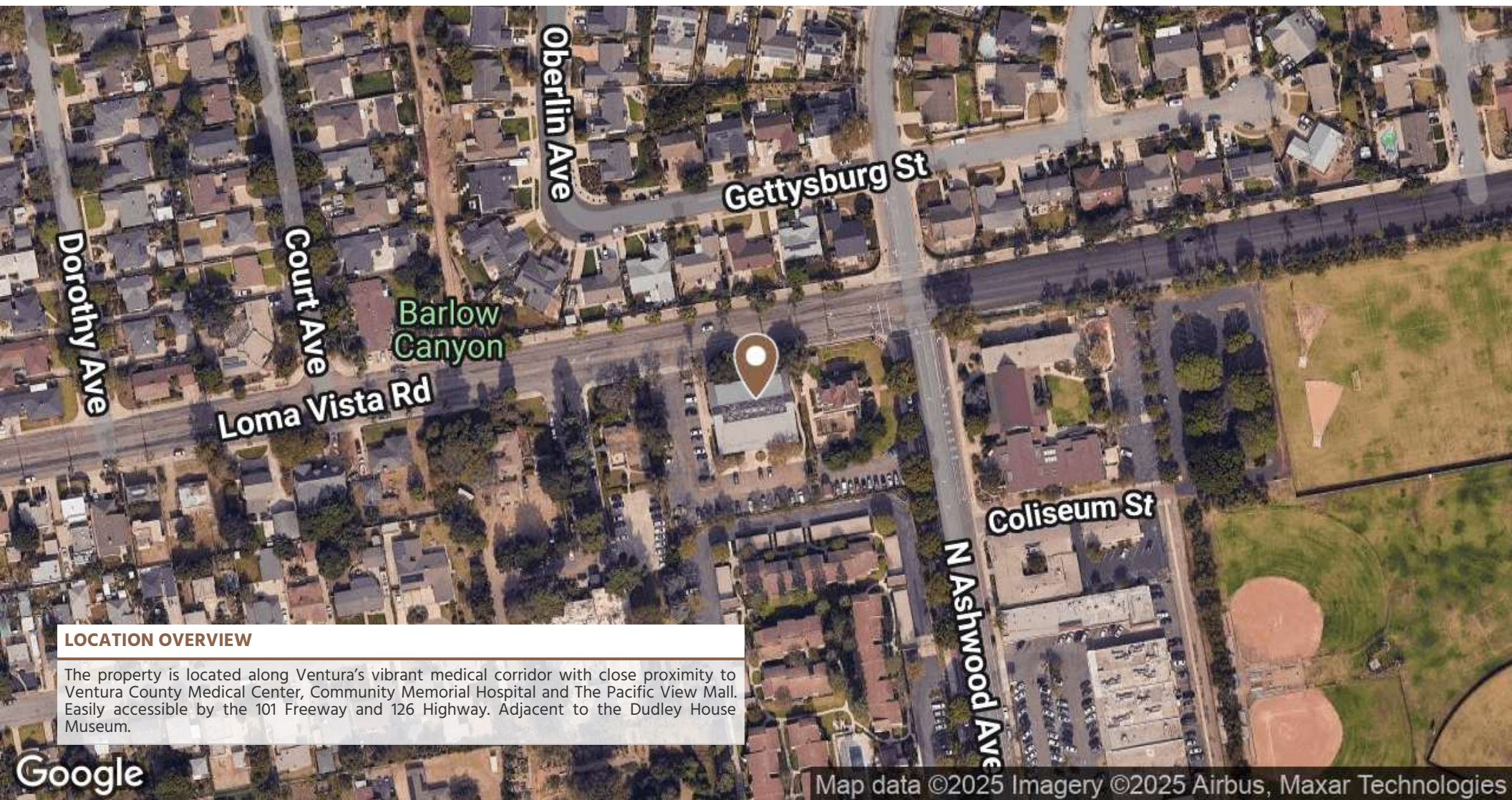
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#### LOCATION OVERVIEW

The property is located along Ventura's vibrant medical corridor with close proximity to Ventura County Medical Center, Community Memorial Hospital and The Pacific View Mall. Easily accessible by the 101 Freeway and 126 Highway. Adjacent to the Dudley House Museum.

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