



PROPERTY DESCRIPTION

Thompson Square is a premium retail center on the doorstep of Ventura's medical corridor. Thompson Blvd sees approximately 19,000 daily traffic count (per CoStar). Eyebrow signage available. Excellent parking with a public parking lot adjacent to the site. Unit 103 is a former pharmacy location but could suite a number of businesses.
 Parking: 30 Onsite Parking Spaces

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
 Jeffrey R. Becker | 805.653.6794 ext. 201 | jbecker@beckergroup.com
 Matthew Kingsley | 805.653.6794 ext. 214 | mkinglsey@beckergroup.com

JEFFREY R. BECKER CCIM . CPM . RPA

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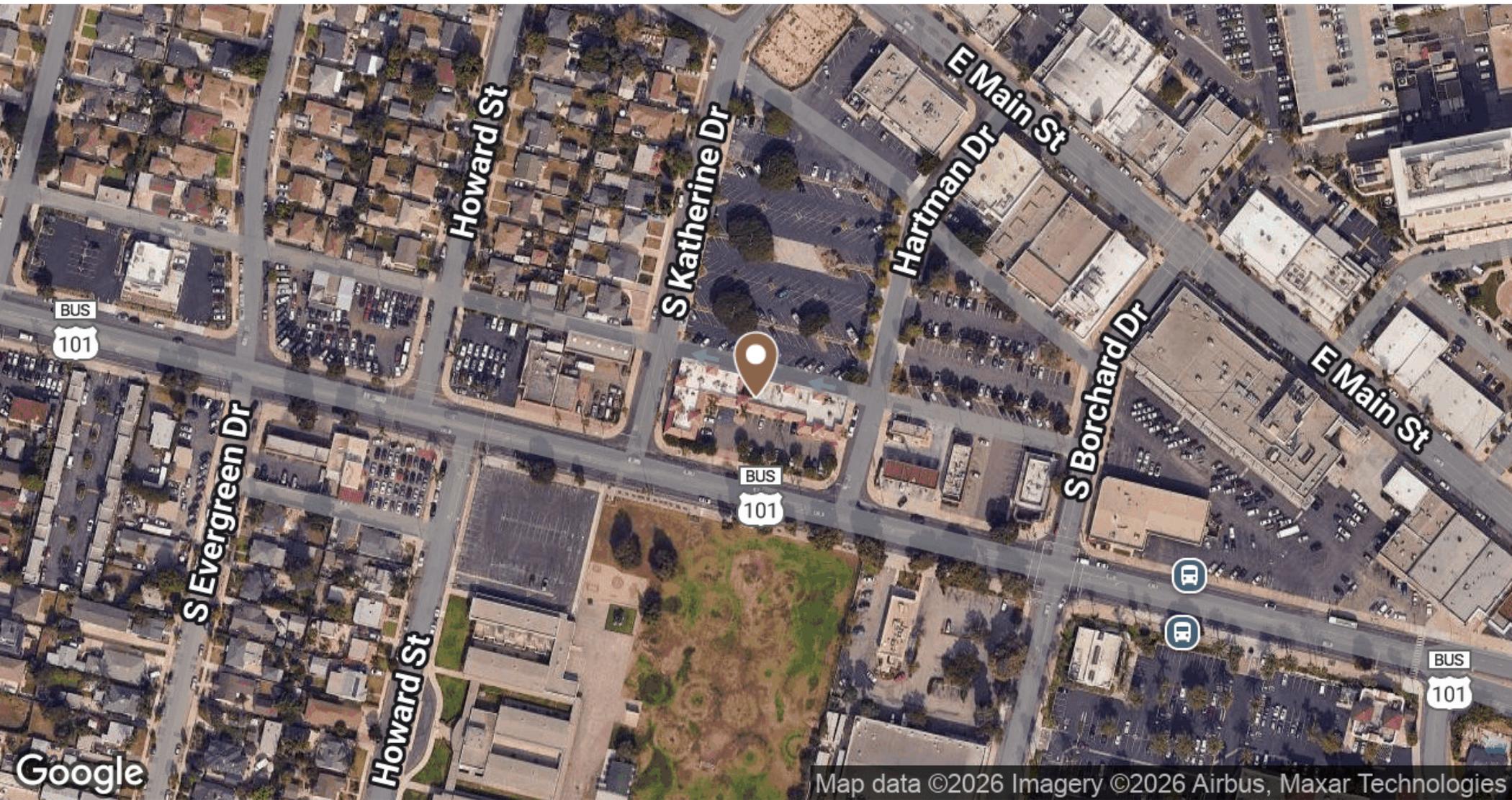
jbecker@beckergroup.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
NNN Estimate Value:	\$0.77 psf (estimated)
Available SF:	1,120 SF
Lot Size:	26,283 SF
Building Size:	11,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	597	2,073	6,301
Total Population	1,468	5,005	14,902
Average HH Income	\$130,788	\$126,397	\$129,328



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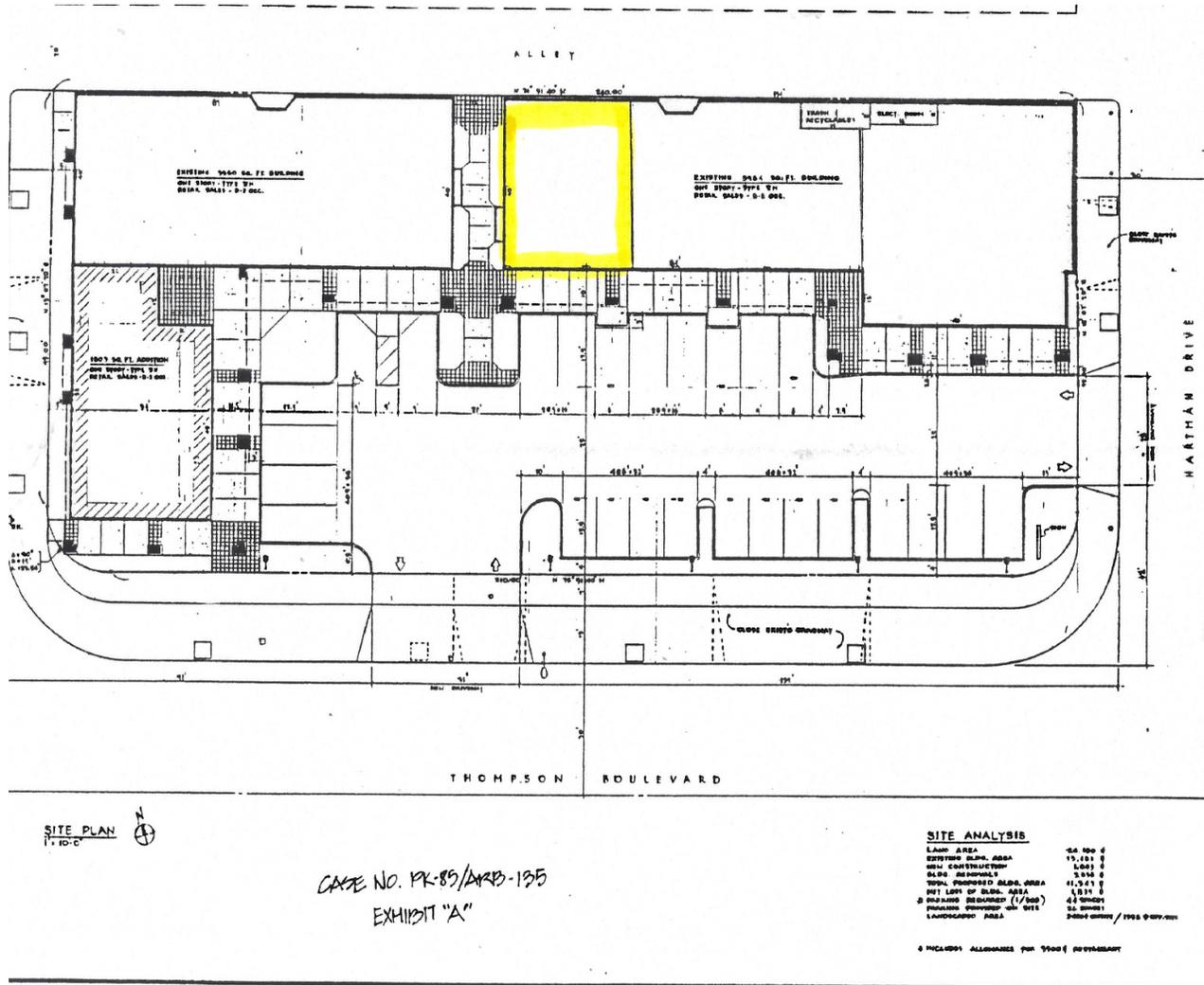


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7-11-94	BY
7-26-94	DMC
10-10-94	DMC
10-29-94	PI
11-27-94	DMC
12-12-94	DMC

DAVID A. BAUMONT
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Civil/Structural/Commercial
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**ADDITION & ALTERATIONS
EXISTING COMMERCIAL BUILDINGS**
2611 E THOMPSON BOULEVARD
VENTURA, CALIFORNIA

EXHIBIT "A"

C-1

CASE NO. PK-89/ARB-135
EXHIBIT "A"

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