

For Lease



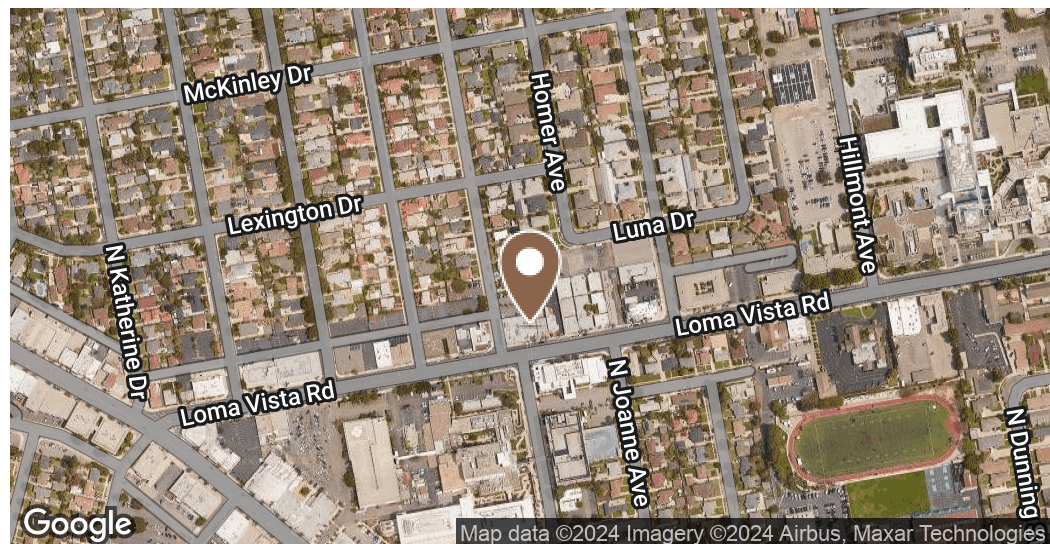
JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | [BECKERGRP.COM](http://BECKERGRP.COM)



### PROPERTY DESCRIPTION

Medical office suite featuring a waiting room, reception desk, break room, restroom, 3 medical rooms, 2 private offices + storage. Elevator served. Sinks in medical rooms.

### LOCATION DESCRIPTION

Located in Mid Town Ventura's hospital corridor, across the street from Community Memorial Hospital.

### CONTACT INFORMATION

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

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### OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (MG)
Available SF:	1,265 SF
Building Size:	11,640 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	437	1,460	5,501
Total Population	1,018	3,473	13,418
Average HH Income	\$108,897	\$111,084	\$109,425

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