

For Lease

for LEASE

 **Bell Ringer**
BREW CO.

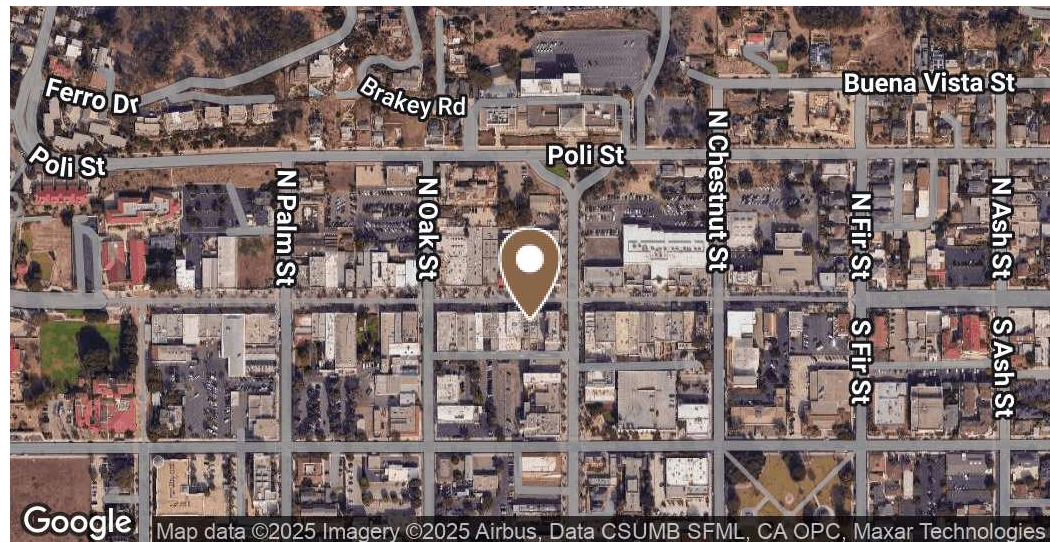
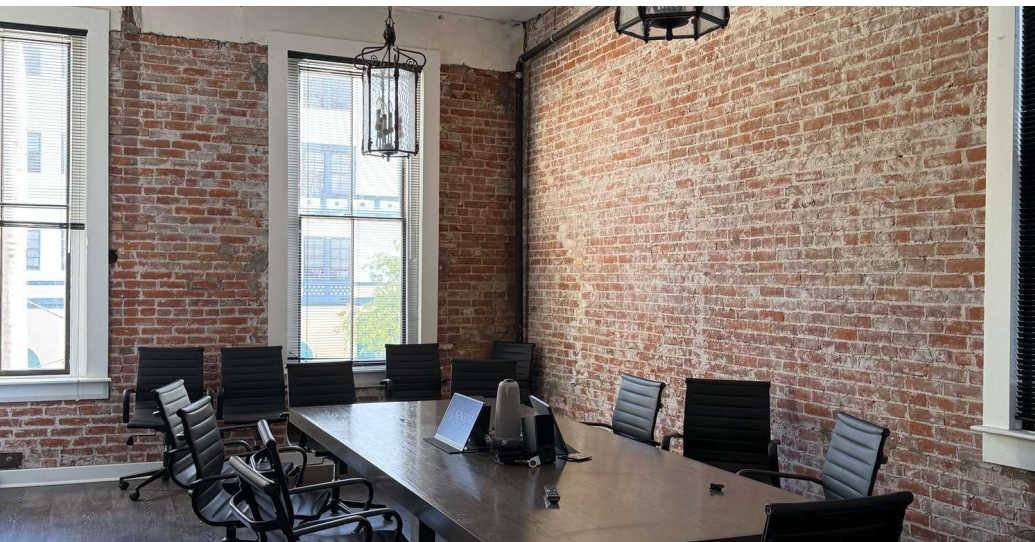
JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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PROPERTY DESCRIPTION

Introducing a captivating 2nd-floor leasing opportunity at 474-476 East Main Street, Ventura, CA. This unique space features striking exposed brick walls, creating an inviting and character-filled atmosphere. Offering a versatile floor plan and an abundance of natural light, this property is perfect for businesses seeking a distinctive and inspiring setting. While parking is not available on-site, the property's central location provides convenient access to public parking options. Ideal for creative, tech, or professional services, this space offers a one-of-a-kind opportunity to establish a remarkable presence in the heart of Ventura.

LOCATION DESCRIPTION

Located in the 400 Block of Main Street on the 2nd Floor above Bellringer Brewing

CONTACT INFORMATION

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

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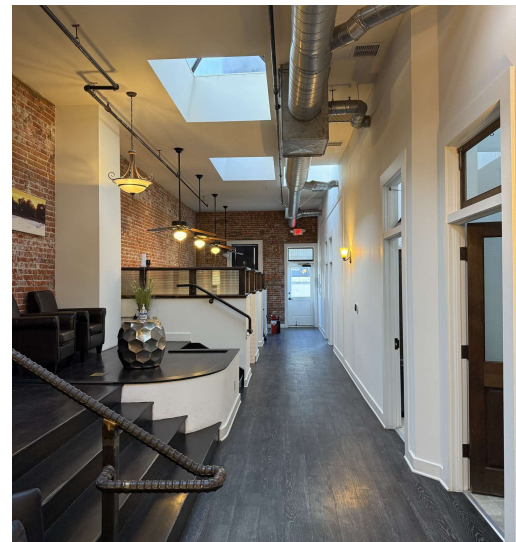
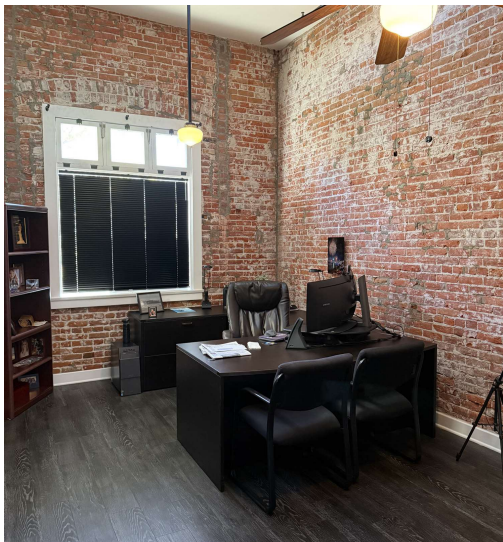
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OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
NNN Estimate Value:	\$0.20 psf
Available SF:	4,390 SF
Building Size:	10,090 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,423	16,583	26,494
Total Population	13,457	41,137	67,228
Average HH Income	\$84,214	\$109,719	\$114,941



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