



# FOR SALE

# OFFICE BUILDING

# 17,759 SF

# REDUCED

5850 THILLE STREET VENTURA, CA



EXCLUSIVELY LISTED BY:

## Steve Doll

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## PROPERTY HIGHLIGHTS

- Victoria Business Corridor Between the 126 and 101 Freeways
- Walking Distance to Amenities and County Government Center
- Short Term Leases with Rental Income Upside
- Building Signage
- Rooftop Solar
- Elevator Served
- 70 Surface Parking Spaces, Parking Ratio 4.1/1000

## OFFERING SUMMARY

Sale Price:	\$3,800,000/\$214 PSF
NOI:	\$194,490.30
Building Size:	17,759 SF
Lot Size:	39,378 SF
Built:	1979

# PROPERTY OVERVIEW



**Multi-tenant 2-story office building** for sale located in the Victoria Business Corridor. Easy access to the 101 and 126 Freeways. Well maintained, 100% leased with 70 surface parking spaces.



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# SITE PLAN



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# LOCATION PLAN



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