

### PROPERTY DESCRIPTION

A modernized professional office with private off-street parking and close proximity to the 101 Freeway (Victoria Ave Exit). Currently configured with eight (8) offices, a waiting room, a reception, a conference room, storage with roll-up door and mezzanine. Can be demised down to approximately 1,200sf. The property benefits from 14 parking spaces.

### LOCATION DESCRIPTION

Located in Ventura with close proximity to 101 Fwy (Victoria Avenue exit).

### CONTACT INFORMATION

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

Jeffrey R. Becker | 805.653.6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

Matthew Kingsley | 805.653.6794 ext. 214 | [mkingsley@beckergroup.com](mailto:mkingsley@beckergroup.com)

### JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236

### OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (NNN)
NNN Estimate Value:	\$0.55 psf (est.)
Available SF:	4,040 SF
Lot Size:	15,263 SF
Building Size:	4,040 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,278	4,405
Total Population	1,292	3,690	12,251
Average HH Income	\$97,683	\$100,539	\$102,010

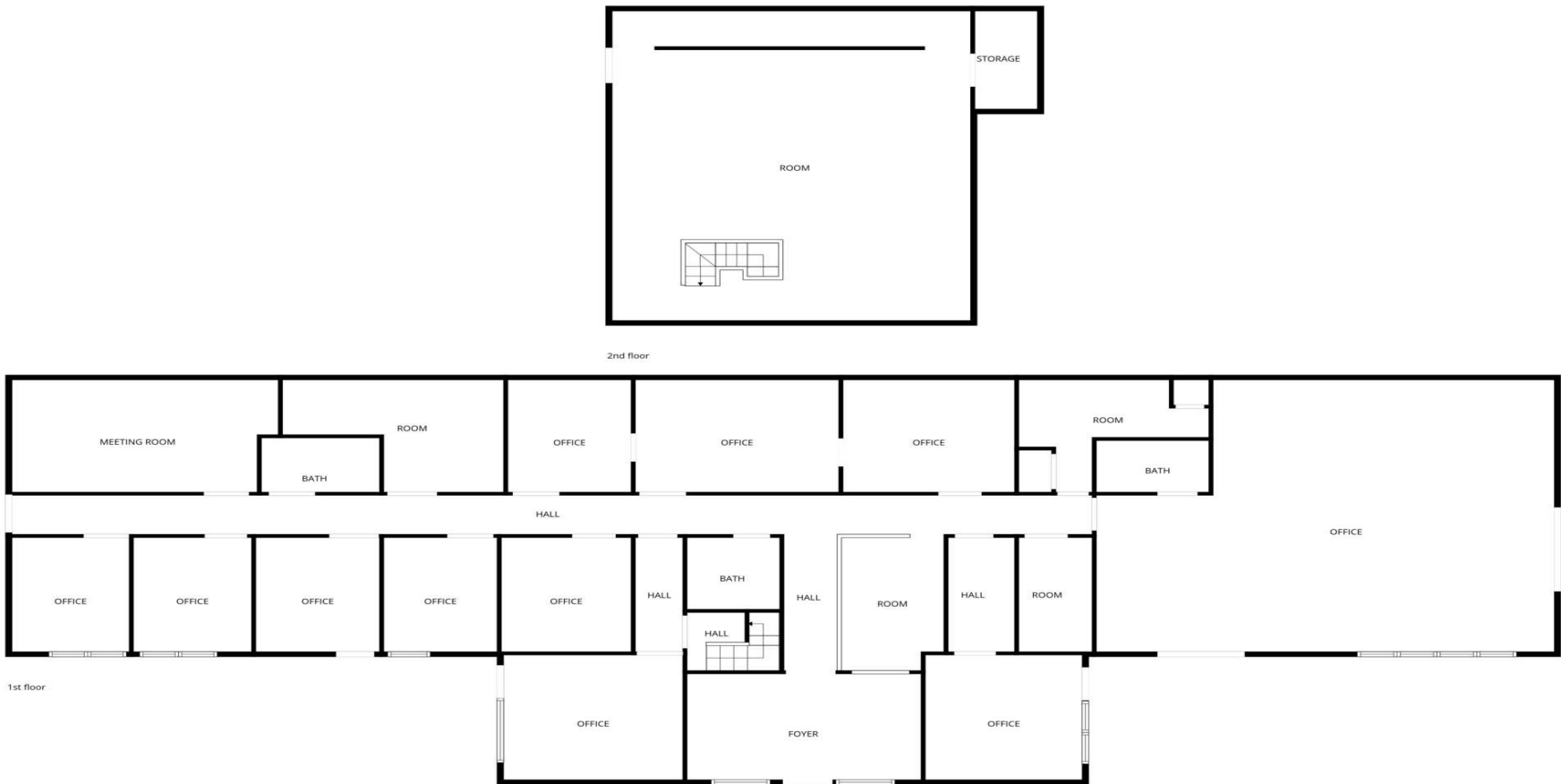


**JEFFREY R. BECKER CCIM . CPM . RPA**

**805.653.6794**

**[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)**

**CA DRE #01213236**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**JEFFREY R. BECKER CCIM . CPM . RPA**

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236