

For Lease

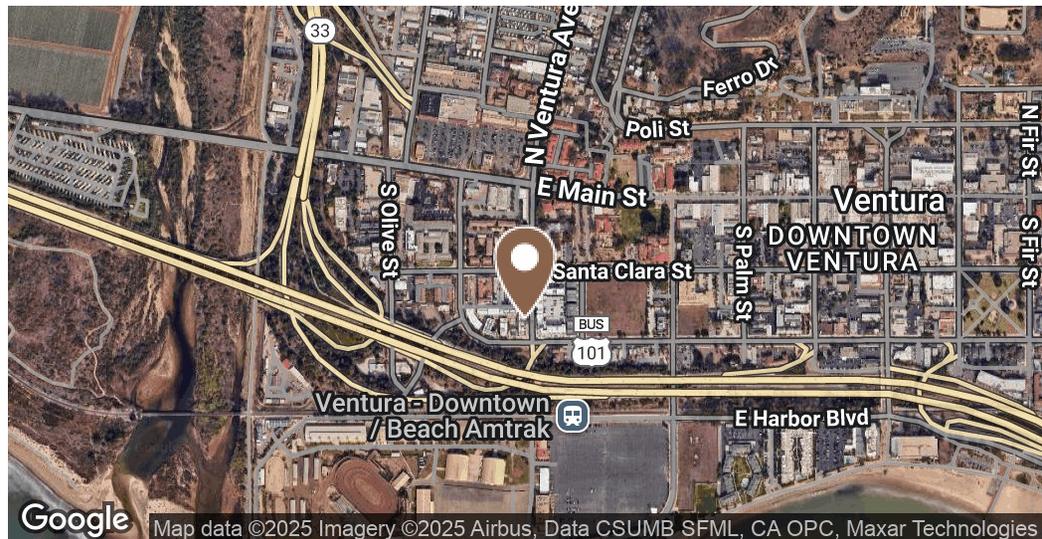
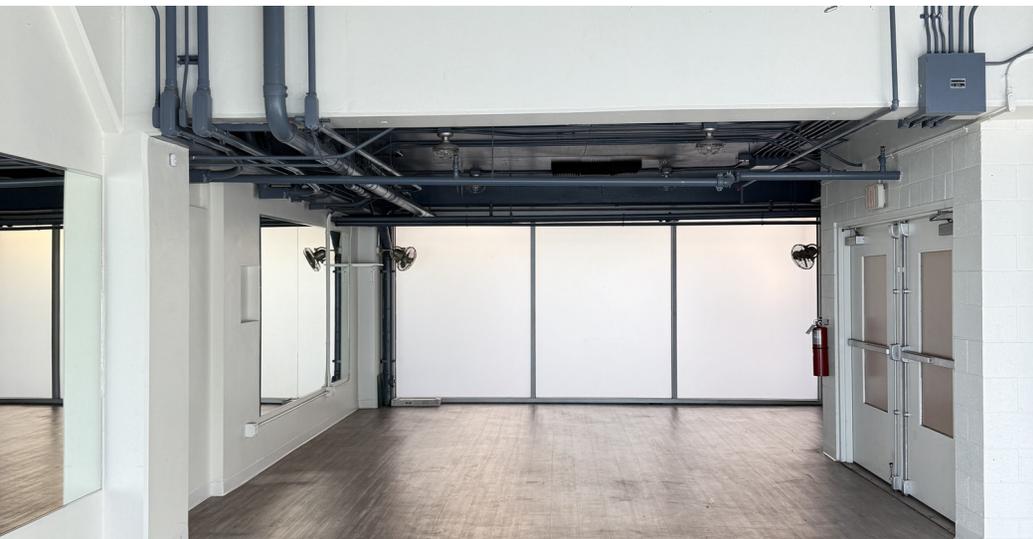
JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | BECKERGRP.COM



PROPERTY DESCRIPTION

Discover a prime retail/office opportunity. Boasting modern amenities and sleek design, the property offers an inviting space for businesses to thrive. The well-appointed 1st Floor Retail space is flooded with natural light, creating a comfortable and productive work environment.

LOCATION DESCRIPTION

Located in the vibrant city of Ventura, this desirable area offers an ideal mix of coastal charm and urban convenience.

CONTACT INFORMATION

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

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OFFERING SUMMARY

| | |
|---------------------|-----------------------------------|
| Lease Rate: | \$1.85 SF/month (Estimated \$.21) |
| NNN Estimate Value: | Estimated \$.21 |
| Available SF: | 890 SF |
| Building Size: | 890 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 346 | 1,029 | 4,091 |
| Total Population | 819 | 2,451 | 10,443 |
| Average HH Income | \$89,409 | \$86,570 | \$80,156 |



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