



PROPERTY DESCRIPTION

Professional office suites in prime location near Ventura College, County Government Center and numerous retail amenities. Good mix of small and larger office spaces. Ample onsite parking available.

LOCATION DESCRIPTION

Telegraph Road near Victoria Avenue.

OFFERING SUMMARY

Lease Rate:	\$2.35 - 2.75 SF/month (Full Service)
Available SF:	258 - 3,037 SF
Lot Size:	40,000 Acres
Building Size:	19,831 SF

JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

SPACES

LEASE RATE

SPACE SIZE

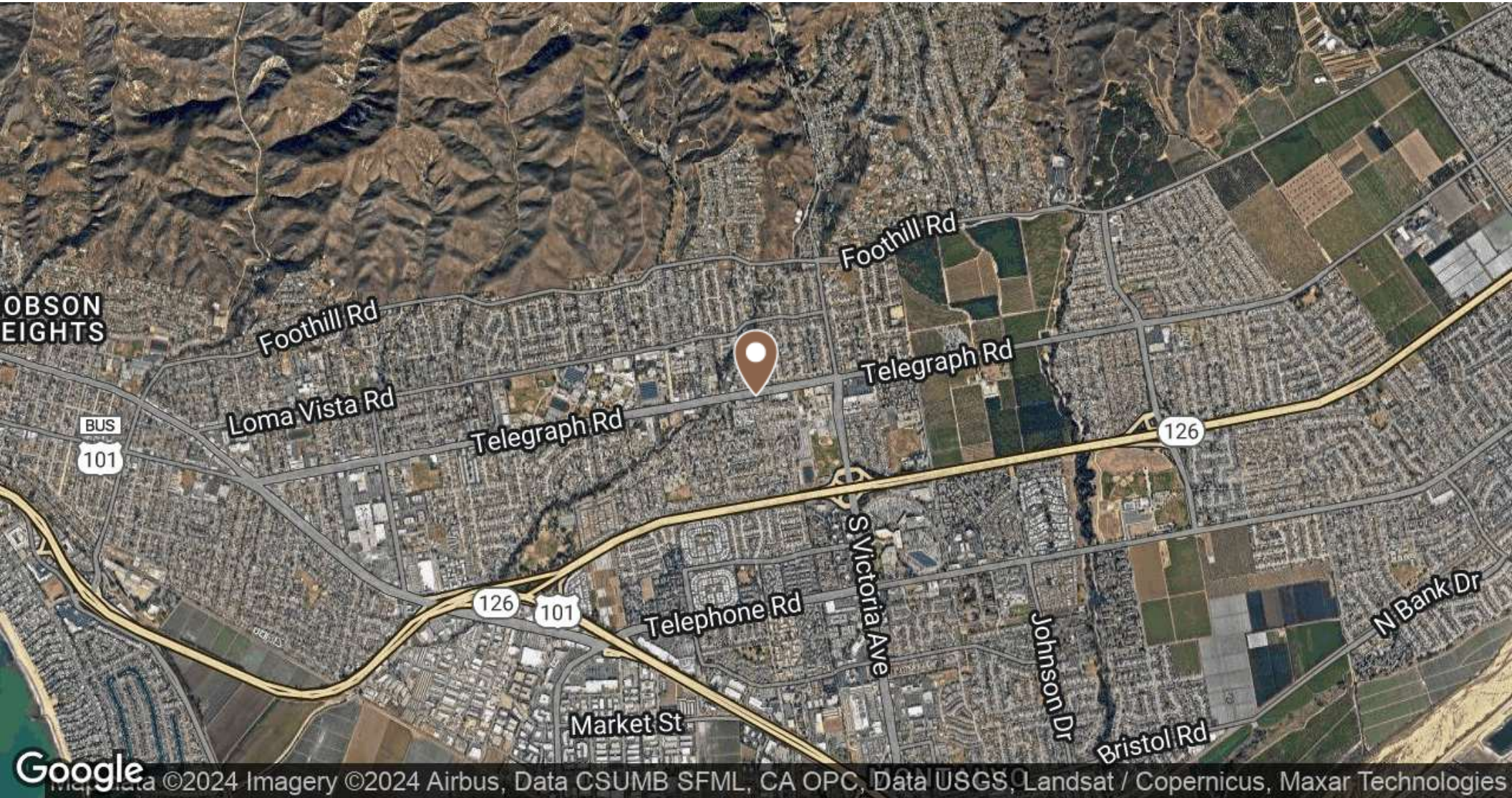
SPACES	LEASE RATE	SPACE SIZE
5500-143	\$2.75 SF/month	258 SF
5500-261	\$2.35 SF/month	1,658 SF
5500-271	\$2.35 SF/month	1,866 SF
5500-161	\$2.35 SF/month	3,037 SF

AGENT CONTACT INFO

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

Jeffrey R. Becker - 805.653.6794 ext. 201 | jbecker@beckergrp.com

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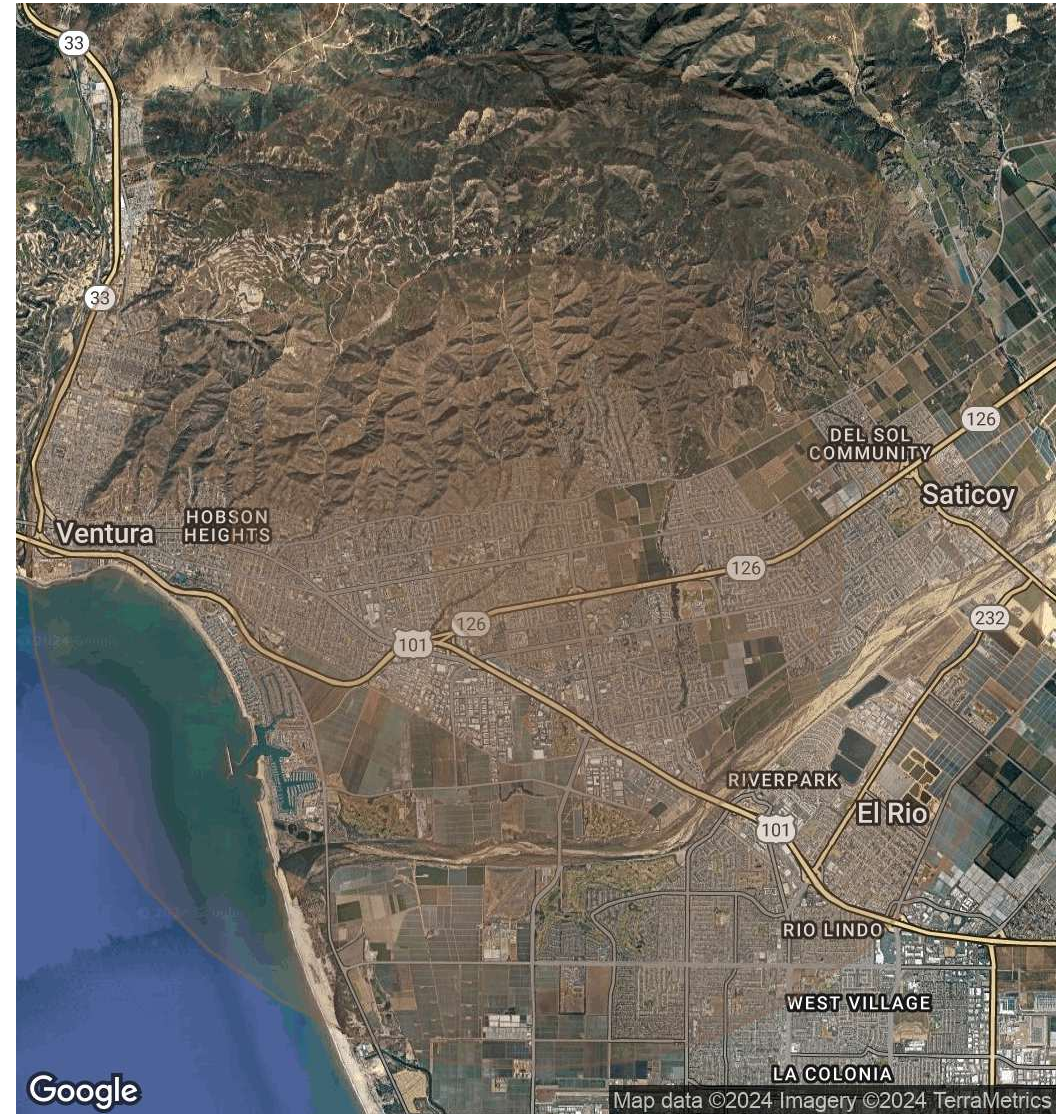
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,617	66,856	156,036
Average Age	40.1	39.3	37.1
Average Age (Male)	38.9	37.8	36.0
Average Age (Female)	41.3	41.0	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,632	25,408	56,231
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$81,824	\$85,976	\$83,494
Average House Value	\$468,205	\$548,879	\$575,098

* Demographic data derived from 2020 ACS - US Census



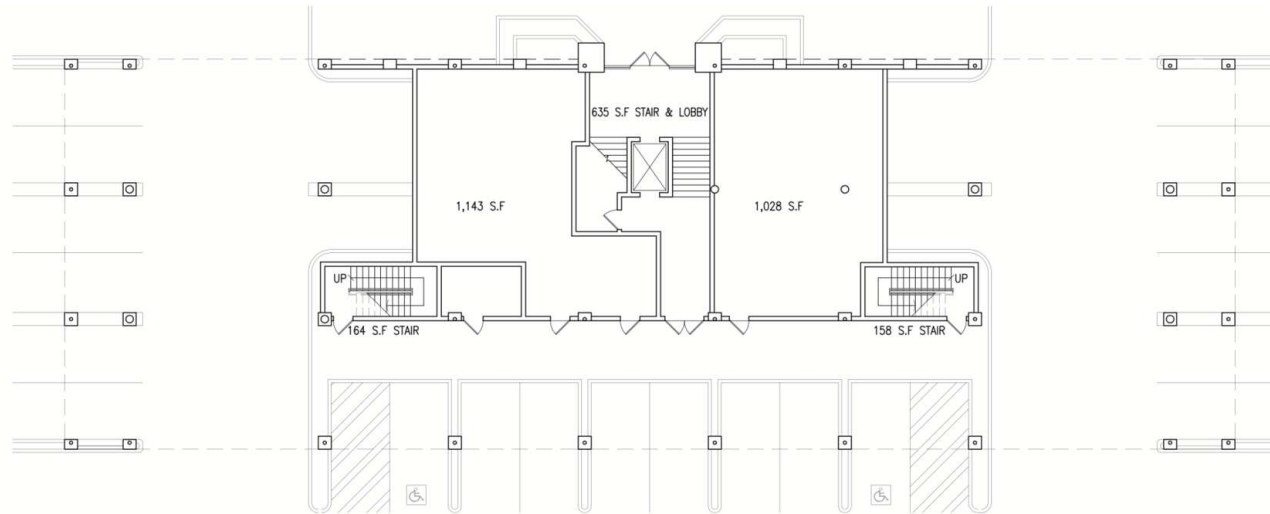
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5500 Telegraph Road common area plan



C GROUND FLOOR PLAN
SCALE: 1/16" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

GROUND FLOOR:	957 S.F.
FIRST FLOOR:	1,677 S.F.
SECOND FLOOR:	1,681 S.F.
TOTAL:	4,315 S.F.



Real Estate Investments | Property Management

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The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

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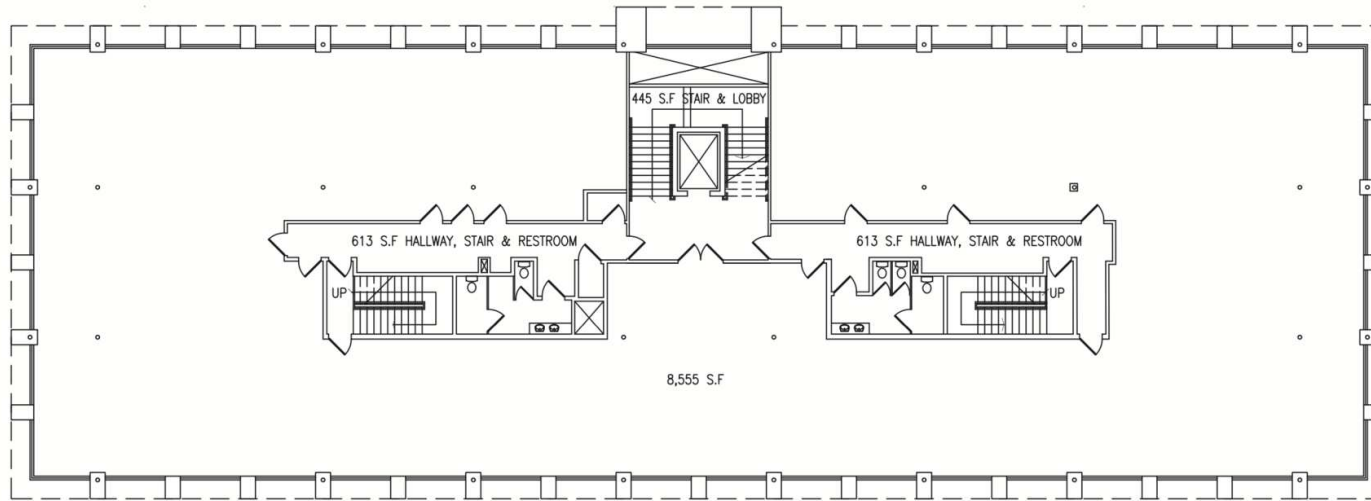
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5500 Telegraph Road

common area plan



A SECOND FLOOR PLAN
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F
FIRST FLOOR:	10,324 S.F
SECOND FLOOR:	10,324 S.F
TOTAL:	23,794 S.F

COMMON AREA:

GROUND FLOOR:	957 S.F
FIRST FLOOR:	1,677 S.F
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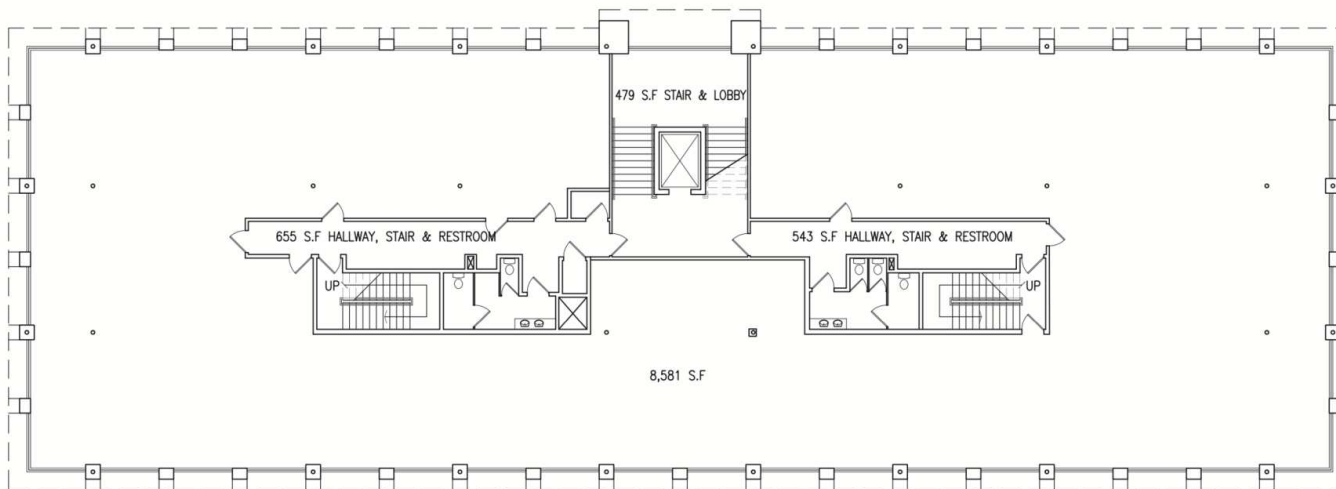
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5500 Telegraph Road

common area plan



B FIRST FLOOR PLAN
SCALE: 1/10" = 1' - 0"

BUILDING AREA (GROSS):

GROUND FLOOR:	3,146 S.F.
FIRST FLOOR:	10,324 S.F.
SECOND FLOOR:	10,324 S.F.
TOTAL:	23,794 S.F.

COMMON AREA:

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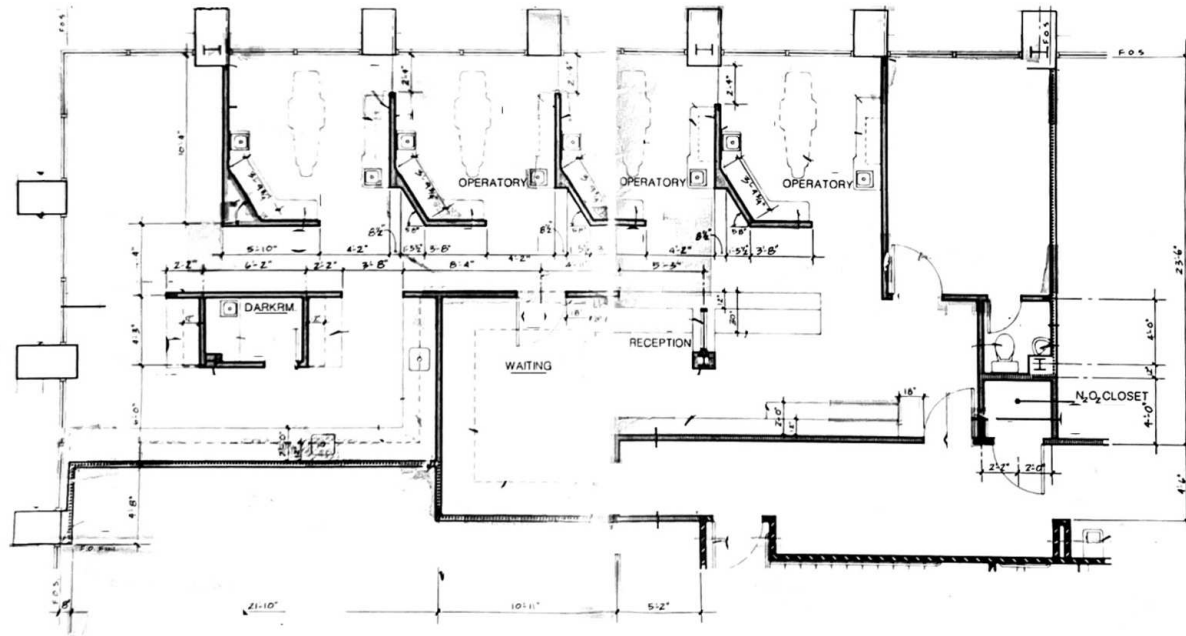
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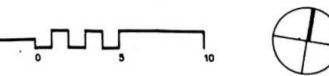
5500 Telegraph Road

floorplan suite 271



FLOOR PLAN

SCALE: 1/4" = 1'-0" Suite 271



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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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