

4125

MARKET ST., SUITE 11
VENTURA, CA

FOR SALE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Located within the Anacapa Business Center, this well-maintained industrial condo offers a mix of office and warehouse functionality in an accessible location. The unit features an automatic roll-up door, mezzanine office space with HVAC, restrooms, and an entry lobby. The improved Mezzanine provides added flexibility for light workspace or storage.

The condo is equipped with fire sprinklers, has dedicated parking, and benefits from versatile MPD zoning accommodating a wide range of industrial and professional uses. Just minutes from Highway 101, the site offers convenient access to major transit routes and nearby restaurants, retail, and service amenities.

OFFERING PRICE:	\$1,300,000
AVAILABLE SF:	+/- 3,562
ZONING:	MPD
APN:	084-0-173-115
RESTROOM:	Yes
HVAC:	Yes



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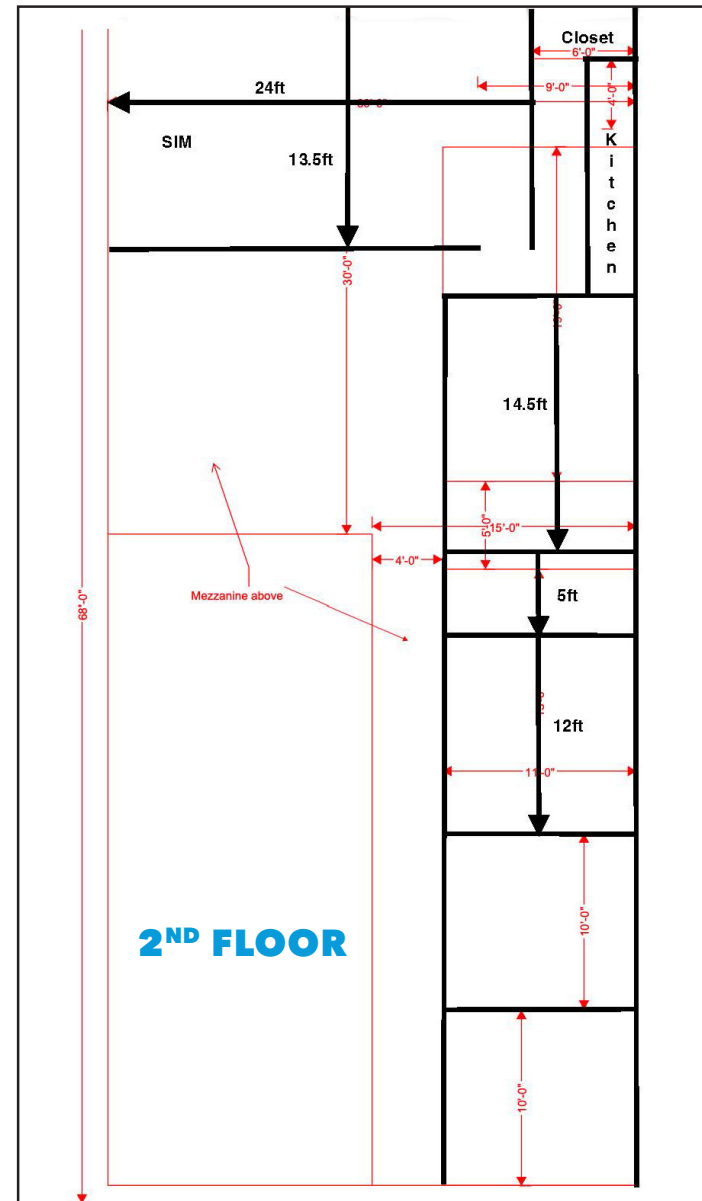
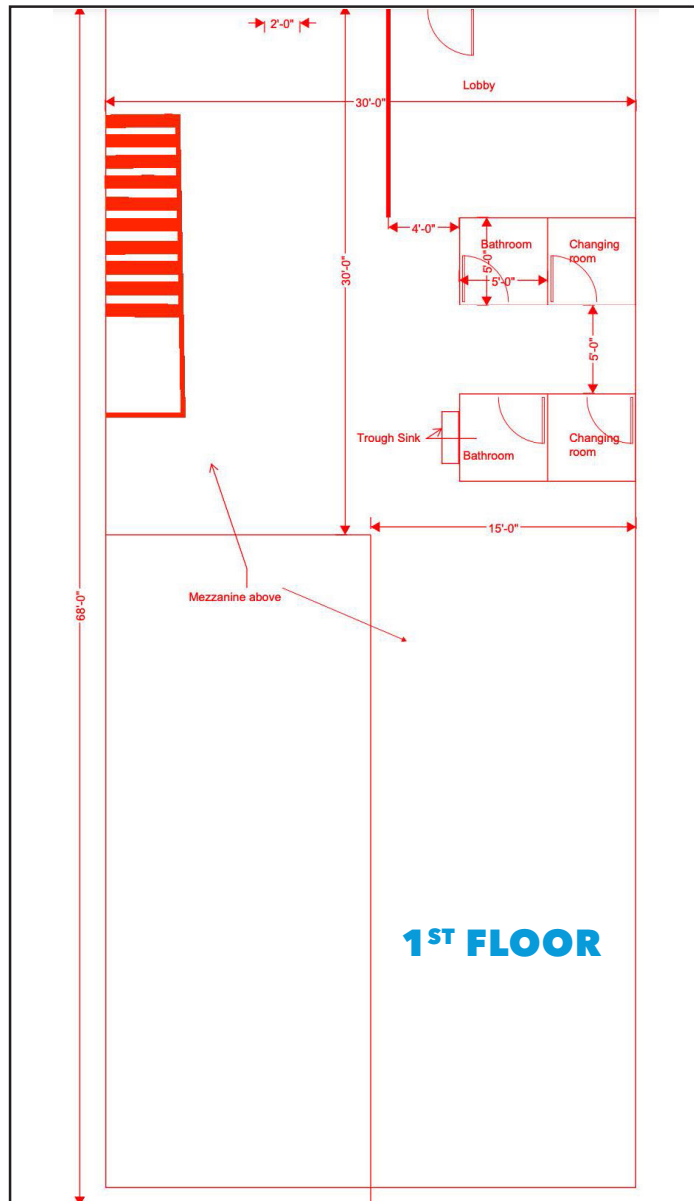


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FLOOR PLANS



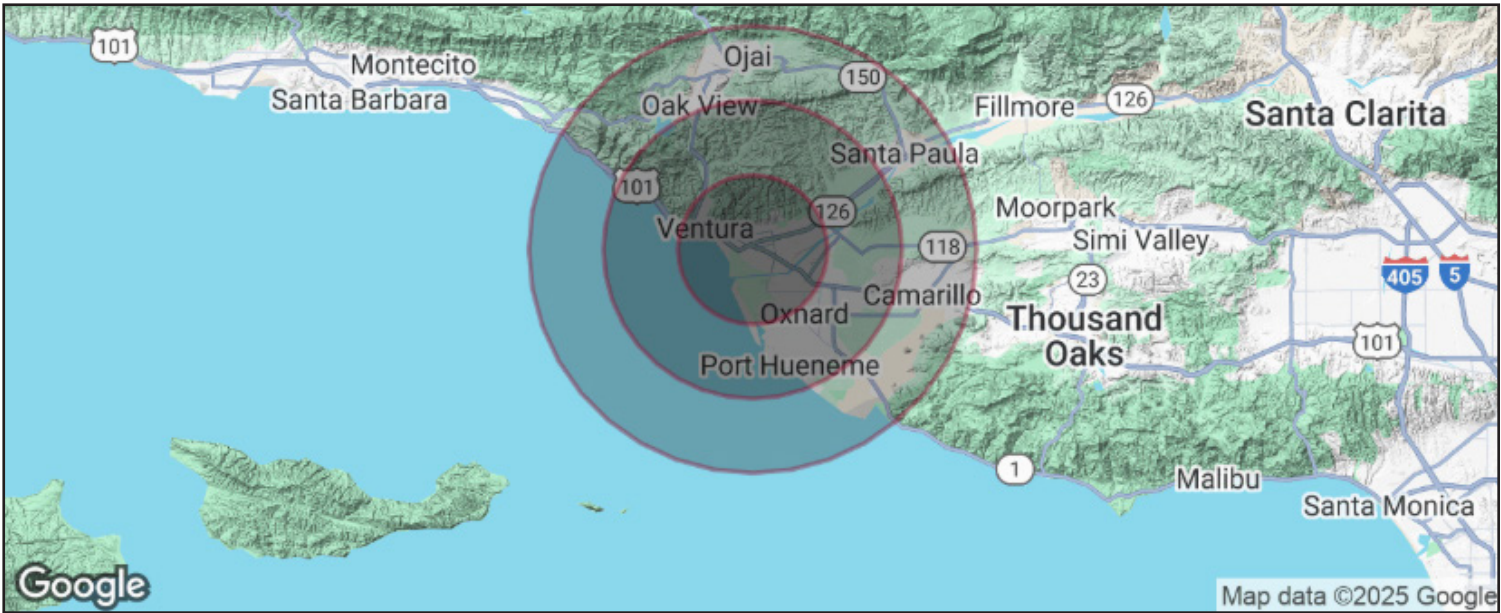
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SITE MAP



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population	191,710	364,491	484,724
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME			
Total Households	66,065	115,378	155,897
# of Persons per HH	2.9	3.2	3.1
Average HH Income	\$121,961	\$116,332	\$118,424
Average Hosue Value	\$776,208	\$724,635	\$743,132

Demographics data derived from AlphaMap

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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