

Top Floor County Square Office Condo



BROCHURE | LOCATED ACROSS FROM VENTURA COUNTY GOVERNMENT CENTER

674 County Square Drive, Suite 302
Ventura, CA 93003

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**CENTRAL
COAST
PROPERTIES**

OFFERING SUMMARY

ADDRESS	674 County Square Drive, Suite 302 Ventura CA 93003
COUNTY	Ventura
UNIT SF	972 SF
ELEVATOR	Yes
YEAR BUILT	1982
ASSOCIATION	Yes
APN	083-0-260-285
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$265,000
PRICE PSF	\$272.63

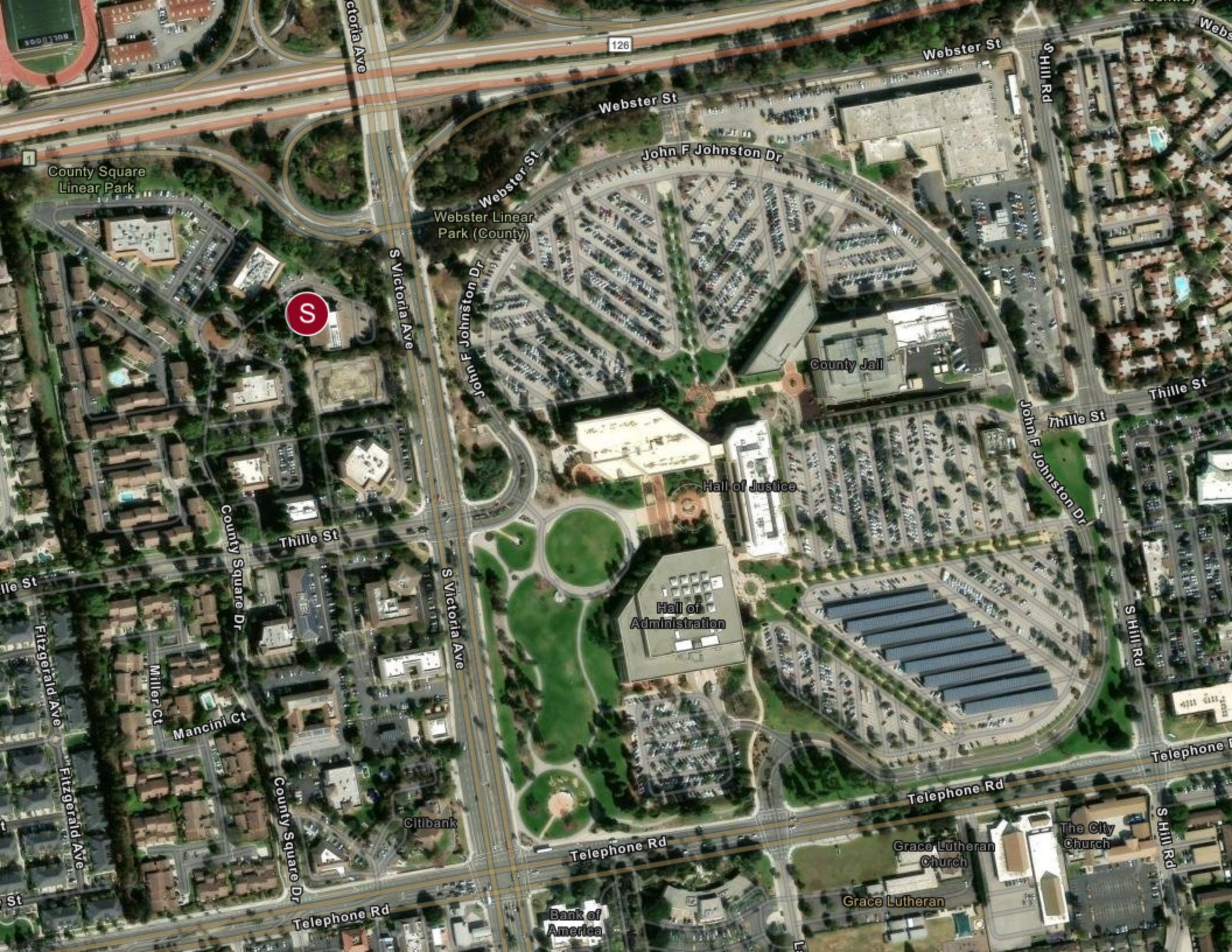
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,679	79,281	176,560
2026 Median HH Income	\$86,942	\$112,363	\$105,803
2026 Average HH Income	\$111,798	\$138,403	\$131,867

Top Floor Office Condo in Prime Location

- Enjoy the Outdoor Views with Mature Trees Surrounding this Top Floor Corner Unit.
- Primary Office with Floor-To-Ceiling Windows Promises a Bright and Inspiring Work Environment.
- Turn-Key Unit is Ready for Business with Newer HVAC, Fresh Paint & New Carpet Throughout.



- Recent Building Improvements Include the Parking Lot, FOB Entry, Digital Directory, Common Area Flooring & Interior Paint, Elevators, and New Roof. Exterior Paint Planned in the Near Future. Monthly Association Dues \$471.19 as of March 2026.
- Convenient Pedestrian Tunnel Providing Direct Access to the Ventura County Government Center.
- Paved Walking Path Along the Property Leads to Vibrant Ventura Community Park (Kimball Park).
- Close Proximity to Major Freeways and a Variety of Shopping & Dining Options.
- Ideally located between Santa Barbara and Los Angeles offering Regional Airports. Local Ventura Train Station Service Provided by Amtrack & Metrolink.
- 674 County Square Drive, Suite 302. Where Business Meets Pleasure in the Heart of Ventura - A Thriving Southern California Beach Community.



S

126

County Square
Linear Park

Webster Linear
Park (County)

County Jail

Hall of Justice

Hall of
Administration

Citibank

Bank of
America

Grace Lutheran
Church

The City
Church

Grace Lutheran

Victoria Ave

Webster St

Webster St

S Hill Rd

Webster St

John F Johnston Dr

S Victoria Ave

John F Johnston Dr

Thille St

Thille St

John F Johnston Dr

S Hill Rd

Telephone Rd

Telephone Rd

Telephone Rd

Telephone Rd

County Square Dr

Thille St

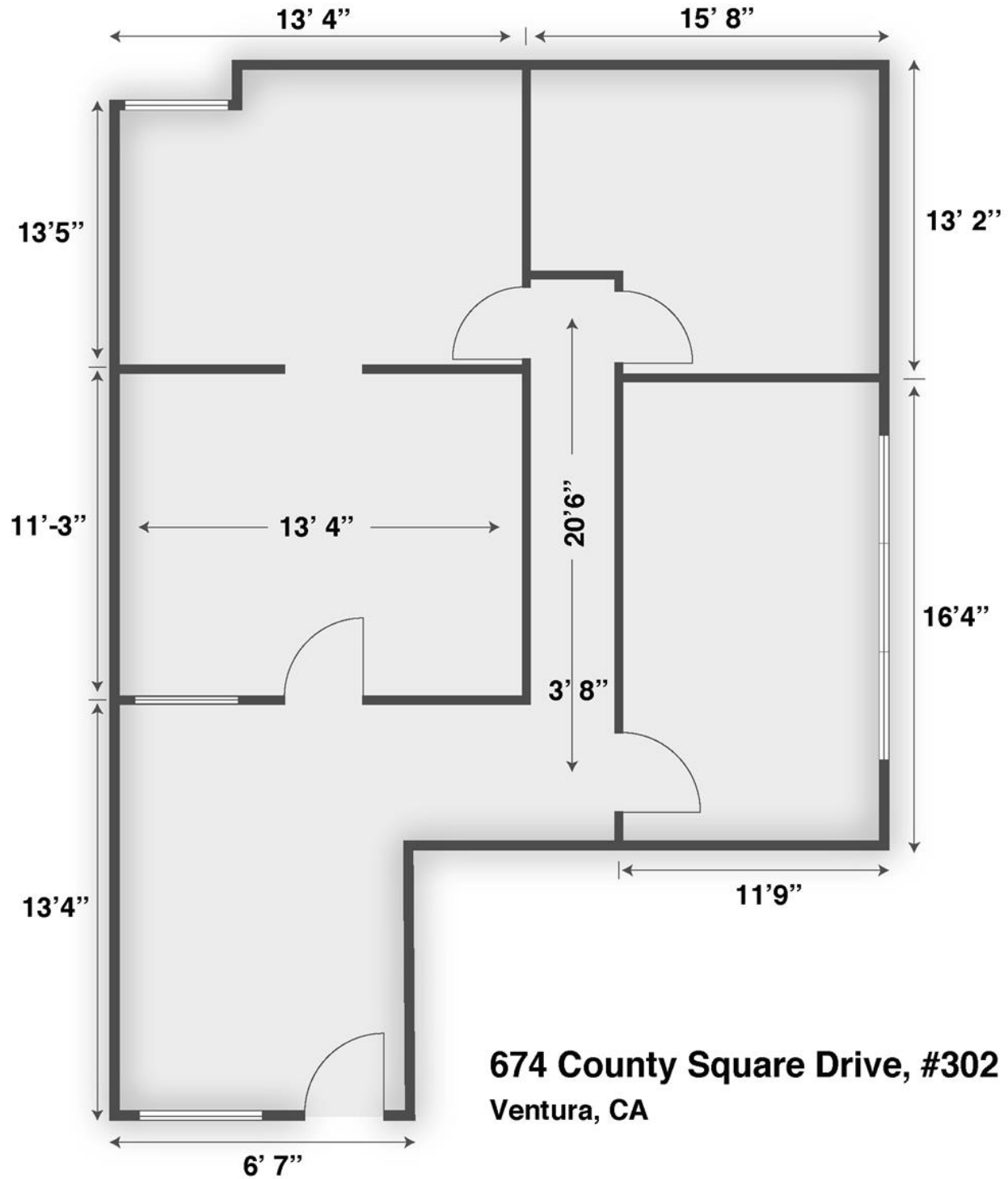
S Victoria Ave

Miller Ct

Mancini Ct

Fitzgerald Ave

S Hill Rd



674 County Square Drive, #302
Ventura, CA



Suite 302 Office Entry



Front Office & Hall to Primary Office



Primary Office Entry & Hall to Back Office



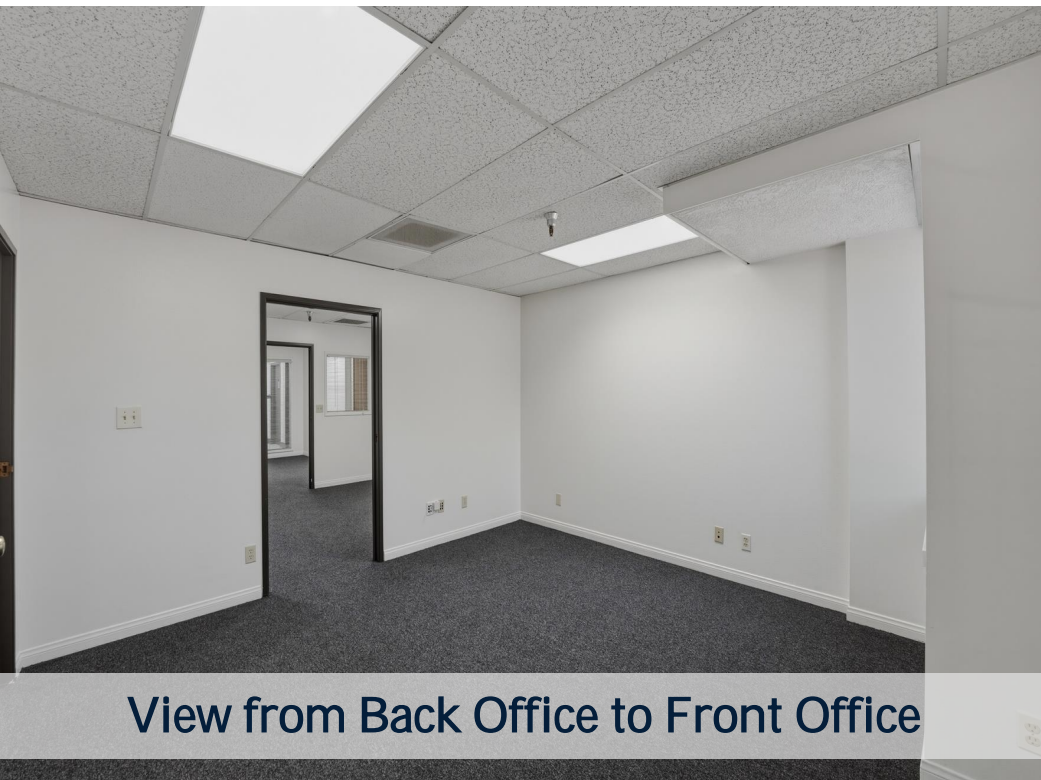
Primary Office with Outdoor Views



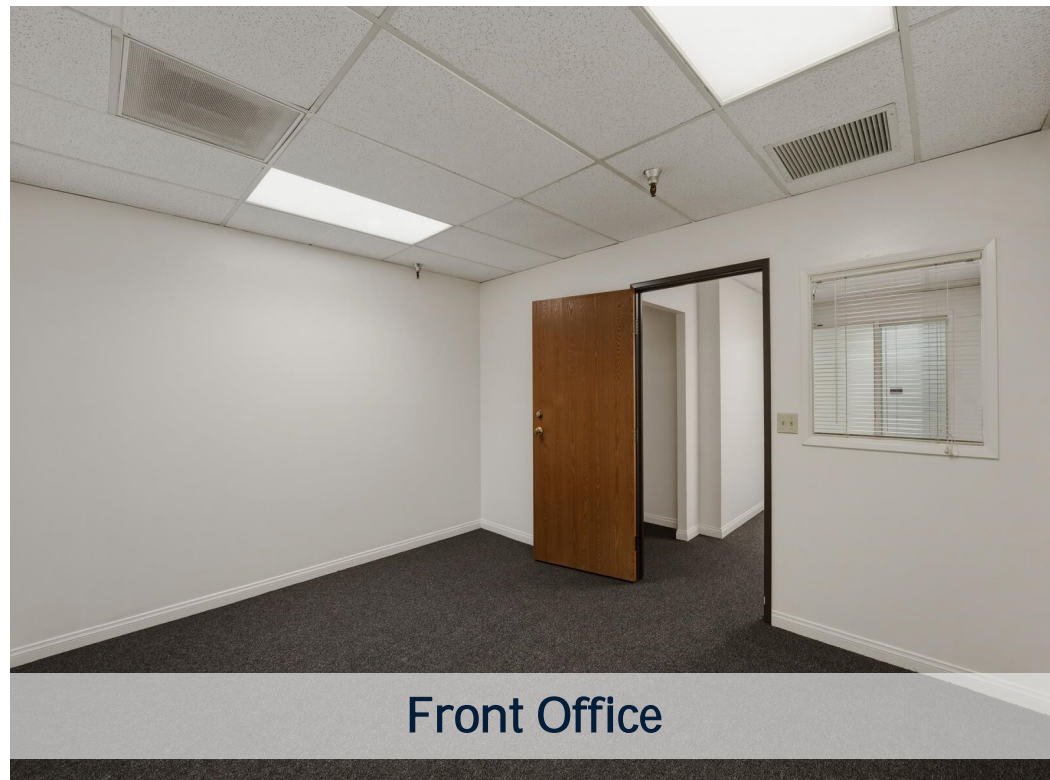
Back Office



Back Office with Outdoor View



View from Back Office to Front Office



Front Office

Top Floor County Square Office Condo

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Exclusively Marketed by:

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