

# 1595 WALTER ST | UNIT 1

*For Lease - 5,600 SF Industrial Unit*

VENTURA, CA 93003







## *Property Overview*

UNIT SIZE	5,600 SF
BONUS STORAGE	1,900 SF
YEAR BUILT	1984
ZONING	MPD
OFFICE	15%
ROLL UP DOORS	1 (10' x 10')
CLEAR HEIGHT	14'
SPRINKLERS	Yes
POWER	TBD
LEASE RATE	\$8,680/Mo MG

## *Property Highlights*

Renovated with High End Finishes

Street Frontage

Easy Access to HWY 101 & 126

Nearby Amenities

**\$8,680**

LEASE RATE / MO

# FLOOR PLAN



NOT TO SCALE.



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UNIT 1

WALTER ST

MARKET ST

AVAILABLE FOR LEASE

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**PACIFIC VIEW MALL**

- Target
- macy's
- TRADER JOE'S
- JCPenney
- CHASE
- california PIZZA KITCHEN
- GameStop
- ROSS DRESS FOR LESS
- 24 HOURS FITNESS
- SEPHORA
- Red Robin
- OLD NAVY

**PACIFIC HIGH SCHOOL**

**POINSETTIA PLAZA**

- verizon
- usbank
- Lowe's
- DEL TACO
- On the Border MATTRESS
- Budget
- SUPERCUTS
- HONEY BAKED Ham
- O'Reilly AUTO PARTS
- AVIS
- SAS
- Big Brand TIRE & SERVICE
- enterprise
- Target
- McDonald's

**VENTURA GATEWAY**

- SPROUTS FARMERS MARKET
- FIVE BELOW
- BARNES & NOBLE
- STONE ISLAND
- FAMOUS footwear
- Michaels
- GameStop
- SHARKY'S
- KOHL'S
- PETSMART
- THE VITAMIN SHOPPE
- Urbane Cafe

**POINSETTIA PLAZA**

- Mobil
- Starbucks
- 7 ELEVEN
- WESTERN UNION
- ExtraSpace Storage

**1595 WALTER ST**

**RIVIERA PLAZA**

- WinCo FOODS
- Starbucks
- BLACK ANGIO
- Waba
- DOLLAR TREE
- Chick-fil-A
- the Habit BURGER GRILL
- Arby's
- Durlington
- CHUCK & CHARLIE'S
- ups
- BLAZE PIZZA

**Other Businesses:**

- Chevron
- REGENCY THEATRES
- SEAWARD
- HAIR PERMANENTE
- FedEx Ground
- MADEWEST

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33

SANTA PAULA



118

radical

2



23

1



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*Exclusively leased by*

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