

# FOR SALE

# OFFICE BUILDING

# 31,050 SF

# REDUCED

1280 SOUTH VICTORIA AVENUE | VENTURA, CA

## PROPERTY HIGHLIGHTS



- Victoria Business Corridor Between the 126 and 101 Freeways
- Walking Distance to Amenities and County Government Center
- Leased Multi-Tenant Office Building
- Separate Electrical Meters
- Permitted for Individual Condos
- Covered Parking, 130 Spaces, Parking Ratio 3.5/1,000 SF
- Fully Functional Windows Throughout

EXCLUSIVELY LISTED BY:

### Steve Doll

Doll Real Estate Services  
805 701 5511 direct | [sdollres@outlook.com](mailto:sdollres@outlook.com)  
Cal DRE Lic #01013707

### Jane Donnellan

Doll Real Estate Services  
805 570 3006 direct | [jdonnellanres@outlook.com](mailto:jdonnellanres@outlook.com)  
Cal DRE Lic #02005301

## OFFERING SUMMARY

Sale Price:	\$6,500,000/\$209 PSF
NOI:	\$421,613.36
Building Size:	31,050 SF
Lot Size:	1.18 Acres

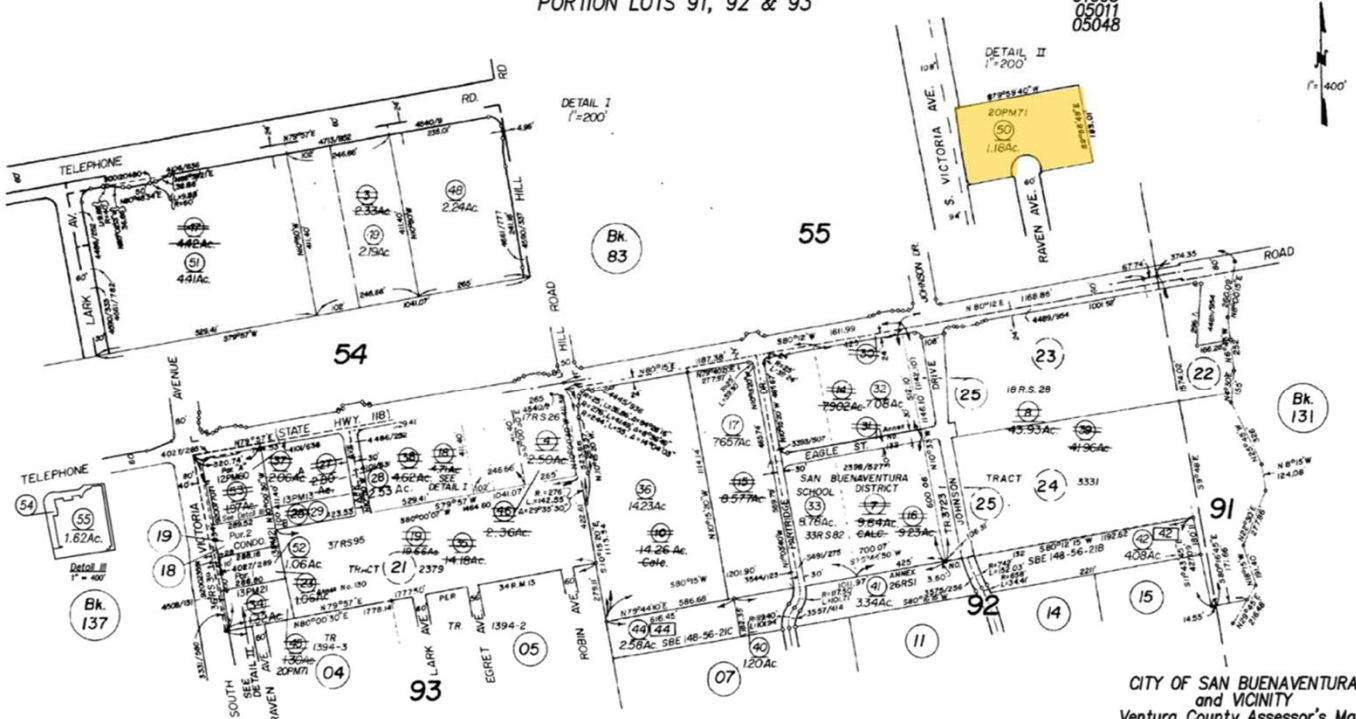


# SITE PLAN

RANCHO SANTA PAULA Y SATICOY  
PORTION LOTS 91, 92 & 93

Tax Rate Area  
91003  
05011  
05048

136-01



Parcel Map, P.M. Bk. 13, Pg. 21  
Parcel Map, P.M. Bk. 12, Pg. 60  
Rancho Santa Paula Y Saticoy, M.R. Bk.A, Pg.290

CITY OF SAN BUENAVENTURA  
and VICINITY  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.  
Assessor's Mineral Numbers Shown in Squares.

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.  
CHECK WITH COUNTY SUPERVISOR'S OFFICE OR  
PLANNING DIVISION TO VERIFY.

DRAWN	N.Z.	REVISED	7-11-2014
REDRAWN		CREATED	7-7-1964
INKED		PLOTTED/EFFECTIVE	65-66 ROLL
		PREVIOUS	Bk.134, Portion Pg.02
Compiled By Ventura County Assessor's Office			

Roll-Year	15-16	Bk. 136 - PG. 01	REVISION LOG	NEW
DATE	7/7/14	EXPLANATION	DESCRIPTION	RESUB A.P.N.(s)
		Code	136-2000-05	136-2000-05
		Drawn/Checked	136-2000-05	136-2000-05

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# FLOOR PLAN

## 1280 Victoria Building Floor Plan

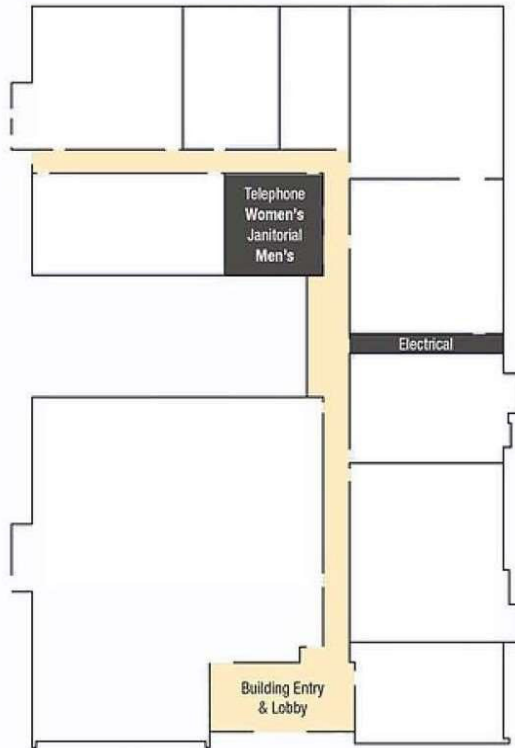
1280 S. Victoria Ave., Ventura, CA 93003

31,050 Sq. Ft. (41,975 ADT)

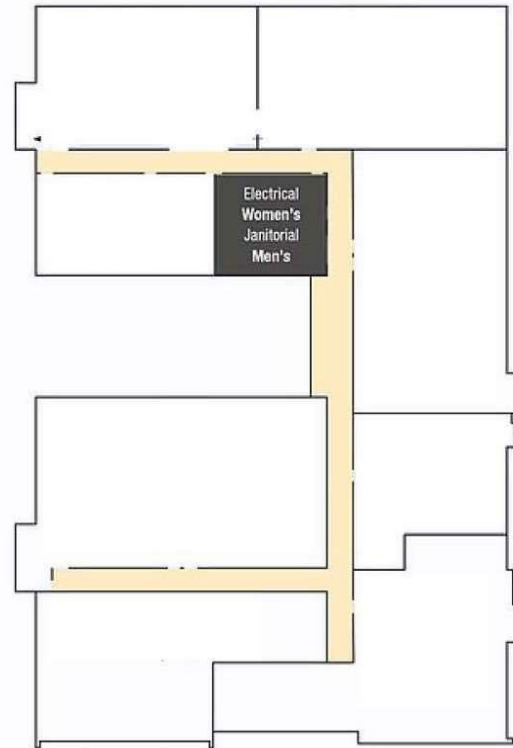
Available Space Updated June 29, 2020



**1280 VICTORIA**  
A Montalvo Center LLC Property



1st FLOOR



2nd FLOOR

**Access:** There is disability access at the front of the building. There are also two stairwells on each floor ... one in the building lobby and one at the rear. An elevator is located near the building front.

1280 VICTORIA BUILDING | BUILDING MANAGER | CARMEL MEARS | (805) 864-2668 | CARMEL@MCBAINMA.COM  
MONTALVO CENTER LLC | PRESIDENT | MIKE MCBAIN | (805) 432-4228 (C) | MIKE@MCBAINMA.COM



MONTALVO CENTER LLC

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1280victoria.com

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# LOCATION PLAN



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