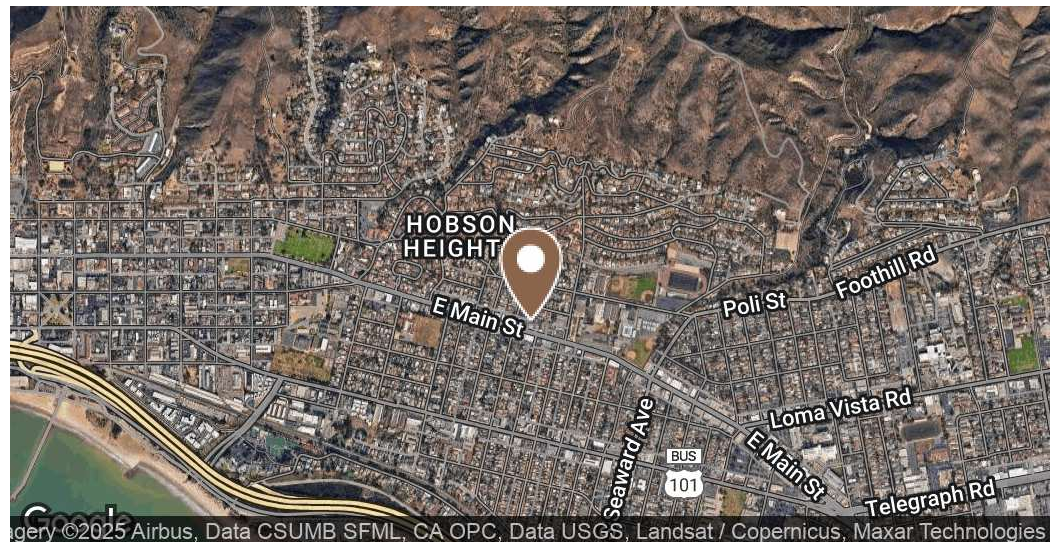




PROPERTY DESCRIPTION

Unique retail storefront with expansive windows facing Main Street. Includes two garages with roll-up doors and two restrooms, plus a detached rear storage/studio/office space with third restroom. Has 4 parking spaces.

LOCATION DESCRIPTION

Located in the heart of Midtown Ventura, with excellent exposure and signage opportunity.

CONTACT INFORMATION

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

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JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.45 SF/month (NNN)
NNN Estimate Value:	\$0.32 psf
Available SF:	4,322 SF
Building Size:	5,390 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,631	19,724	32,818
Total Population	8,387	49,503	83,630
Average HH Income	\$84,775	\$74,001	\$78,335



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