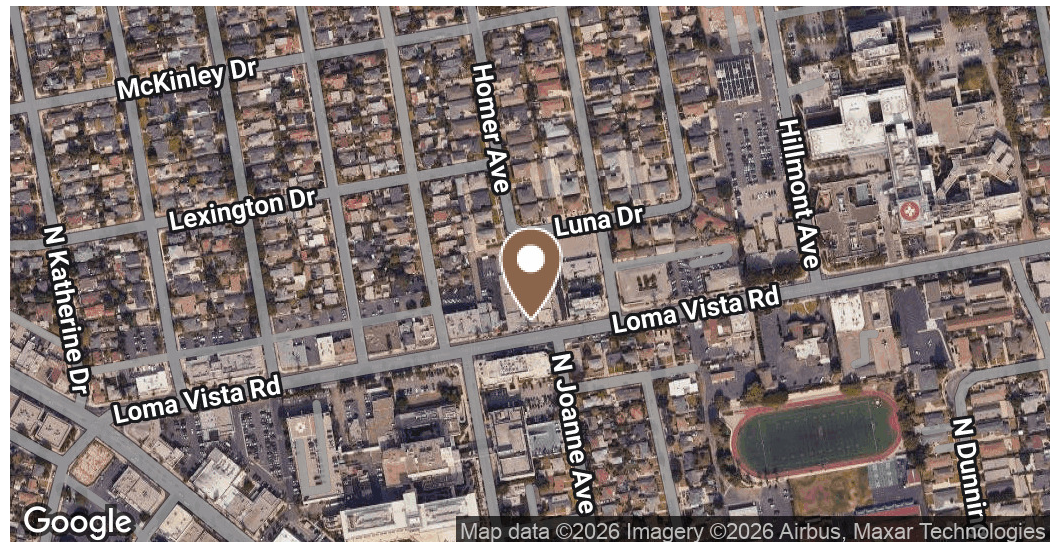




PROPERTY DESCRIPTION

Prime location medical office suite available for lease. High visibility on Loma Vista Road. Adjacent to parking lot.

LOCATION DESCRIPTION

Located in Ventura's hospital corridor, next to VCMC and CMH hospitals. Close proximity to Ventura College plus various medical, retail, restaurant and other amenities.

CONTACT INFORMATION

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

Jeffrey R. Becker | jbecker@beckergrp.com | 805.653.6794 ext. 201

Matthew Kingsley | mkingsley@beckergrp.com | 805.653.6794 ext. 214

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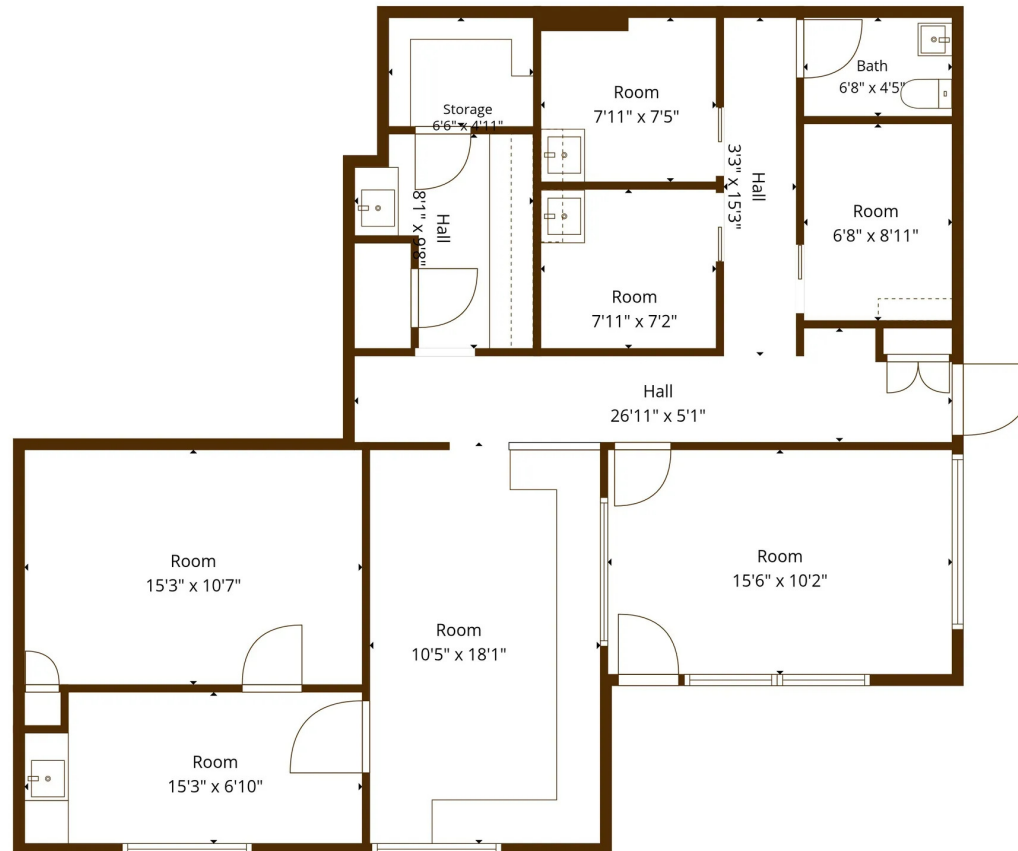
jbecker@beckergrp.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (MG)
Available SF:	1,330 SF
Lot Size:	12,494 Acres
Building Size:	5,292 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,356	40,480	116,177
Total Population	5,533	106,331	370,567
Average HH Income	\$79,165	\$82,133	\$76,972



TOTAL: 1178 sq. ft
 1st floor: 1178 sq. ft
 EXCLUDED AREAS: STORAGE: 38 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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