



### PROPERTY DESCRIPTION

Discover a prime retail/office opportunity. Boasting modern amenities and sleek design, the property offers an inviting space for businesses to thrive. The well-appointed 1st Floor Retail space is flooded with natural light, creating a comfortable and productive work environment.

### OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
NNN Estimate Value:	Estimated \$.21
Available SF:	942 SF
Building Size:	942 SF

### SPACES

175 S Ventura Ave 104A

### LEASE RATE

\$2.25 SF/month

### SPACE SIZE

942 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,029	4,091
Total Population	819	2,451	10,443
Average HH Income	\$89,409	\$86,570	\$80,156

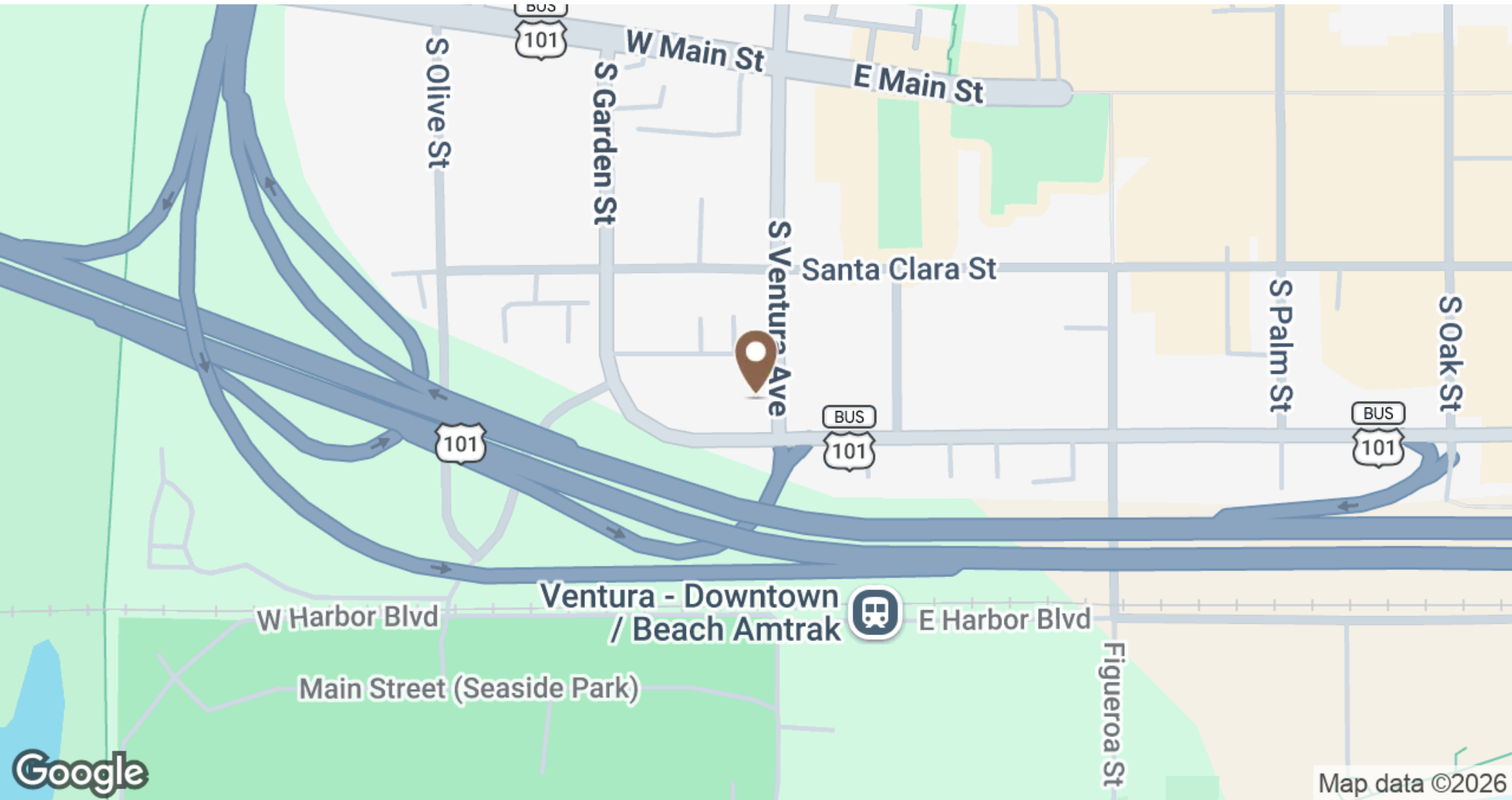
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CA DRE #01213236

# 175 S VENTURA AVE (THE WAV)



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