

# 1000 TOWN CENTER DRIVE

Best in Class



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## BEST-IN-CLASS QUALITY ASSET

- **The Premier Class A office building in West Ventura County**
- Freeway identity
- Energy Star award winning building
- Electrical vehicle parking
- Adjacent to The Collection
- Sophisticated lobby and common areas with marble and stone flooring
- Efficient floorplates
- Distinguished architectural design and image
- Frontier FiOS available at the building
- Convenient access to Ventura (101) freeway
- Over 4/1,000 USF parking ratio
- Excellent views
- Professional managed by The Johnston Group

## CURRENT AVAILABILITY

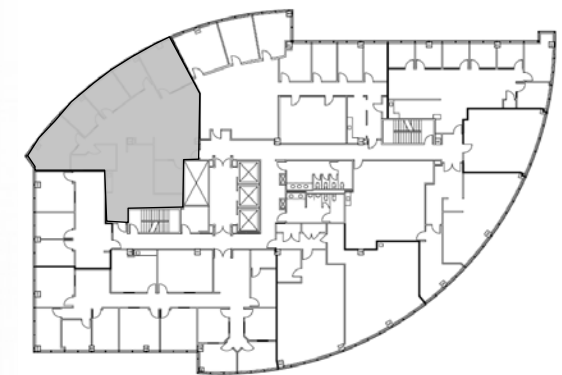
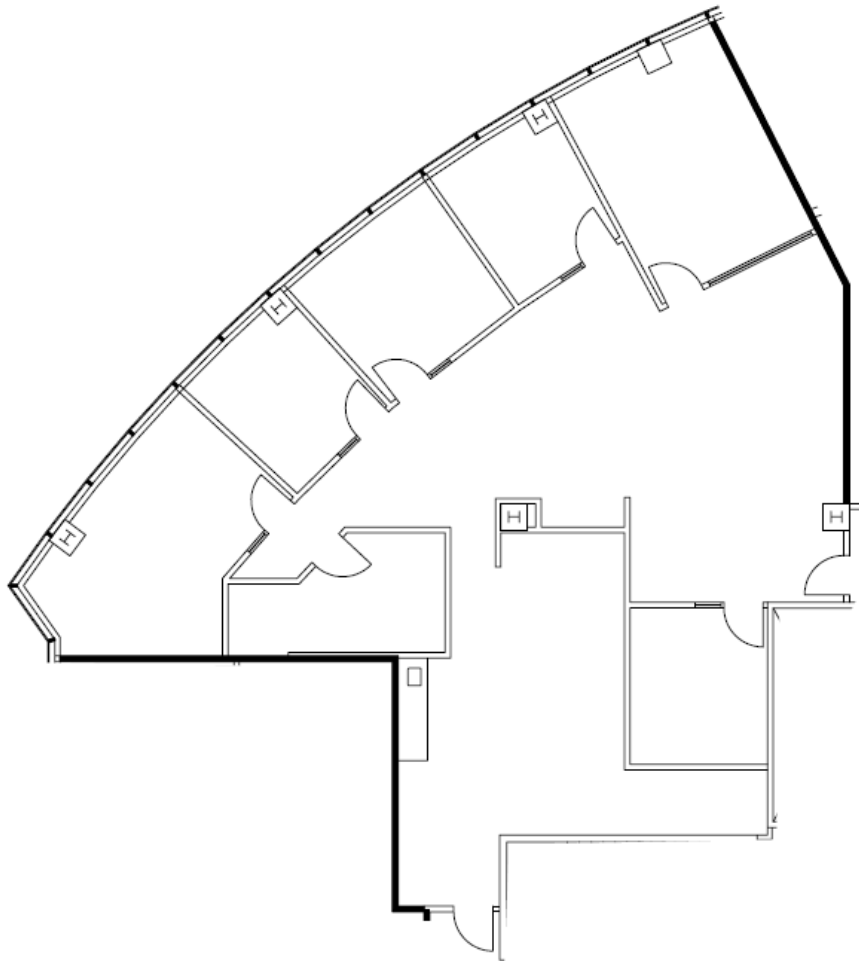
SUITE	SIZE	RATE	OCCUPANCY
#550	3,158 RSF	\$2.75	Vacant
#565	1,286 RSF	\$2.75	Vacant; Move in ready

- Lease Type: Full Service Gross
- OPEX: Base Year
- Term: 3 to 10 years
- Improvements: Negotiable



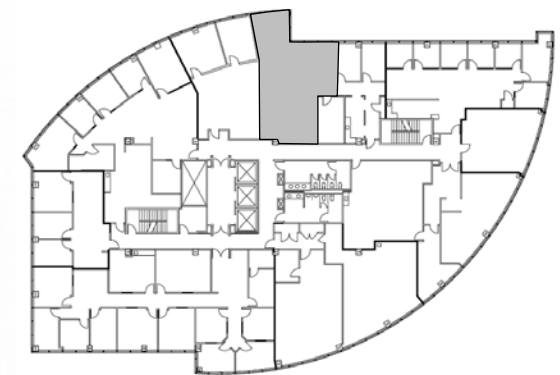
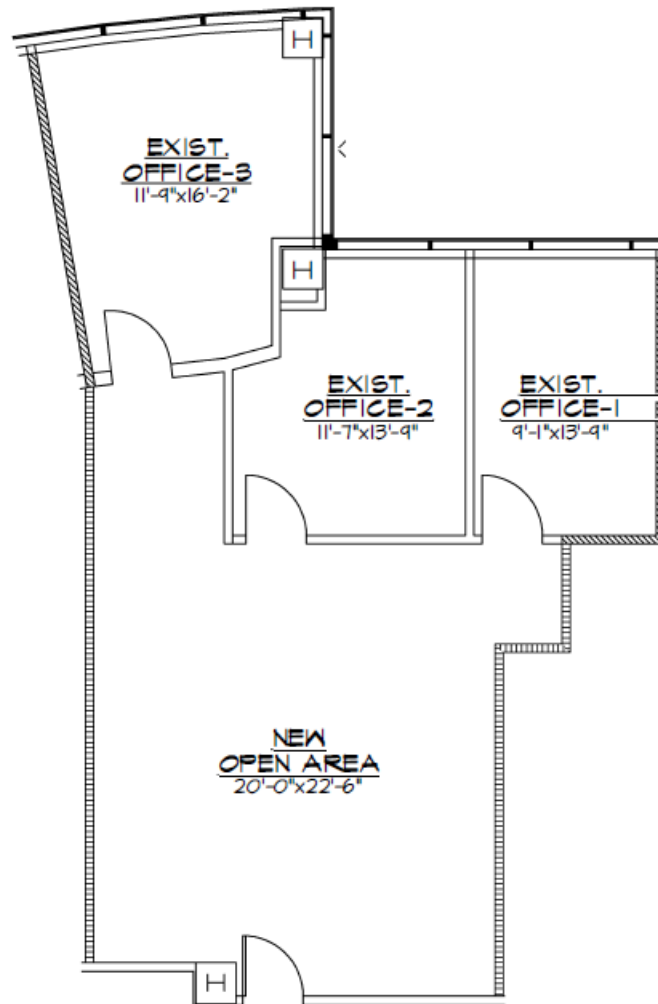
## FIFTH FLOOR

#550 = 3,158 RSF



## FIFTH FLOOR

#565 = 1,286 RSF



## ENERGY EFFICIENT

The owners of 1000 Town Center have taken many measures to ensure their building is an Energy Star award winning location. Its newest addition of EV parking continues to place them as one of the leaders in energy saving locations in the community of Oxnard. Tenants will benefit from the proactive transportation planning this building offers.



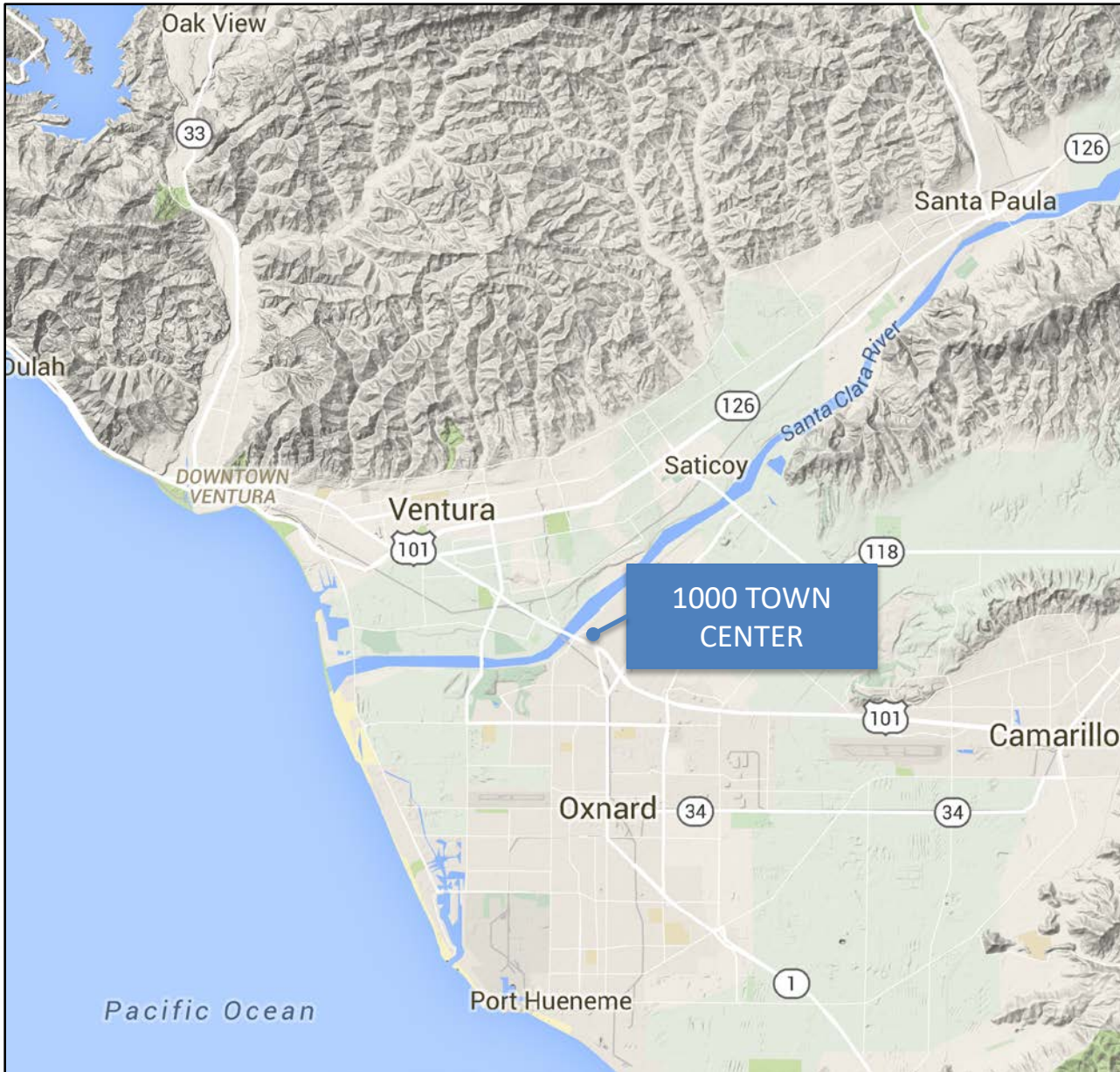


## OXNARD MARKET OVERVIEW

With over 20 miles of coastal beauty, Oxnard is a vibrant seaside community with an unmatched quality of life. Oxnard is geographically bounded by the city of Ventura to the north, Camarillo to the east, Port Hueneme to the south and the Pacific Ocean to the west. With an estimated population of over 197,000 people, Oxnard stands as the most populous city in Ventura County and is recognized as one of the most desirable places to live.

The gateway to the Channel Islands National Park, Oxnard has a variety of outdoor recreation and attraction venues available year round. More than 7 miles of public beaches, a thriving arts community, many events, festivals and other activities contribute to Oxnard's desirable quality of life and community spirit.





## VENTURA COUNTY OVERVIEW

Ventura County is located on California's coast, often referred to as the "Gold Coast", with a reputation of being one of the safest and most affluent counties in the United States. With an average household income close to \$98,000 (60% higher than the national average), Ventura County ranks as one of the 100 highest-income counties in the country and the sixth wealthiest county in California by per capita income.

Geographically, the county offers 42 miles of scenic coastline and provides access to a strong and abundant labor force within a current population of approximately 846,167 people and an unemployment rate of just 5.1% as of February 2016. The unemployment rate in Ventura County demonstrates the desire for both employers and employees to locate to this market.

Ventura County has a strong economic base that includes major industries such as biotechnology, financial services, agriculture, advanced technologies, oil production, government defense, and tourism. The county is home to two universities (CSU-Channel Islands and California Lutheran University), three community colleges (Oxnard, Ventura and Moorpark), multiple university extensions, institutes, and adult schools. The County provides a strong structure for workforce development.

*Ventura County has been a leader in job fulfillment adding over 100,000 jobs since 2013 and holding a 5.1% unemployment rate, one of the lowest unemployment rates out of all 58 counties in California as of February 2016.*



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