



PROPERTY DESCRIPTION

14,130sf free standing retail/automotive building available for long-term sublease. The site is part of the Pacific View Mall, with adjacent retailers including 24 Hour Fitness, Trader Joes, BevMo, Target, Chase Bank, Macy's, WoodRanch, Ross Dress for Less and Round 1 Bowling (coming soon). The building offers a premium build-out with five (5) lifts, warehouse and front of house retail. Heavy power (400amp, 3 phase). Excellent exposure with 239ft. facing Telegraph Rd. with approximately 17,000 daily car count (per CoStar). The site sits at the main entrance to the Pacific View Mall facing Telegraph Rd. There is potential for many retail uses beyond automotive. Parking ratio of 7.61/1,000sf (90 surface spaces). The Pacific View Mall sits at the intersection of the 101 Freeway and 126 Highway providing excellent access. Lease Expiration Date: April 2032

CONTACT INFORMATION

To find out more, or setup a tour, please contact:
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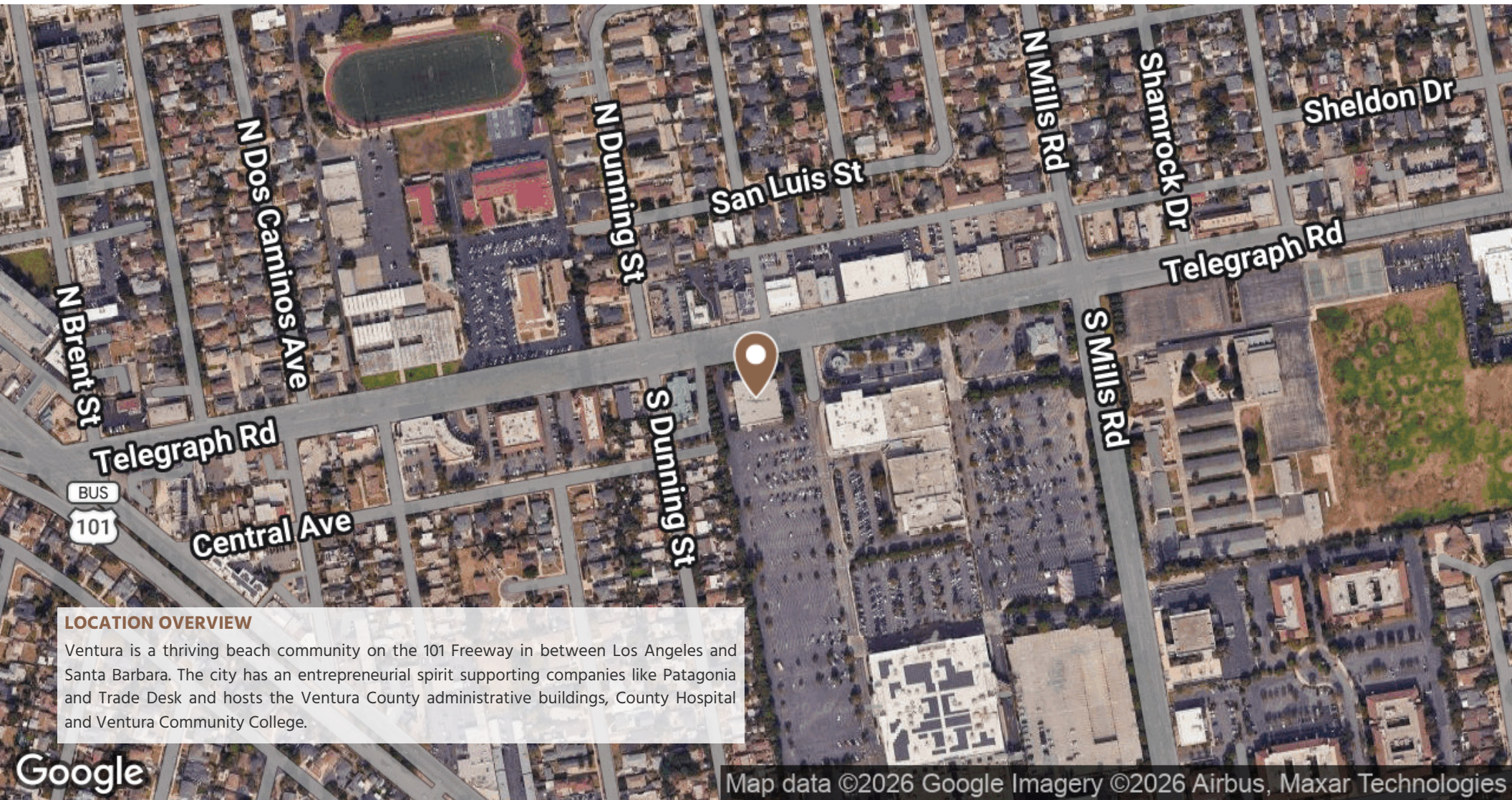
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CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$18,840 per month (NNN)
NNN Estimate Value:	\$4,832
Available SF:	14,130 SF
Lot Size:	17,476 SF
Building Size:	14,130 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	335	1,573	5,433
Total Population	839	3,887	13,739
Average HH Income	\$115,756	\$140,186	\$145,430



LOCATION OVERVIEW

Ventura is a thriving beach community on the 101 Freeway in between Los Angeles and Santa Barbara. The city has an entrepreneurial spirit supporting companies like Patagonia and Trade Desk and hosts the Ventura County administrative buildings, County Hospital and Ventura Community College.

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