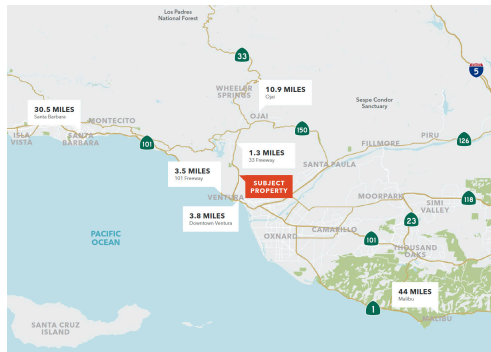


Rare opportunity to acquire an established billboard lease with stable, passive income

4501 Ventura Ave,
Ventura, CA 93001

\$695,000



- \$46,924.60 in annual rental income
- Scheduled annual rent increases provide built in income growth
- Current 10 year lease term in place through September 1, 2032
- Includes 10 year renewal options
- Landlord termination rights
- Excellent visibility from the Ojai Freeway (Highway 33) and Ventura Av
- Located along a highly traveled corridor with strong traffic exposure

Vanessa Y

optgropuaz@gmail.com

602-770-4964