

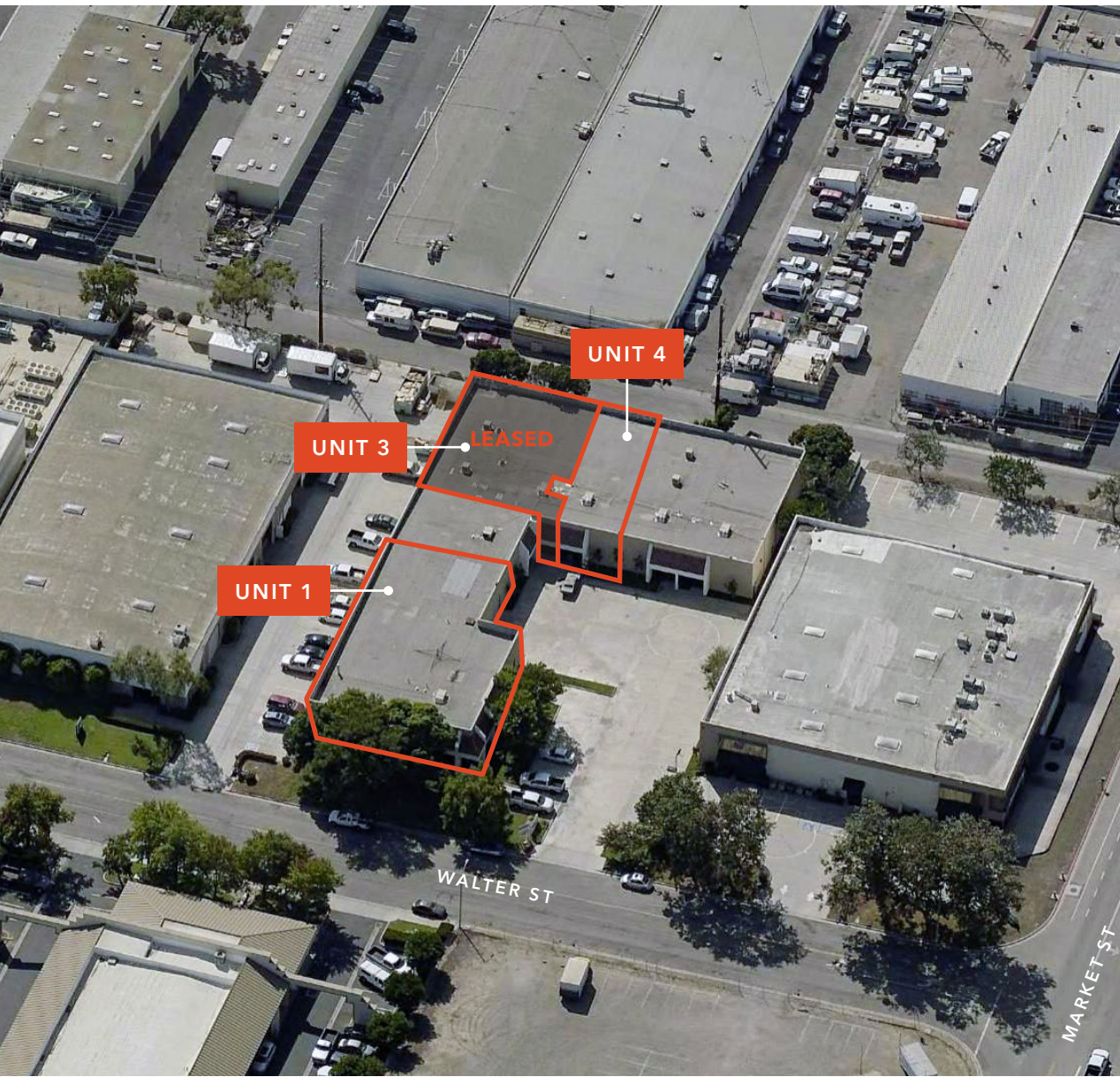


MAJOR PRICE REDUCTION

1595 WALTER ST
UNITS 1 & 4

*2 Individual Industrial
Units with Roll Up Doors*

VENTURA, CA 93003



Property Overview

UNIT SIZES

UNIT 1	5,600 SF + 1,900 SF Bonus Storage
UNIT 3	LEASED
UNIT 4	2,730 SF
LOT SIZE	1.01 AC
YEAR BUILT	1984
ZONING	MPD (Ventura)
PARKING	37 Total
ROLL UP DOORS	1 (10' x 10') per unit
CLEAR HEIGHT	14'
SPRINKLERS	Wet
POWER	480v 3 Phase (400 amps to building)

Property Highlights

Private Entrances

Highly Flexible Office Spaces

101 Freeway Accessibility

Commercial-Business Area

Nearby Amenities

Unit 1 Overview

UNIT SIZE	5,600 SF
BONUS STORAGE	1,900 SF
ZONING	MPD
OFFICE	15%
ROLL UP DOORS	1 (10' x 10')
CLEAR HEIGHT	14'
SPRINKLERS	Yes
POWER	200 amps 240/120 v 3 Phase
LEASE RATE	\$6,440/Mo/IG
LEASE RATE/SF	\$1.15 IG

Property Highlights

- Street Visible Front Unit
- Recently Renovated
- Minimal Office
- Bonus Mezzanine Storage





FLOOR PLAN



NOT TO SCALE.

Unit 4 Overview

UNIT SIZE	2,730 SF
ZONING	MPD
OFFICE	39%
ROLL UP DOORS	1 (10' x 10')
CLEAR HEIGHT	14'
SPRINKLERS	Yes
POWER	200 amps 240/120 v 3 Phase
LEASE RATE/SF	\$1.15 /IG
LEASE RATE/MO	\$3,140 IG

Unit Highlights

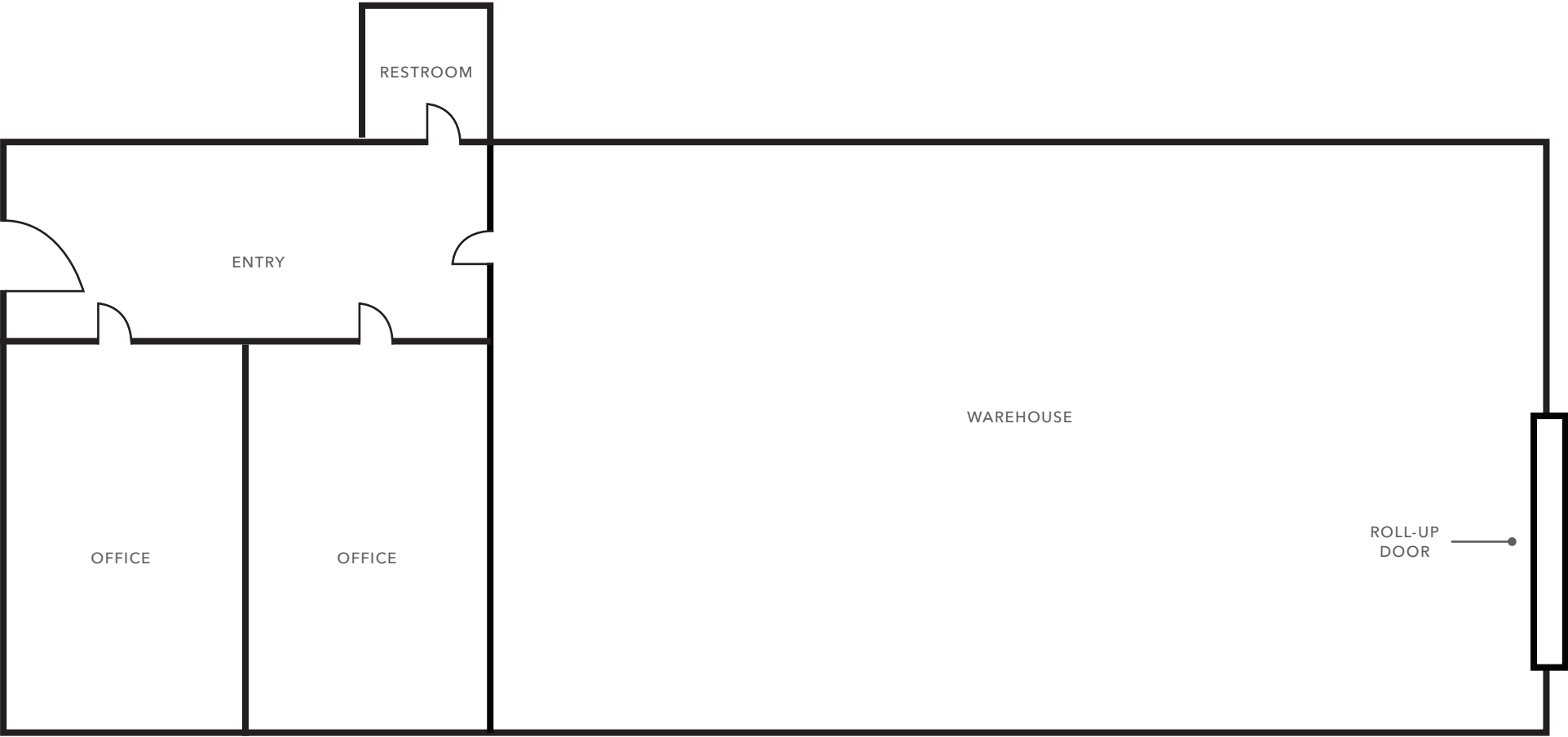
Recently Renovated

Available Now

Gated Loading



FLOOR PLAN







1595 WALTER ST

CALLENS RD

MARKET ST

WALTER ST

UNIT 4

UNIT 3

UNIT 1



AVAILABLE FOR LEASE

KIDDER MATHEWS | CROCKERMCKEAN.COM

1595 WALTER ST

E MAIN ST

verizon

PACIFIC HIGH SCHOOL

usbank

Lowe's

BIG BRAND
TIRE & SERVICE

enterprise

POINSETTIA PLAZA

DEL TACO	Ortho MATTRESS	Budget	SUPERCUTS
HONEY BAKED Ham	O'Reilly AUTO PARTS	AVIS	SAS

Target

McDonald's

VENTURA GATEWAY

SPROUTS FARMERS MARKET	FIVE BELOW	BARNES & NOBLE	STONE FIRE
FAMOUS footwear	Michaels	GameStop	SHARKY'S
KOHL'S	PETSMART	THE VITAMIN SHOPPE	Urbane Cafe

PACIFIC VIEW MALL

Target	macy's	TRADER JOE'S	JCPenney
CHASE	california PIZZA KITCHEN	GameStop	ROSS DRESS FOR LESS
24 HOURS FITNESS	SEPHORA	Red Robin	OLD NAVY

Mobil

Starbucks

7 ELEVEN

WESTERN UNION

ExtraSpace Storage

1595 WALTER ST

Chevron

MADEWEST

REGENCY THEATRES

SEAWARD

KAISER PERMANENTE

POINSETTIA PLAZA

COFFEE BEAN TEA LEAF	Office DEPOT	ALDI	SALLY BEAUTY
petco	LAMPS PLUS	ROSS DRESS FOR LESS	MATTRESS FIRM
Orangetheory FITNESS	SHERWIN-WILLIAMS	Lakeshore LEARNING STORE	FedEx

RIVIERA PLAZA

WinCo FOODS	Starbucks	BLACK ANGUS	WaBa
DOLLAR TREE	Chick-fil-A	the Habit BURGER GRILL	Arby's
Durlington	CHUCKY CHEESE'S	ups	BLAZE PIZZA

MARKET ST

MCGRATH ST

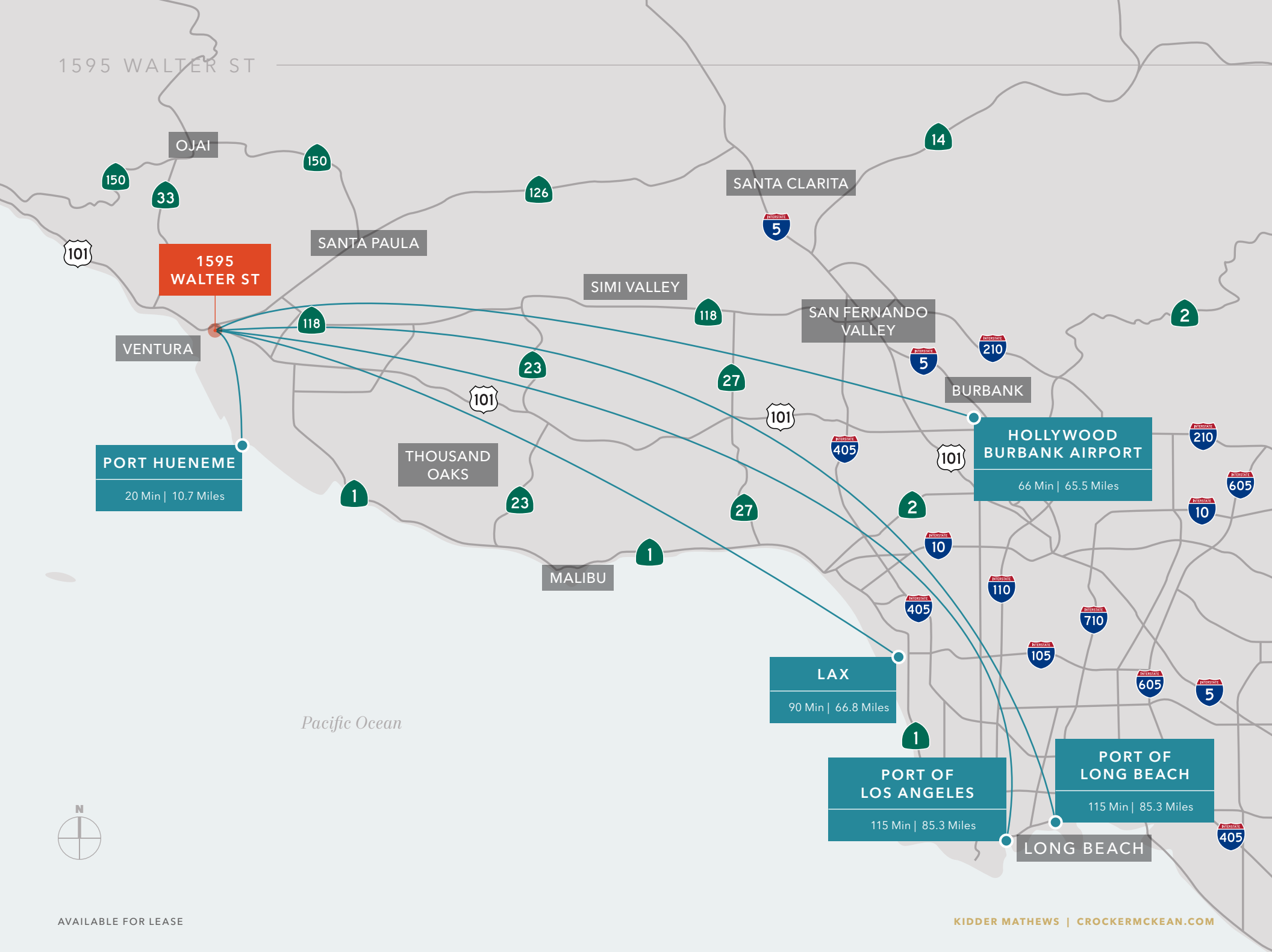
PALMA DR

TOFA TOFA

FedEx Ground

AVAILABLE FOR LEASE

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