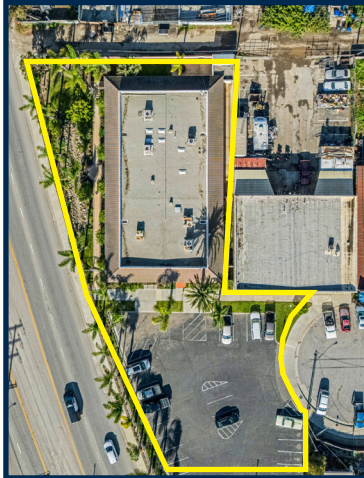


# PROFESSIONAL OFFICE FOR SALE

## VENTURA, CA



11011 AZAHAR ST, VENTURA, CA 93004



### INVESTMENT DETAILS

Price	\$2,250,000	Power	600amps 3p 4w
Gross SF	10,032 SF	Restrooms	5 (1 Shower)
Gross Price Per SF	\$225.00	Divisible	Yes, 2-units
Rentable SF	7,680 SF	Lot Size	35,718 SF   0.82 AC
Rentable Price Per SF	\$292.97	Parking	36 Spaces   4.70/1,000 SF
Year Built	1984	Zoning	TC Commercial



**GARY COHEN**  
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 818.804.1227 cell  
 Gary.Cohen@marcusmillichap.com  
 License: CA 00988655



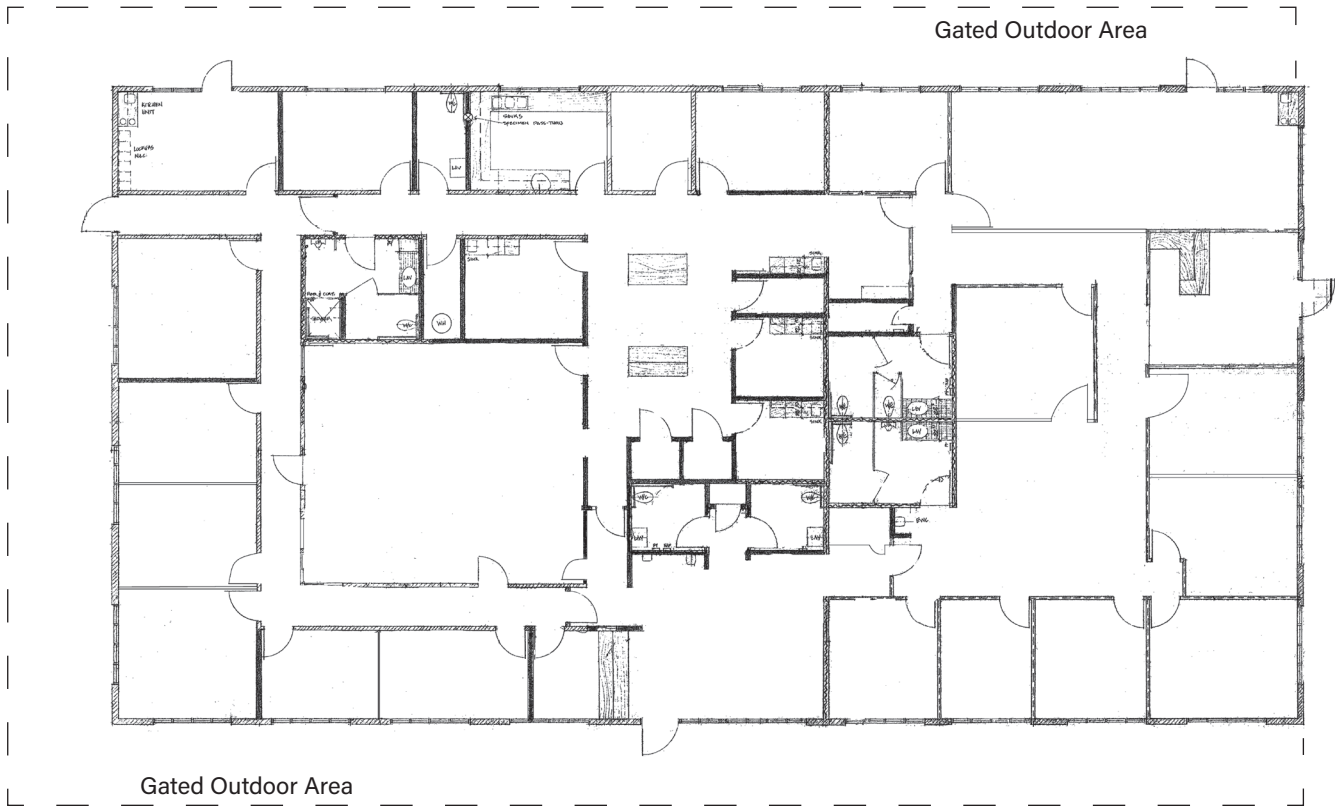
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# 11011 AZAHAR ST, VENTURA, CA

## PROFESSIONAL OFFICE BUILDING



\*Floor plan for reference purposes only. Buyer to verify all details.



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*Contact Gary Cohen  
 Today to Schedule a Tour!*

**Marcus & Millichap**

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