






AVAILABLE PROPERTIES

DOWNTOWN WORKS






UNIQUE RETAIL • OFFICE SPACE

VENTURA, CA




RETAIL SPACE AVAILABLE FOR LEASE as of 06/07/2013

	Address	Square Feet	Price/Parking	Contact
	21 South California Street	4,940 1st Floor 683 Mezzanine	\$2.75 FSG	Lee & Associates David Kim: 805-626-1264
	89 South California Street	6,639	\$2.25 NNN Contact broker about parking	CBRE William Clark: 805-465-1609 John La Spada: 805-465-1642
	230 East Main Street	5,000	For rent and sale Contact broker for details Parking behind building	ACCORP INC. 800-900-1007
	374 East Main Street	5,417	\$6500 per month modified gross. or \$1.20 per sf.	Jeffrey Crocker: 805-653-5147
	391 East Main Street	4,000	\$1.00/sq. ft. NNN Contact broker about parking	Lee & Associates Paul Capra: 805-626-1264



RETAIL SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	401 East Main Street	2,150	\$2.75 NNN	Becker Group Jeffrey Becker: 805-653-6794
	418 East Main Street	3,250	\$1.60 Gross	Westridge Management Cordain Levitt (805) 981-1361
	427 East Main Street Zander Building	Contact Broker	Contact Broker	Broker: 805-658-2531
	455 East Main Street	Contact Broker	Contact Broker	Becker Group Jeffrey Becker: 805-653-6794
	20 North Oak Street	6,831	\$1.15 NNN Public Parking	Real Investments Michael Hernandez: 805-985-1000
	27 South Oak Street	2,000	\$1.50 NNN Public Parking	Becker Group Jeffrey Becker: 805-653-6794







RETAIL SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	51 South Oak Street	3,800 Divisible	Contact Broker	Tag Gilbert: 805-657-6363
	57/61 South Oak Street	2,250	\$1 NNN Public Parking	Ventura Realty Company Travis W Campbell: 805-648-5670
	34 North Palm	Contact Broker	Contact Broker	Fitzgerald Hartley Sunshine: 805-641-6441

OFFICE SPACE AVAILABLE FOR LEASE

	Address	Square Feet	Price/Parking	Contact
	60 California Street	4,738 Divisible	\$2.75 sf/month MG Public lot behind reserved for a fee	Lee & Associates David Kim: 805-626-1234
	101 South California Street	Office Inside Building	\$750 a month Utilities included Use of kitchen and meeting room	Michele Gilmour: 805-648-2075
	93 South Chestnut Street 2nd Floor Executive Suites	5,700 Divisible Up to 13 Office Suites, 100 sq ft -1,000 sq ft	\$3.75 FSG Private parking (approximately 20 stalls) Public Parking Structure	Becker Group Alex Olsen: 805-653-6794
	199 Figueroa Street	Contact Broker for Office Dimensions	Lot behind building	Fausset Neely, Inc. 805-643-9358 x 12
	196 Fir Street	10,000 Divisible to 2,000	\$1.75 MG Parking available contact broker	CBRE John La Spada Doug Shaw: 805-465-1600
	56 East Main Street	615-4200	\$1.50-\$1.65 Per Sq Ft	Joel: 805-652-1218


OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	377 Main Street 2nd Level Office	1,763	\$1.85 MG	Illi: 818-501-2212
	434 Main Street 2nd Level Office	1,427	\$1.25 NNN	Becker Group Jeffrey Becker: 805-653-6794
	468 East Main Street	Contact Broker	Contact Broker	Ventura Realty Co. Travis Campbell: 805-648-5670 Contact for all information
	476 East Main Street 2nd Floor	2,110	\$1.50 NNN	Becker Group Jeffrey Becker: 805-653-6794
	532 Main Street 2nd Level Office	1,400	\$1.50 NNN	Becker Group Jeffrey Becker/James Gloyd: 805-653-6794
	620 East Main Street 2nd Floor	6,000	Contact Broker Public Parking	Central Property Services Tag Gilbert: 805-657-6363

OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	739 East Main Street *Currently being Renovated*	506-882	\$1.35 Parking -Private lot 16 + 1 Handicap	Currently off market until renovations are complete.
	73 Palm Street	Office Space Contact Broker	From \$475/month Parking lot on premises	OFI Property Karla Reed: 805-641-3303
	374 Poli Street	900-1,751	\$1.90 MG- \$2.10 FSG Parking lot on premises	Lee & Associates David Kim: 805-626-1234
	474 East Santa Clara Street	950	Monthly Rent - \$1135 Parking on site	Contact: Ellen Pasternack: 805-648-3146
	436 Poli St 2b & 2D	2b: 1,700 2d: 1,218	\$1.40 /SF/Month NNN 60 Month Lease 2 Parking Spaces	Tag Gilbert: 805-657-6363
	701 East Santa Clara Street	220.99-583.98	1, 6 or 12 Month Terms Starting \$500 /Virtual Offices /Starting \$50 parking behind	Ventura Executive Suites Building Manager: 805-653-2381

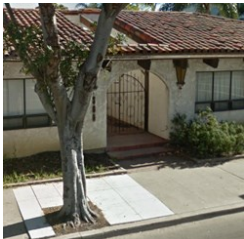
OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	790 East Santa Clara Street	100-1600	\$500 Monthly Parking On Site	Ventura OFI Property Karla Reed: 805-320-0113

PROPERTIES AVAILABLE FOR SALE

	Address	Square Feet	Price/Parking	Contact
	128-144 South California Street	(2) Buildings 1,350 1,400	\$1,295,000	Becker Group Jeffrey Becker: 805-653-6794
	230 East Main Street	5,000	\$1,650,000	ACCORP INC. 800-900-1007
	297 East Main Street	9,000	\$2,795,000. For Sale Reduced Price	Real Investments Michael Hernandez: 805-985-1000
	324-328 East Main Street	6,300	\$1,750,000 For Sale Reduced Price	Real Investments Michael Hernandez: 805-985-1000
	532 East Main Street	10,200	\$3,000,000 For Sale 2 Fee-Owned spaces and 1 ADA space	Becker Group Jeffrey Becker: 805-653-6794

PROPERTIES AVAILABLE FOR SALE

	Address	Square Feet	Price/Parking	Contact
	300 East Santa Clara Street	Contact Owner	Contact Owner	For sale by owner: 424-704-1010

CONTACT