







AVAILABLE PROPERTIES

DOWNTOWN WORKS

UNIQUE RETAIL • OFFICE SPACE
VENTURA, CA







RETAIL SPACE AVAILABLE FOR LEASE as of 9/30/2011

	Address	Square Feet	Price/Parking	Contact
	230 East Main Street	5,000	\$1.75 Gross Lease Public lot in rear	Epstein & Associates David Morgan: 805-684-7767 ext:104
	294 East Main Street	1,536	\$2.00 NNN Public Lot	Real Investments Michael Hernandez: 805-985-1000
	374 East Main Street	5,417	Negotiable	Jeffrey Crocker 805-653-5147
	378 East Main Street storefront and the interior being renovated	2,000	\$1.95 G No Parking Included	Becker Group Alex Olsen: 805-653-6794 ext:213
	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
 <p>427 East Main Street Zander Building</p>	Contact Broker	Contact Broker	805-658-2531
 <p>540 East Main Street</p>	2,932 Sq. Ft.	\$2.25 p.s.f. MG Public 4-Story Parking Structure in Rear of Store	Becker Group Alex Olsen: 805-653-6794 ext:213
 <p>451 East Main Street</p>	852	\$24 SF/YR	Becker Group Jeffrey Becker: 805-653-6794
 <p>454 East Main Street</p>	Contact Broker	Contact Broker	Oaktree Property Tag Gilbert 805-653-7711 Contact for all information
 <p>576 East Main Street</p>	2,000	\$2.35 NNN Public Parking	Becker Group Jeffrey Becker: 805-653-6794
 <p>607 East Main Street</p>	800	\$2.50 NNN Shared Parking Includ- ed	Epstein & Associates Phillip Kyle 805-684-7767 ext: 101

RETAIL SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	739 East Main Street	179-1,160	\$.50-\$.1.45 MG Private lot - 16 Handicap -1	CORE Commercial Angela Carroll: 805-856-3440
	21 South California Street	683-4,940	\$2.75 FSG/\$2.50NNN Public Parking	Lee & Associates Paul Capra: 805-626-1264
	60 South California Street	4,612 Divisible	Contact for lease Public lot behind, Reserved spaces for a fee	Hagelis Group Linda Hagelis: 805-654-9300
	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
	204 East Thompson Boulevard	1,410	\$2.00 psf NNN Parking on site	Becker Group Jeffrey Becker: 805-653-6794
	585 East Thompson Boulevard	4,524	\$13.20 SF/YR 10 parking spots	Daum Commercial George Eales 805-384-8820 Ken Evans 805-384-8880

RETAIL SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	20 North Oak Street	6,831	\$1.15 NNN Public Parking	Real Investments Michael Hernandez: 805-985-1000
	51 Oak Street	Contact Broker	Contact Broker	Oaktree Property Tag Gilbert 805-653-7711 Contact for all information
	57 Oak Street	2,250	Public Parking	Ventura Realty Company Travis W Campbell: 805-320-1692









OFFICE SPACE AVAILABLE FOR LEASE

	Address	Square Feet	Price/Parking	Contact
	21 South California Street	262-510	\$2.10 FSG-\$2.16 FSG Contact broker about parking	Lee & Associates David Kim: 805-626-1234
	60 California Street	Divisible	\$2.50 Gross Public lot behind reserved for a fee	DAUM Commercial Real Estate Services Shaun Bieniek: 805-384-8885
	196 Fir Street	10,000 Divisible to 2,000	\$1.75 MG Parking available contact broker	CBRE John La Spada: 805-465-1642
	16 North Oak Street	2,750	\$1.75 NNN No parking included	Becker Group Jeffrey Becker: 805-653-6794
	31 North Oak Street	4—15' by 15' individual offices for executive lease	Between \$700-\$1000 Parking for front house and back duplex	Coldwell Banker Tony Giordano: 805-653-6794
	377 Main Street 2nd Level Office	1,763	\$1.85 MG	Lee & Associates Paul Capra: 805-626-1264

OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

Address	Square Feet	Price/Parking	Contact	
	461 East Main Street	255	\$25.88 SF/Year Contact broker for parking	Becker Group Jeffrey Becker: 805-653-6794
	468 East Main Street	Contact Broker	Contact Broker	Oaktree Property Tag Gilbert 805-653-7711 Contact for all information
	476 East Main Street	2,110	\$1.50 NNN Contact broker for parking	Becker Group Jeffrey Becker: 805-653-6794
	620 East Main Street	6,000	\$5,900 G Public Parking	Century 21 Butler Realty, Inc. Donna De Libro: 805-563-2121 Andy Adler 805-722-2640
	739 East Main Street	506-882	\$1.35 Parking -Private lot 16 + 1 Handicap	CORE Commercial Angela Carroll: 805-856-3440
	200 East Santa Clara Street	747	\$1.85 FSG Parking on site	Becker Group Jeffrey Becker: 805-653-6794

OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	625 East Santa Clara Street	2,200-11,900	\$1.75 NNN Parking on site	Becker Group Jeffrey Becker: 805-653-6794
	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
	790 East Santa Clara Street	100-1600	\$500 Monthly Parking On Site	Ventura OFI Property Karla Reed: 805-320-0113
	83 South Palm Street	200	\$350 Monthly \$35 Monthly Utilities Parking On Site	Ventura OFI Property Karla Reed: 805-320-0113
	374 Poli Street	900-1,751	\$1.90 MG- \$2.10 FSG Parking lot on premises	Lee & Associates David Kim: 805-626-1234
	73 North Palm Street	2,760	\$900,000 7 Parking Spots and Lot	Real Investments Michael Hernandez: 805-985-1000



93 Chestnut Street

13,354

\$3,500,000
For Sale
Contact broker for parking

CBRE William Clark:
805-465-1609
John La Spada
805-465-1642

PROPERTIES AVAILABLE FOR SALE

Address

Square Feet

Price/Parking

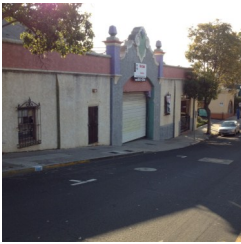
Contact



87 North Chestnut Street 3,175

\$825,000
For Sale
Contact broker for parking

NAI Capital Commercial
Steve Doll:
805- 278-1400



42 North Chestnut Street 12,500

\$1,650,000
For Sale
Contact broker for parking

Becker Group
Jeffrey Becker:
805-653-6794



532 East Main Street 10,200

\$3,100,000
For Sale
2 Fee-Owned spaces
and 1 ADA space

Becker Group
Jeffrey Becker:
805-653-6794

DOWNTOWN



VENTURA
ORGANIZATION

CONTACT

DOWNTOWN VENTURA PARTNERS/ORGANIZATION
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