






AVAILABLE PROPERTIES

DOWNTOWN WORKS





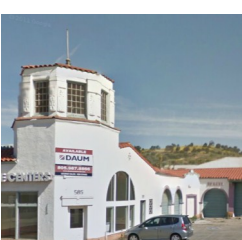
UNIQUE RETAIL • OFFICE SPACE

VENTURA, CA

RETAIL SPACE AVAILABLE FOR LEASE as of 12/20/2012

Address	Square Feet	Price/Parking	Contact	
	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	\$1.50 Gross Lease Public lot in rear For Sale as well	Becker Group Jim Gloyd (805) 653-6794
	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
	427 East Main Street Zander Building	Contact Broker	Contact Broker	805-658-2531




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	3,800 Divisible	Contact Broker	Tag Gilbert 805-657-6363
	56 Oak Street	Approx. 1000	\$1.25 per sq. ft. Commercial lease	Smith-Hobson 805-648-3363
	57/61 Oak Street	2,250	\$1 NNN Public Parking	Ventura Realty Company Travis W Campbell: 805-648-5670
	585 East Thompson Boulevard	4,524	\$13.20 SF/YR 10 parking spots	Lee & Associates Paul Capra: 805-626-1200

OFFICE SPACE AVAILABLE FOR LEASE

	Address	Square Feet	Price/Parking	Contact
	60 California Street	4,684 Divisible	\$2.85 sf/month NNN Public lot behind reserved for a fee	CBRE John LaSpada Scott Siegel: 805-456-1600
	101 South California Street	Office Inside Building	\$750 a month Utilities included Use of kitchen and meeting room	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



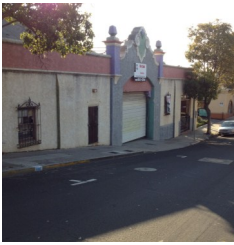



OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	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
	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	\$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 *Currently being Renovated*	506-882	\$1.35 Parking -Private lot 16 + 1 Handicap	Currently off market until renovations are complete.


OFFICE SPACE AVAILABLE FOR LEASE (Cont.)

	Address	Square Feet	Price/Parking	Contact
	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	2,200	Parking on site	Contact: ep@venturamusicfestival.org
	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

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
	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	\$1,500,000 For Sale Contact broker for parking	Becker Group Alex Olsen: 805-653-6794
	230 East Main Street 5,000	\$1,650,000	Becker Group Jim Gloyd (805) 653-6794
	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

PROPERTIES AVAILABLE FOR SALE

Address	Square Feet	Price/Parking	Contact	
	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



CONTACT

DOWNTOWN VENTURA PARTNERS/ORGANIZATION
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