

**RUN YOUR BUSINESS MINUTES FROM THE BEACH!**

**4601 Telephone Rd & 4245 Market Street**  
**VENTURA, CALIFORNIA**



**CENTRAL  
COAST  
PROPERTIES**

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# Now Available for Lease



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# Telemark Business Center

4601 Telephone Rd & 4245 Market St

## Units Available: 4601 Telephone Rd.

<u>Suite</u>	<u>Sq. Ft.</u>	<u>Type</u>	<u>Rent</u>
104/105	2,580 sq. ft.	Office	\$4,342/mo (\$1.80 psf) + CAM
114	1,296 sq. ft.	Office	\$2,204/mo (\$1.70 psf) MG

## Features & Highlights:

- Some retail allowed by City
- Spaces available from 1,242 sq. ft. to 3,546 sq. ft.
- Flex Space Zoned MPD with Flexible Uses.
- All units ground floor, most facing major streets
- Tenant Improvement allowance available.
- High visibility location at the intersection of Telephone Road and Market Street with extremely desirable frontage and access on three major streets.
- Individual signage providing a highly visible identity for your business.
- Versatile suites allowing storefront, office, industrial and commercial space with extensive glass treatments.
- Ample parking throughout.
- Excellent access to the 101 Ventura Freeway and 126 Santa Paula Freeway.
- Near the County Government Center and next door to the County Government Annex.
- Convenient to major shopping centers, including Telephone Road Plaza, Poinsettia Center, Target Center, Firehouse Plaza and Buenaventura Mall.

## Traffic Count:

Approx 24,000 at Telephone Road and Market Street

## Demographics:

Estimated Population (2013)

Estimated Average House Income (2013)

## 3 Mile Radius

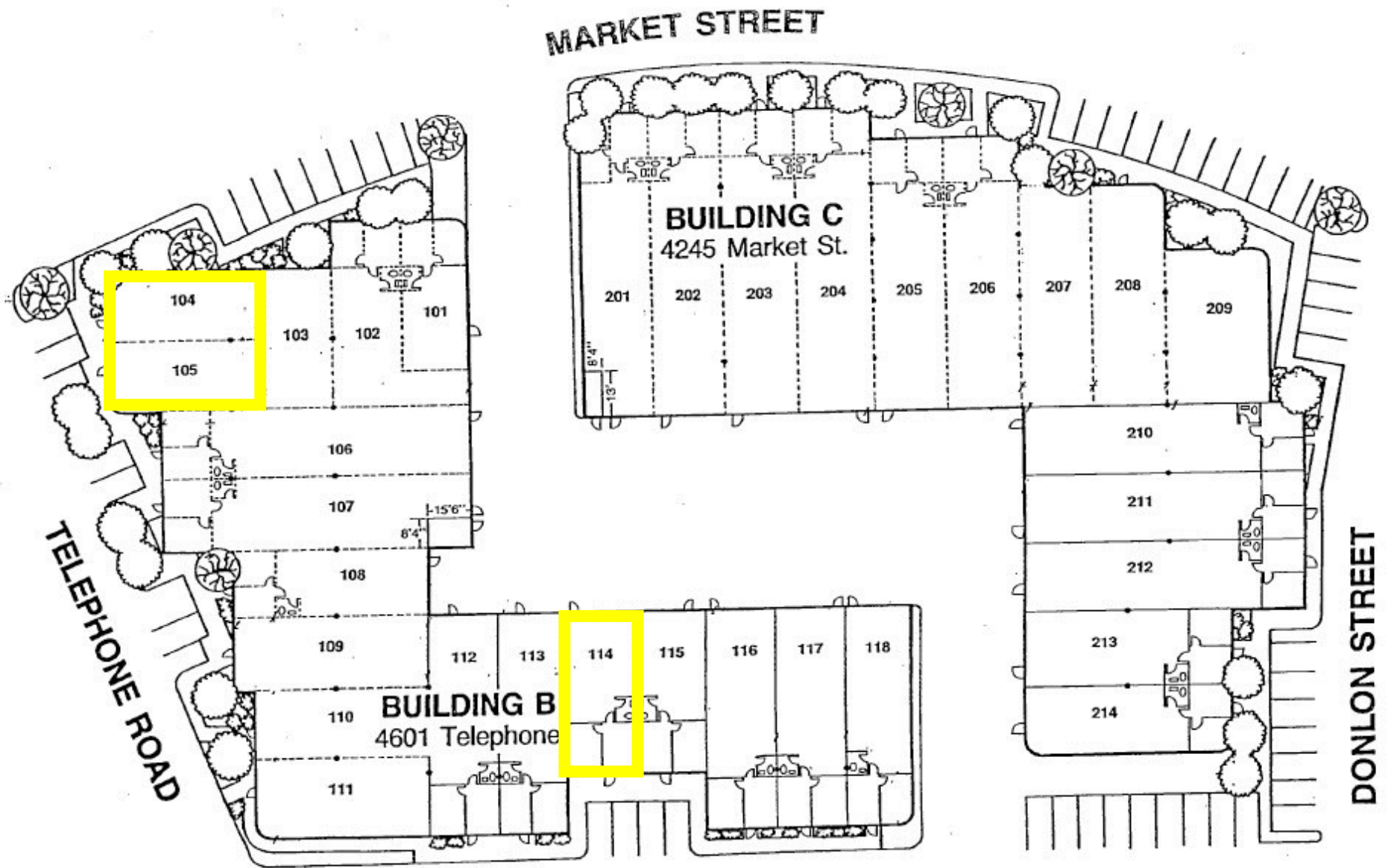
65,666

\$85,193

## 5 Mile Radius

180,996

\$80,609



MARKET STREET

**BUILDING C**  
4245 Market St.

104

105

103

102

101

106

107

108

109

112

113

114

115

116

117

118

**BUILDING B**  
4601 Telephone

110

111

201

202

203

204

205

206

207

208

209

210

211

212

213

214

DONLON STREET

TELEPHONE ROAD

**FLOOR PLAN**



A classic beach town, Ventura is ideally located 60 miles north of Los Angeles and 50 miles south of Santa Barbara. Population 106,600.

**Touted as Southern California's "high-tech corridor" by Newsweek Magazine**, Ventura has made great strides in its efforts to capture a major share of the technology-driven economy. The city operates the Ventura Ventures Technology Center, Ventura County's only high-tech business incubator, working to create high value, high wage jobs and diversify the local economy by attracting more high-tech companies to Ventura.

**Fortune Small Business** has listed Ventura as one of the "**Best Places to Live and Launch a Business**" due to its affordable housing prices, active outdoor lifestyle, helpful local government, and innovative business community. In 2010, **CNN Money** further highlighted Ventura by announcing it as **one of eight cities in the nation that "wants your business."** In 2011, the City of Ventura and the Ventura Visitors and Convention Bureau **beat over 50 cities to win the national "Arts Destination Marketing Award"** from Americans for the Arts and the Destination Marketing Association International.

Ventura is a haven for businesses where major corporations and smaller but progressive entrepreneurial companies along with family-owned businesses and high-tech enterprises are artfully melded together creating one of the most economically diverse communities in Southern California.

Ventura is a beautifully master-planned community boasting an artful blend of business, history, agriculture, architecture, arts, and culture. It is also known as a popular recreational paradise and tourist destination. An environmentally sensitive community, Ventura offers residents and visitors surfing, sailing, golfing, tennis, biking, hiking, para-sailing, scuba diving, scenic and historical tours and more.

Percent of the market, according to UCSB Economic Forecast (2008): 2.8% Public Sector, 3.5% Non-Durable Goods Mfg, 4.8% Mining & Quarrying, 4.3% Agriculture, 4.4% Durable Goods Mfg, 4.8% Wholesale trade, 5.7% Transportation, Communication, Utilities, 7.1% Construction, 15% Finance, Insurance, Real Estate, 15.4% Retail Trade, 32% Services.

Residents of Ventura have easy access to bus, freeway, airport, and rail transportation. Amtrak provides rail service from Ventura to San Diego, and Metrolink provides service from Ventura to Los Angeles.

Ventura is a hot spot attracting those near and far to the following events: Ventura County Fair - over 300,000 people every year, Fourth of July 50,000-70,000, Wine Walking Tour & Street Fair - 20,000, Art Walk - 10,000, Paint Ventura - 5,000, Music & Beer Festival - 10,000, Ventura Music Festival - 6,000, Halloween Event - 5,000, Christmas Tree Lighting Event - 5,000, Ventura Flea Market - 5,000, and home to the first annual Car Show event coming September 2013 - 40,000 - 50,000 expected. The Ventura Visitors & Conventions Bureau experiences 21,000 walk-ins to their visitor center and 236,000 hits on their virtual visitors guide every year .



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Located along 43 miles of Southern California coastline, Ventura County is situated between Los Angeles and Santa Barbara Counties. U.S. Highway 101 offers access from L.A. and San Francisco. In the east, Highway 118 connects to the San Fernando Valley, and Highway 126 links to Interstate 5.

Metrolink and Amtrak serve commuters from six stations in the region. Local airports offer general aviation in Camarillo, Oxnard, and Santa Paula. The Port of Hueneme is a deep water "break-bulk" facility, providing Ventura County with port of entry and foreign trade zone status.

Ventura County is ranked as one of the safest and most affluent places in the country. The median household income and median home price consistently exceed national and state levels. With an estimated population of 844,000, Ventura County is one of the 12<sup>th</sup> most populated county's in the state of California.

Ventura County boasts a broad economic base with leading industry clusters around bio-medicine, technology, manufacturing, professional services, agriculture, hospitality and wholesale distribution. This business and economic diversity is supported by a highly educated workforce.

Ventura County schools are among the best in the state. The Community College District is comprised of three two-year community colleges located in Moorpark, Oxnard and Ventura. California State University Channel Islands, in Camarillo, and California Lutheran University, in Thousand Oaks, offer four-year and graduate programs.

Covering 1,873 square miles, Ventura County can be separated into two major parts, East County and West County. East County consists of all cities east of the Conejo Grade: Thousand Oaks, Newbury Park, Lake Sherwood, Hidden Valley, Santa Rosa Valley, Oak Park, Moorpark, and Simi Valley.

West County, which is everything west of the Conejo Grade, consists of the communities of Camarillo, Oxnard, Somis, Point Mugu, Port Hueneme, Ventura, Ojai, Santa Paula, and Fillmore. The largest beach communities are located in West County on the coastline of the Channel Islands Harbor.

The Los Padres National Forest is located in the northern part of the county. The Channel Islands National Park, one of only four designated national wilderness preserve/ marine sanctuaries, is composed of 250,000 acres and five tranquil islands just a few miles off the coast. The Mediterranean climate on the coast is often described as the best in the world.

Ventura County is home to the Ronald Reagan Presidential Library and Museum located in Simi Valley, the Fillmore and Western historic railway offering train rides, the San Buenaventura Mission, the Union Oil Museum in Santa Paula, art galleries featuring the work of world famous artists in Ojai and a state-of-the-art Civic Arts Plaza in Thousand Oaks offering symphony, ballet and a variety of quality theatrical performances.

