

### PROPERTY DESCRIPTION

Small Medical/Office Near Hospital Corridor. Small, Single Story Freestanding Multi-Tenant Medical Office on 4,547 sf lot. Located DIRECTLY Across the street from New CMH Hospital Complex. Parking: On-Site 7 Spaces + street parking. Attractive Spanish Style Building in the heart of Ventura's Hospital Corridor.

### LOCATION DESCRIPTION

Desirable Location near Two Major Hospitals and Regional Mall.

### CONTACT INFORMATION

To find out more, or setup a tour, please contact:

Jeffrey R. Becker | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com) | 805.653.6794 ext. 201

Matt Kingsley | [mkingsley@beckergroup.com](mailto:mkingsley@beckergroup.com) | 805.653.6794 ext. 214

### OFFERING SUMMARY

Lease Rate:	\$2.70 SF/month (MG)
Available SF:	500 SF
Lot Size:	4,523 SF
Building Size:	1,749 SF

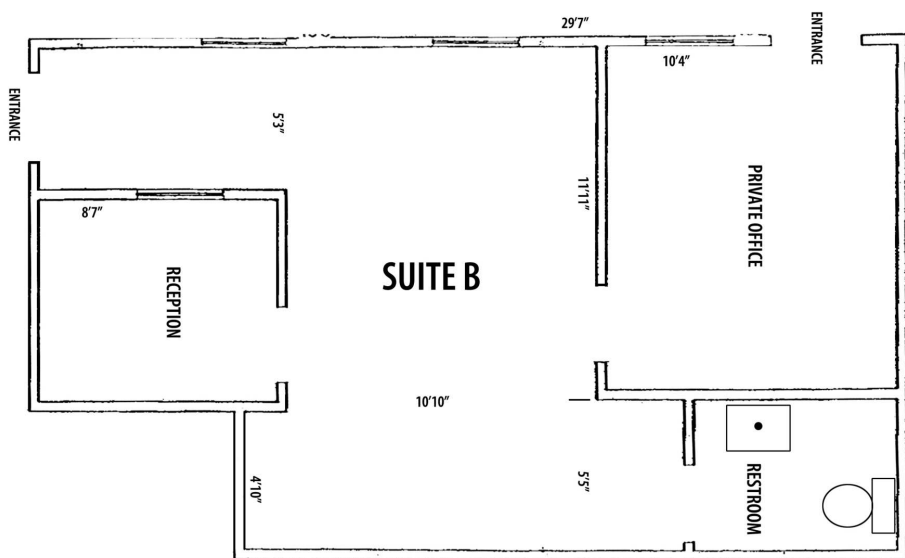
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,762	6,456
Total Population	961	4,356	15,668
Average HH Income	\$115,006	\$127,620	\$127,757

**JEFFREY R. BECKER CCIM . CPM . RPA**

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[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236



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