


ANACAPA

BUSINESS CENTER



OWNER-USER OPPORTUNITY

WATCH VIDEO 

INDUSTRIAL CONDOMINIUM — FOR SALE

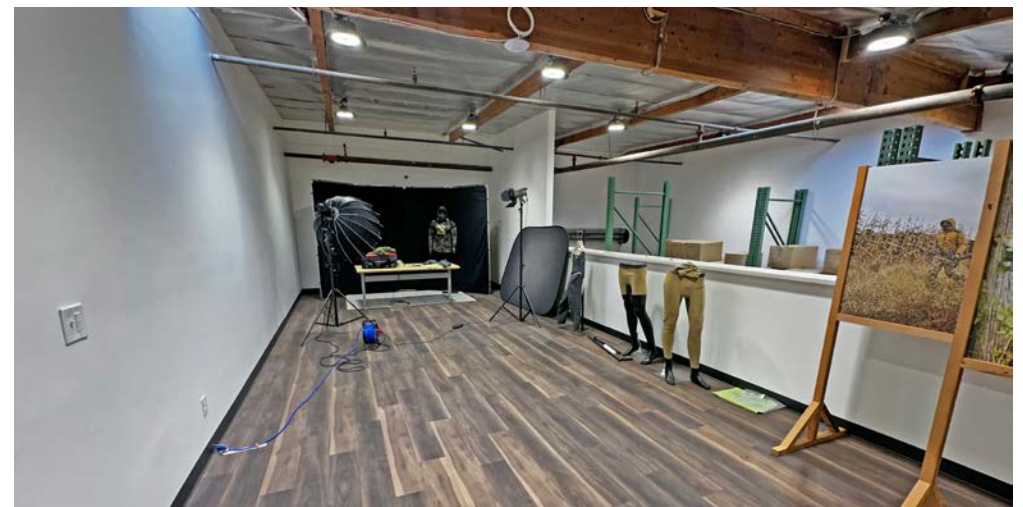
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4125 MARKET ST., STE. 4 VENTURA, CALIFORNIA

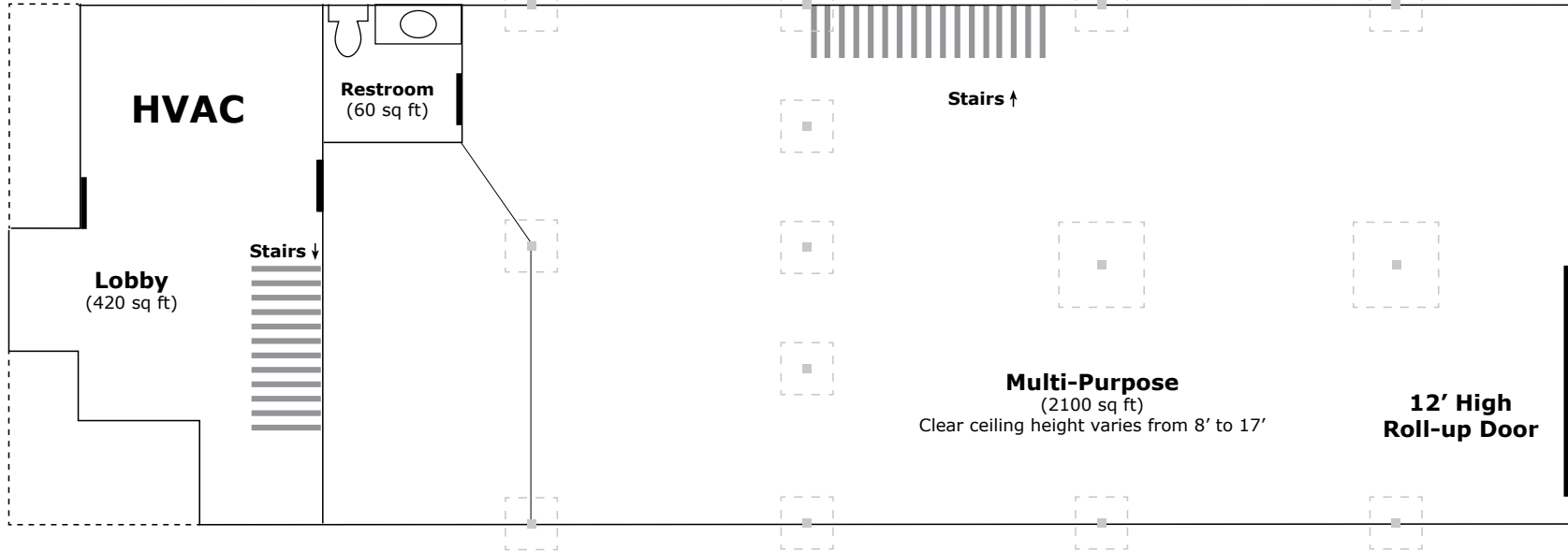
PROPERTY INFORMATION

ADDRESS	4125 Market St., Ste. 4, Ventura, CA 93003
SALE PRICE	±\$1,300,000
PRICE/SF	±\$296/SF
SIZE	±4,390 SF
GROUND FLOOR	±2,580 SF
ZONING	MPD
POWER	200 Amps
GL LOADING	One (1) Door
PARKING	2/1,000 SF

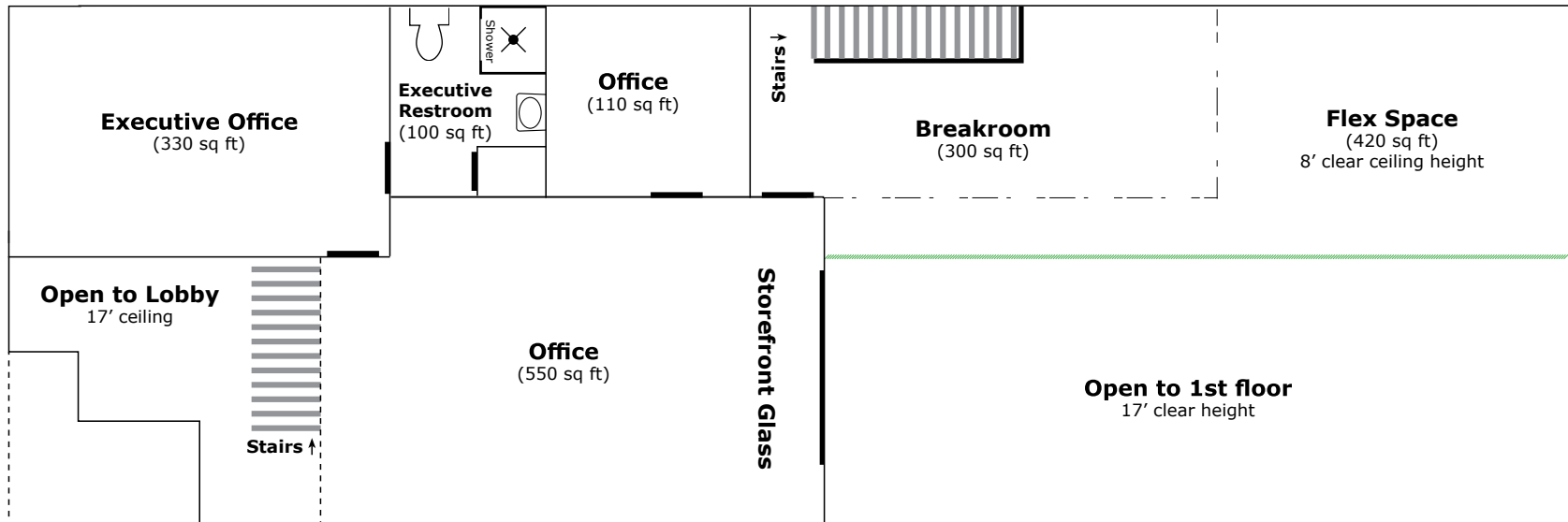


FLOOR PLAN

Ground Floor: 2580 sq ft



Second Floor: 1810 sq ft



AERIAL



4125 MARKET ST · SUITE 4
VENTURA, CALIFORNIA

WALTER ST

DONLON ST

MARKET ST

AMENITIES MAP

★ **macy's** **TARGET** **OLD NAVY** **ROSS**
DRESS FOR LESS

JCPenney **TRADER JOE'S** **Rath** **VICTORIA'S SECRET** **VANS** **Chick-fil-A**

Pizza Hut **Starbucks** **Starbucks** **See's CANDIES** **Game Stop** **SEPHORA** **charlotte russe**

CVS pharmacy **WOOD RANCH** **BEVMO!** **REP ROBIN** **claire's**

at&t **AÉROPOSTALE** **CHASE** **SUBWAY** **24 FITNESS**

T-Mobile **LENSCRAFTERS** **Foot Locker** **HOLLISTER** **Sarku**

LOWE'S **CHIPOTLE**
MEXICAN GRILL

WELLS FARGO **OceanAir**
Boating with a Difference

usbank **verizon**

BARNES & NOBLE **KOHL'S** **Michaels** **SPROUTS**
BOOKSELLERS expect great things Where Creativity Happens FRESH MARKET

Famous Footwear **STONE FIRE GRILL** **Vitamin Shoppe** **HUMMUS REPUBLIC** **PET SMART**

EUROPEAN WAL CENTER **Sharky's** **Game Stop** **Urbane Cafe** **five BELOW** **SEPHORA**
(Woodford Mexican Grill)

LASSENS **FAST SIGNS**
WE'VE GOT A LOT OF VARIANTS WE'VE GOT YOU COVERED

eyeglass factory **Reid's Appliances** **DECKERS**
— BRANDS —

FIT BODY BOOT CAMP **DELTA TACO** **Ontario**

O'Reilly **HONEYBAKED**
The world's best ham

SUPERCUTS **AVIS**

BIG BRAND TIRE & SERVICE **TOPPERS**

enterprise

TARGET **BIG 5** **HomeGoods**
SPORTS & OUTDOOR

CVS pharmacy **McDonald's** **Wendy's** **Eggs n Things** **CLUB PILATES**

STARBUCKS COFFEE **cricket** **FIREHOUSE SUBS**
wireless

4125
Market St, Suite 4
Ventura, CA

ALDI **Office DEPOT** **PETCO**

ROSS **SALLY** **FedEx**
DRESS FOR LESS HAIR CARE

Durlington **WinCo**
FOOD FACTORY FOODS

CHUCKY CHEESE'S **The Habit** **DOLLAR TREE**
BURGER GRILL

Montecito Bank & Trust **Arbys** **Chick-fil-A**

ULTA BEAUTY **Crab & Spice**

STARBUCKS COFFEE **WaBa** **tips**
THE UPS STORE



Pacific View Mall

US 101

CALIFORNIA 126

US 101

Transport St

Market St

Telephone Rd

Telephone Rd

Eastman Ave

Telephone Rd

Parola Rd

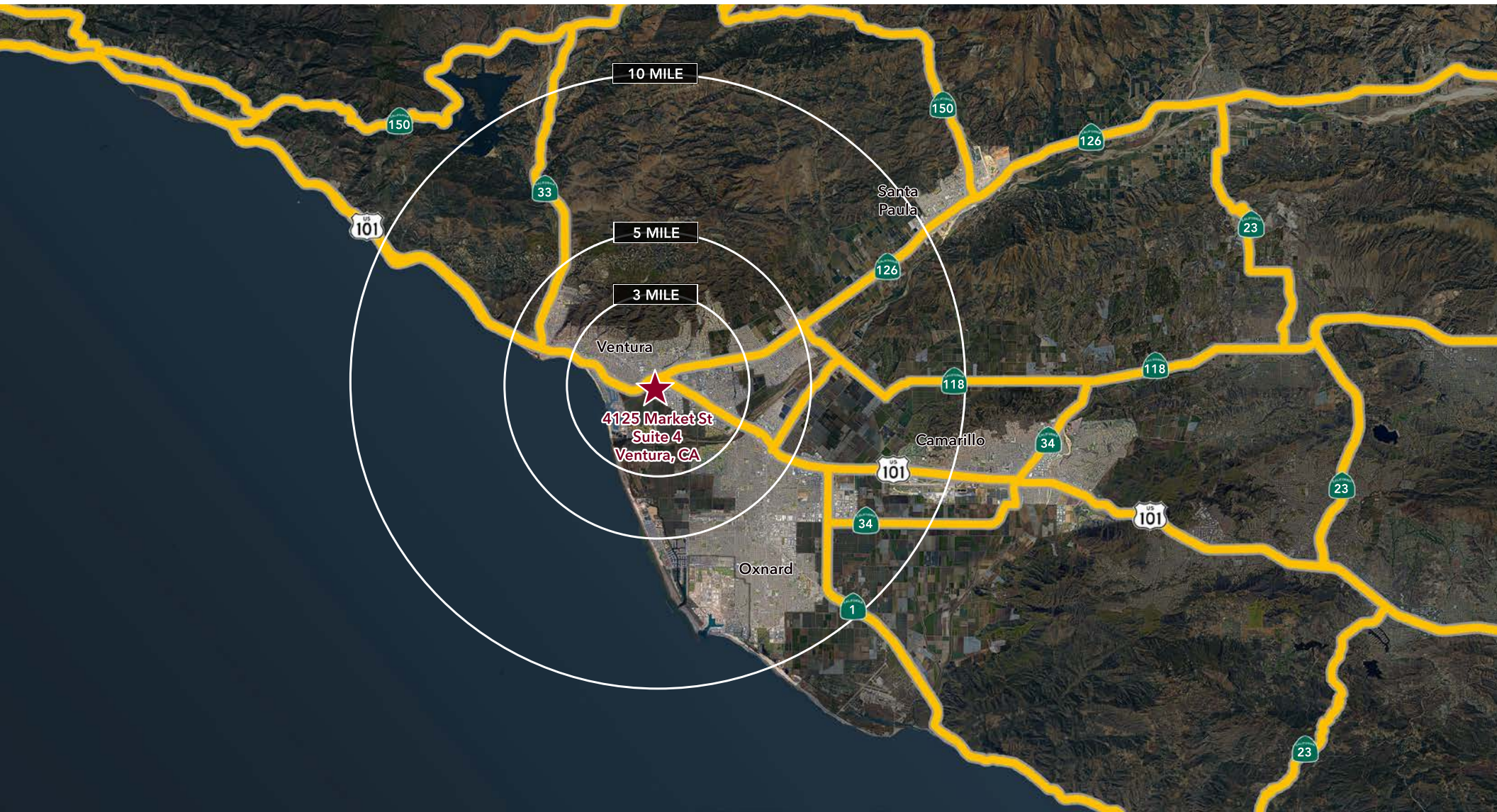
E Main St

S Mills Rd

Callens Rd

E Main St

LOCATOR MAP



ANACAPA
BUSINESS CENTER

BRETT SAUNDERS
Principal
818.581.7061
bsaunders@lee-re.com
DRE #01991011

FRANK TESORO
Associate
818.444.4930
ftesoro@lee-re.com
DRE #01920803



WWW.LEEWLV.COM

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

