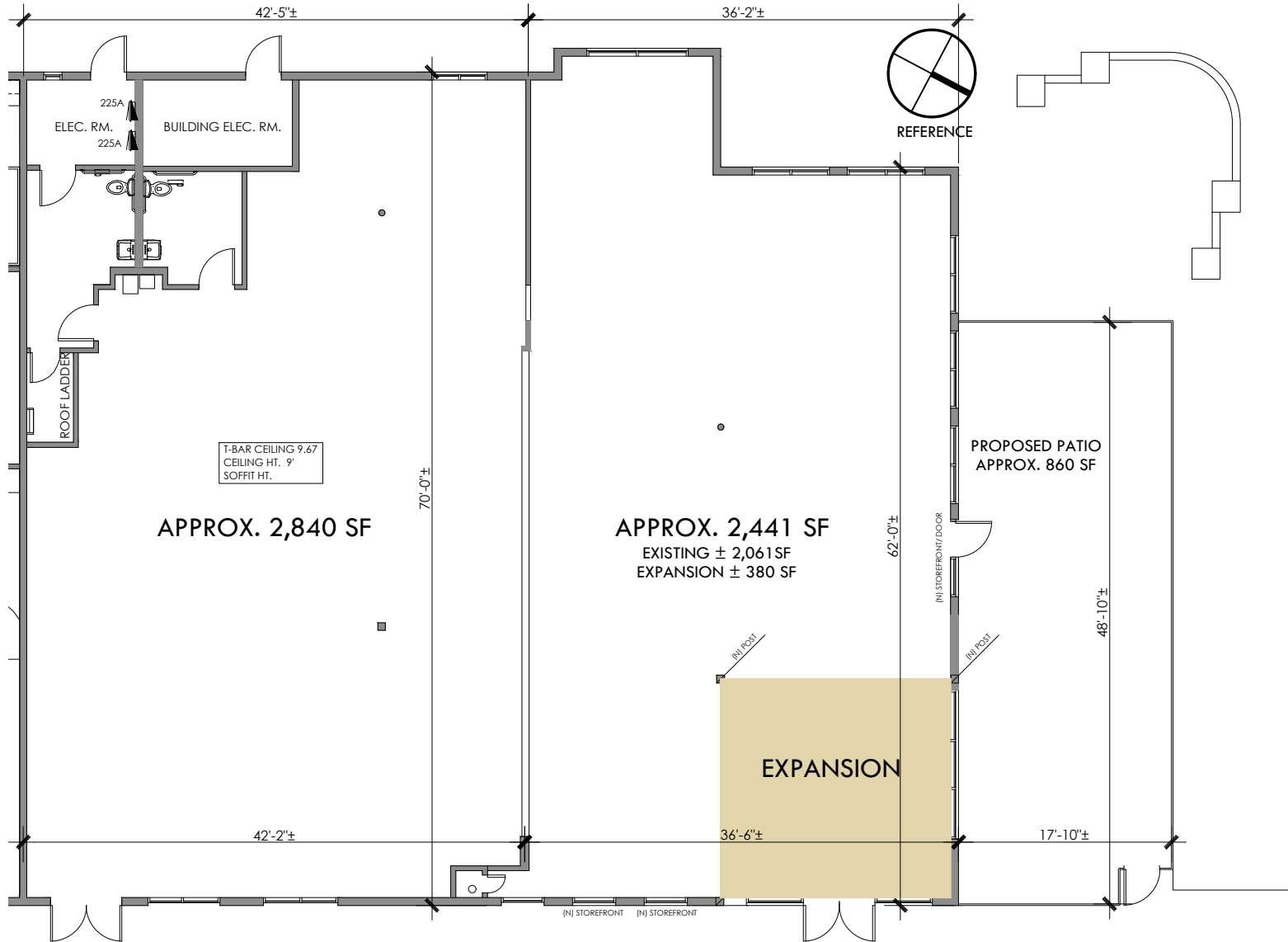


# MONTALVO SQUARE

1788 SOUTH VICTORIA AVE, VENTURA, CALIFORNIA 93003



APPROX. 2,840 SF

APPROX. 2,441 SF  
EXISTING ± 2,061 SF  
EXPANSION ± 380 SF

PROPOSED PATIO  
APPROX. 860 SF

EXPANSION

## HYPOTHETICAL BLDG. EXPANSION APPROX. 5,281 SF W/ EXPANSION



SCALE

# DJM

Where People Thrive  
MAY 29, 2024

DJM Capital Partners, Inc. and Cadtronics, Inc. does not warrant that the information contained herein represents "As-Built" or existing field conditions. The Lease Outline Drawing is provided for reference purposes only. All information and conditions must be field verified by Tenant's architect and contractor.

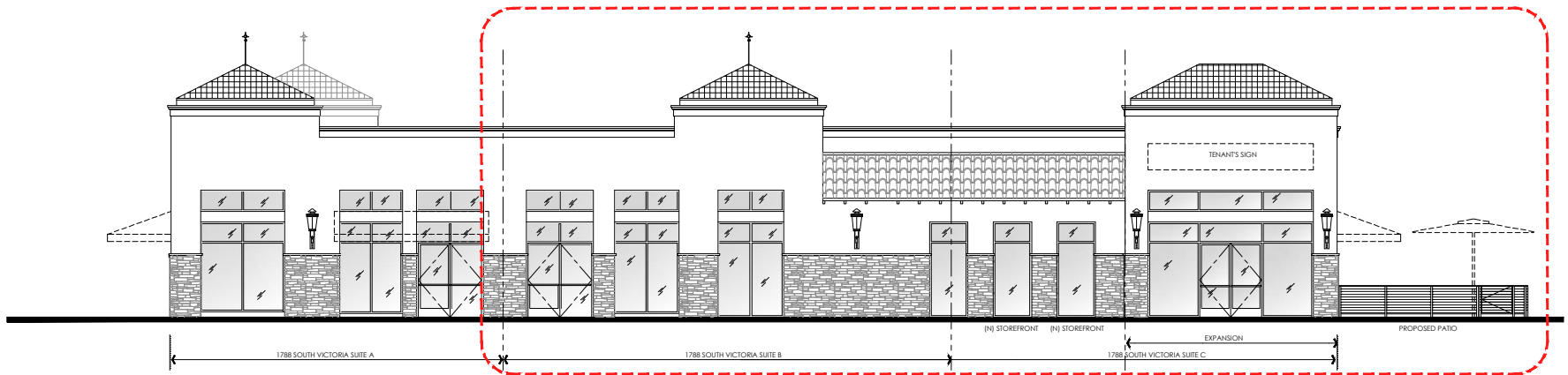


CADTRONICS, INC.  
949.251.1710

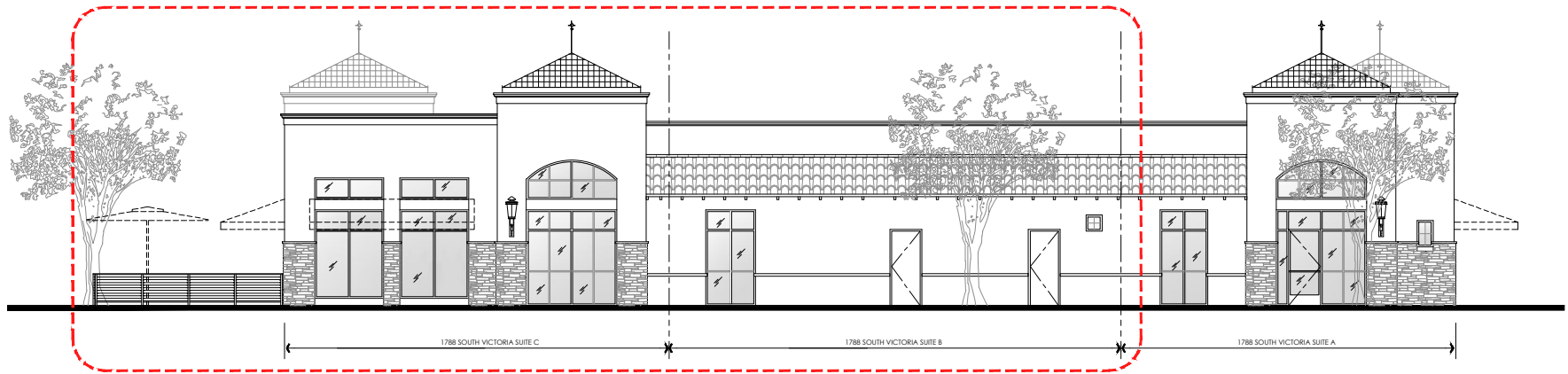
NOTE: STRUCTURAL ANALYSIS IS REQUIRED

# MONTALVO SQUARE

1788 SOUTH VICTORIA AVE, VENTURA, CALIFORNIA 93003



EAST ELEVATION



WEST ELEVATION

## HYPOTHETICAL ELEVATIONS



SCALE

**DJM**

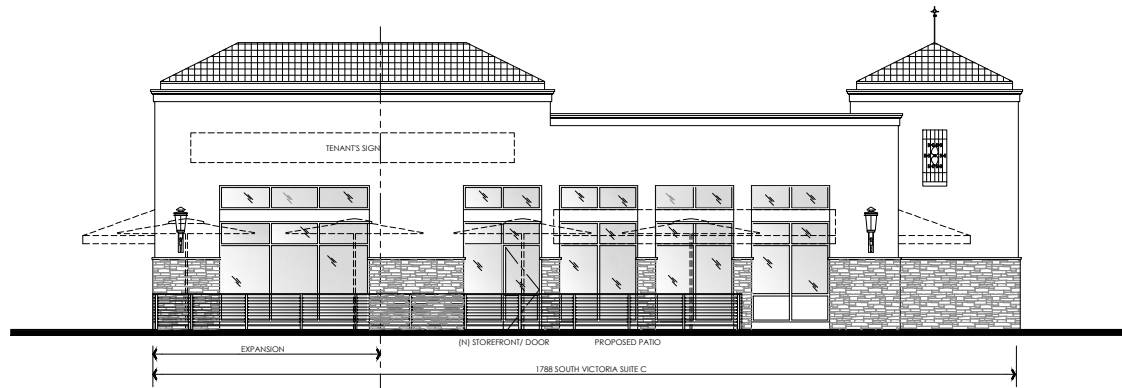
Where People Thrive  
MAY 29, 2024

DJM Capital Partners, Inc. and Cadtronics, Inc. does not warrant that the information contained herein represents "As-Built" or existing field conditions. The Lease Outline Drawing is provided for reference purposes only. All information and conditions must be field verified by Tenant's architect and contractor.



# MONTALVO SQUARE

1788 SOUTH VICTORIA AVE, VENTURA, CALIFORNIA 93003



NORTH ELEVATION

## HYPOTHETICAL ELEVATIONS



SCALE

# DJM

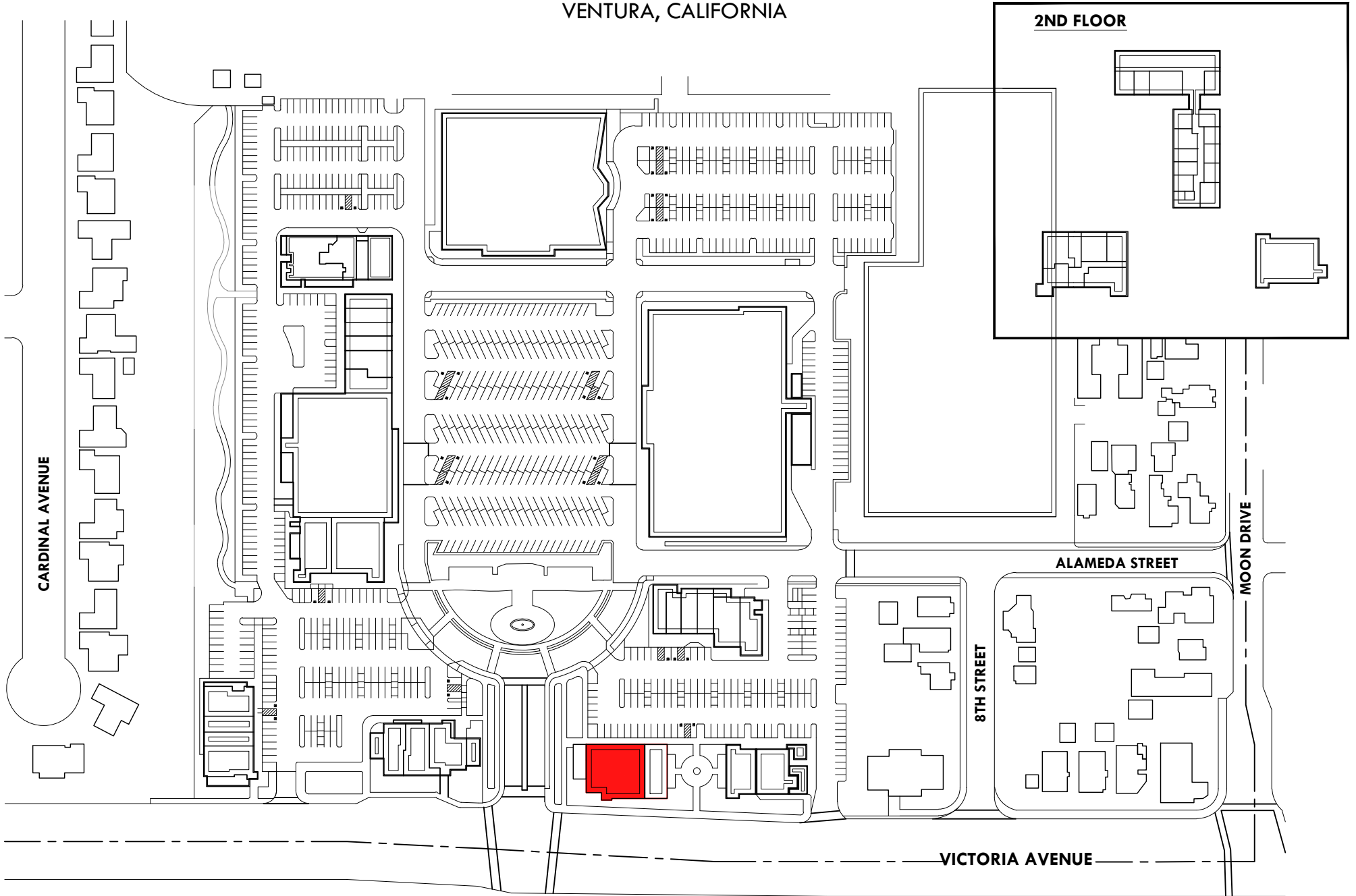
Where People Thrive  
MAY 29, 2024

DJM Capital Partners, Inc. and Cadtronics, Inc. does not warrant that the information contained herein represents "As-Built" or existing field conditions. The Lease Outline Drawing is provided for reference purposes only. All information and conditions must be field verified by Tenant's architect and contractor.



# MONTALVO SQUARE

VENTURA, CALIFORNIA



Where People Thrive

### PROGRAM DATA

TOTAL SQ. FT.:	218,075
PARKING	827 STALLS
H/C PARKING	33 STALLS
TOTAL PARKING	860 STALLS

THE INFORMATION IN THIS DOCUMENT IS CONFIDENTIAL AND A PROPRIETARY TRADE SECRET OF DJM CAPITAL PARTNERS, INC. AND MAY NOT BE COPIED, DISTRIBUTED, PUBLISHED OR DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT PRIOR WRITTEN NOTICE AND DOES NOT CONSTITUTE ANY CONTRACT OR OBLIGATION BY DJM CAPITAL PARTNERS, INC. IT IS THE RESPONSIBILITY OF THE TENANT OR THE TENANT'S CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS. THIS DOCUMENT IS FOR DEMONSTRATION PURPOSES ONLY AND IS SUBJECT TO REVISION.



CADTRONICS, INC.  
(949) 251-1710