



broker *Alert*

Contact | Call for a Tour: Contact: **Jeff Becker** 805.653-6794 ext. 201 | jbecker@beckergroup.com
Hutton Becker 805.653-6794 ext. 212 | hbecker@beckergroup.com

*Now Available For Sale –
Ground Floor Medical Across
from New Hospital*

2833–2835 Loma Vista Road
Ventura • California

- Located in the Heart of Ventura’s Primary Medical/Hospital Corridor with 2 Major Hospital Expansions – Totaling Nearly Half a Billion in New Area Construction/Development/Renovations
- Community Memorial Hospital | New 320,000 sq. ft./242 Bed Project, projected costs of \$200+ million
- Ventura County Regional Medical Center | New 200,000 sq. ft. Hospital Wing with 120 Beds, projected costs of \$250+ million



- Proximity to Macerich Pacific View Regional Mall totaling just under 1,000,000 sq. ft. Anchored by Macys, J.C. Penny’s, Sears, with recent additions of Target, Trader Joes, BevMo, Wood Ranch and more
- Close to both Ventura 101 Fwy and Santa Paula 126 Hwy

Real Estate Investments | Property Management

web | www.beckergroup.com tele | 805.653.6794 fax | 805.653.6795 street | 40 South Ash Street Ventura, CA 93001 mail | PO Box 23277, Ventura, CA 93002 license | 01213236

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



Now Available *for Sale*

Contact: Jeff Becker 805.653-6794 ext. 201 | jbecker@beckergrp.com
Hutton Becker 805.653-6794 ext. 212 | hbecker@beckergrp.com

Ground Floor Medical Across from New Hospital + 2nd Floor Rental Unit

2833-2835 Loma Vista Road

Ventura • California

\$895,000

- Rare Opportunity for Small and Freestanding Medical Office Building
- Located DIRECTLY Across the street from NEW CMH Hospital
- Approximately 3,716 Sq. Ft. –
1st floor approx 2,716/ 2nd floor Residential approx 1,000
on a approx. 5,000 Sq. Ft. Lot [per tax records > APN#074-0-153-100]
- Attractive Bricked-Faced Building in the heart of Ventura's Emerging and Expanding Hospital Corridor
- Residential includes 1 bedroom/1 Bath + Private Courtyard
- 2 Car Garage and exterior ADA Space



*Desirable Location near 2 Major Hospitals
and Regional Mall*

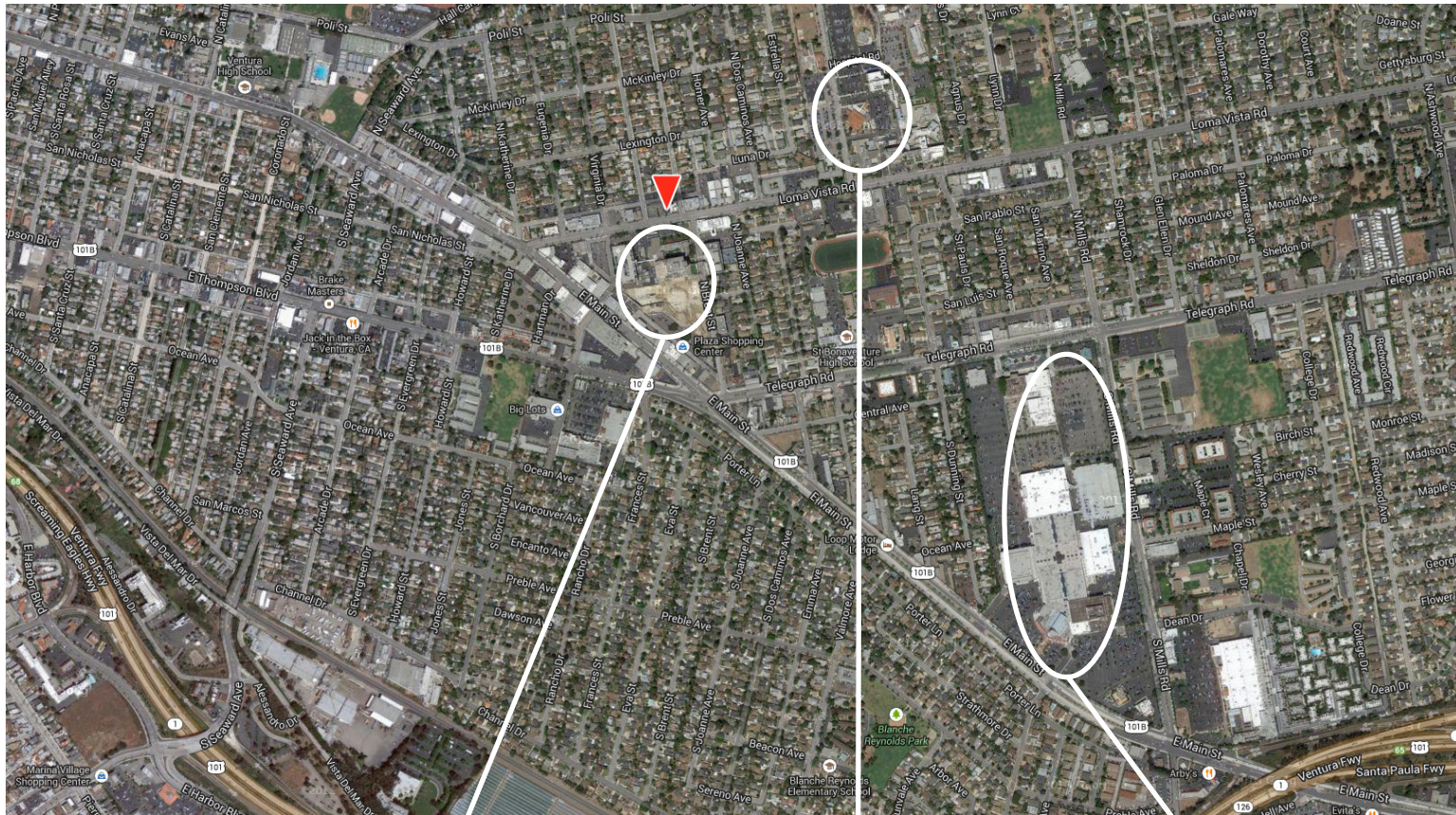
Real Estate Investments | Property Management

web | www.beckergrp.com | tele | 805.653.6794 | fax | 805.653.6795 | street | 40 South Ash Street Ventura, CA 93001 | mail | PO Box 23277, Ventura, CA 93002 | license | 01213236

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

2833–2835 Loma Vista Road

aerial map



Community Memorial Hospital

Ventura County Medical Center

Pacific View Mall

Real Estate Investments | Property Management

web | www.beckergroup.com | tele | 805.653.6794 | fax | 805.653.6795 | street | 40 South Ash Street Ventura, CA 93001 | mail | PO Box 23277, Ventura, CA 93002 | license | 01213236



Real Estate Investments | Property Management

web | www.beckergrp.com tele | 805.653.6794 fax | 805.653.6795 street | 40 South Ash Street Ventura, CA 93001 mail | PO Box 23277, Ventura, CA 93002 license | 01213236



2833–2835 Loma Vista Road

residential images



bedroom



living room



Real Estate Investments | Property Management

web | www.beckergrp.com tele | 805.653.6794 fax | 805.653.6795 street | 40 South Ash Street Ventura, CA 93001 mail | PO Box 23277, Ventura, CA 93002 license | 01213236

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.