



broker *Alert*

Contact | Call for a Tour: Jeff Becker 805.653-6794 ext. 201 | jbecker@beckergrp.com
or Matt Kingsley 805.653-6794 ext. 214 | mkingsley@beckergrp.com

Owner/User Medical Building with Income



*Streamlined Sleek Free Standing Medical Office within
Walking Distance of the New Community Memorial Hospital*

3088 Telegraph Road Ventura • California

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.



For SALE or LEASE

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3088 Telegraph Road
Ventura • California

\$1,450,000 | **\$ 1.95 NNN**
SALE | LEASE Units A + B Available

- Low Interest Rate/10% Down/SBA Financing Available to Qualified Buyer
- Elegantly Appointed 1980s Free-Standing Brick Building situated on Corner Parcel;
4,098 sf Building/3 Units:
A > 2,272 sf, B > 592 sf, C > 1,234 sf
- Abundant On-Site + Off-Site Parking
- Unique Sawtooth Roofline, Northern Light



Free Standing Medical Office

- High Identity Signage Available on Telegraph Arterial Road to Loma Vista Hospital Corridor, Commercial, Retail + Regional Pacific View Mall
- CMH's New Build – 320k sf/242 Beds and Newly Completed VCMC with 120 Beds
- PLUS \$10 psf Tenant Improvement Allowance

Join in the over 1/2 Billion Investment of the Ventura's Primary Commercial, Retail, Hospital Corridor

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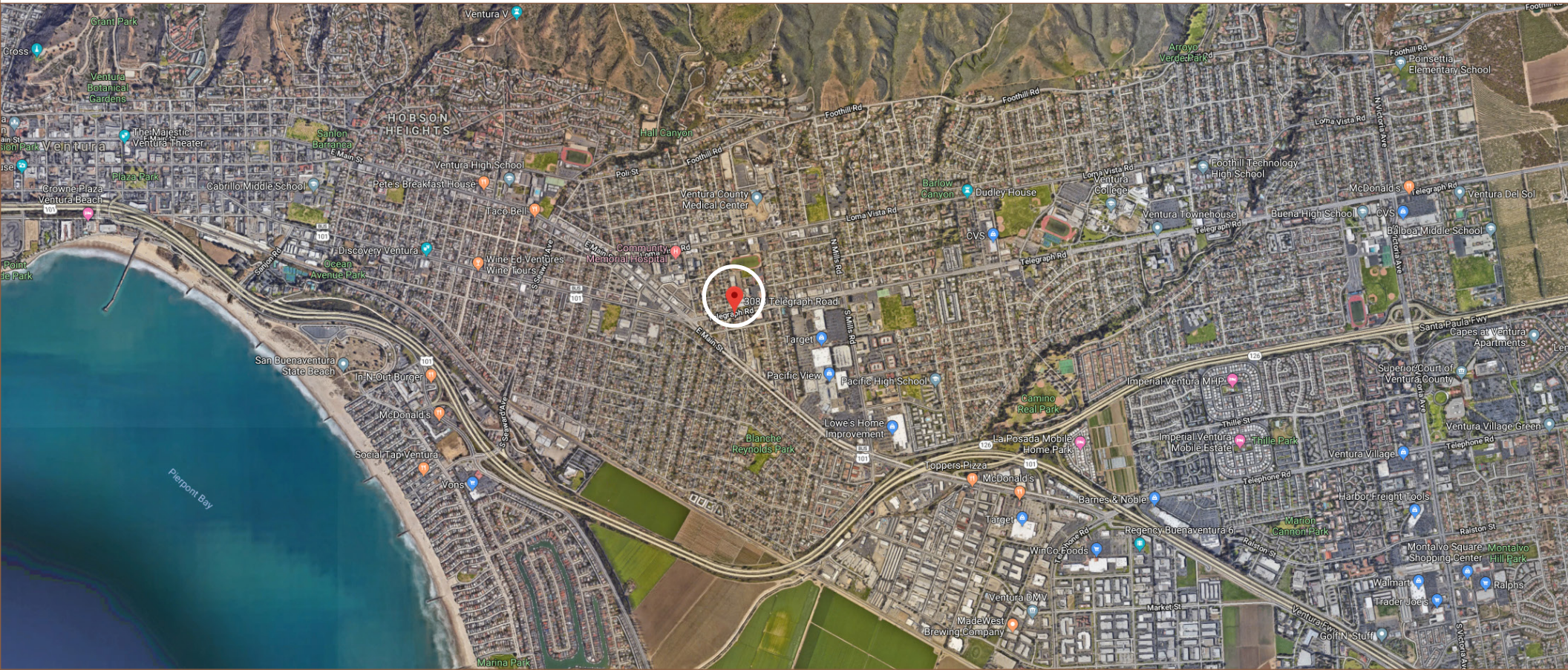
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3088 Telegraph Road

aerial map



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3088 Telegraph Road

interior images,
featuring sawtooth roofline



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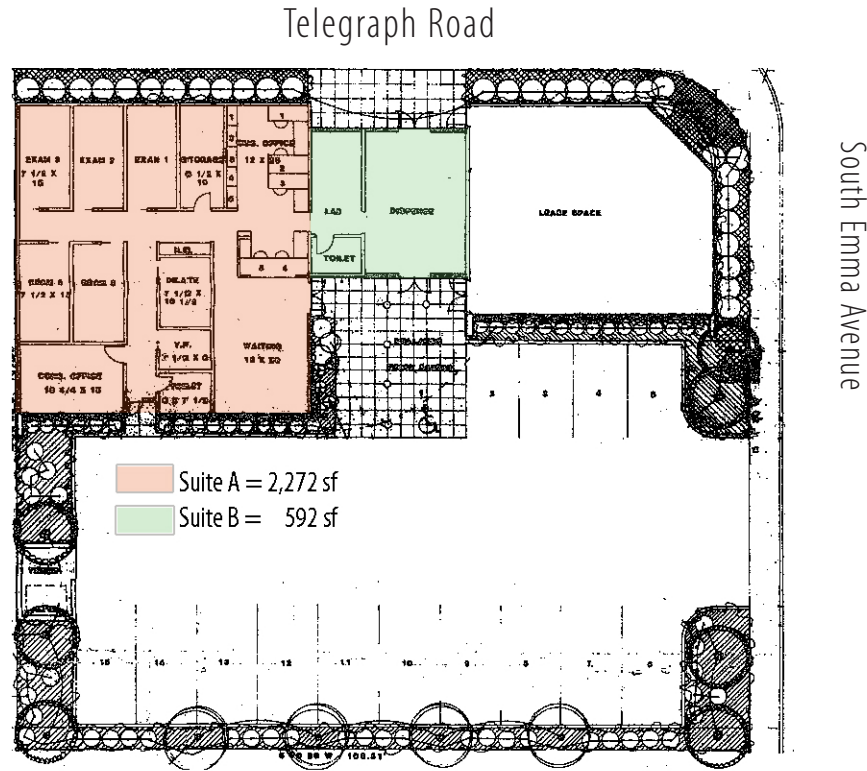
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3088 Telegraph Road

rear parking lot



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