

# 1746 S. VICTORIA AVE. MONTALVO SQUARE VENTURA, CA 93003

AVAILABLE APRIL 2020

±698 SF – ±1,508 SF 2nd Floor  
Office Suites. Convenient Access  
to Shopping, Dining and Freeways.

SUITES 280 & 290

\$1.55/SF  
Modified Gross

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# FOR LEASE | ±698SF – ±1,508SF 2ND FLOOR OFFICE SPACES

Suites 280 & 290 | 1746 S. Victoria Ave. | Ventura, CA 93003



## PROPERTY OVERVIEW

Premium second story office spaces above Ventura's prime retail shopping. Major tenants include CVS, Ralphs, LA Fitness, and Coffee Bean & Tea Leaf. High traffic counts with added waterscaped patio areas and beautiful walkways. Close to 101 and 126 freeway access points.

## Offering Specifics

Lease Rate	\$1.55/SF Modified Gross* (Lessee shall be responsible for their pro-rata share of common area maintenance charges as determined by the Lessor. Lessor to provide a budget to Lessee with the Lease agreement).
Size	Suite 290: ±1,508 SF (Available Immediately) Suite 280: ±698 SF (Available April, 2020)
Tenant Expense	Electric & Janitorial
Zoning	Mixed-Use (Office/Retail)
Parking	860 (for the shopping center)
HVAC	Yes
Floors	2nd
Elevators	Yes
Year Built	2002

\*Landlord will bill back a percentage of CAMs based on square footage.



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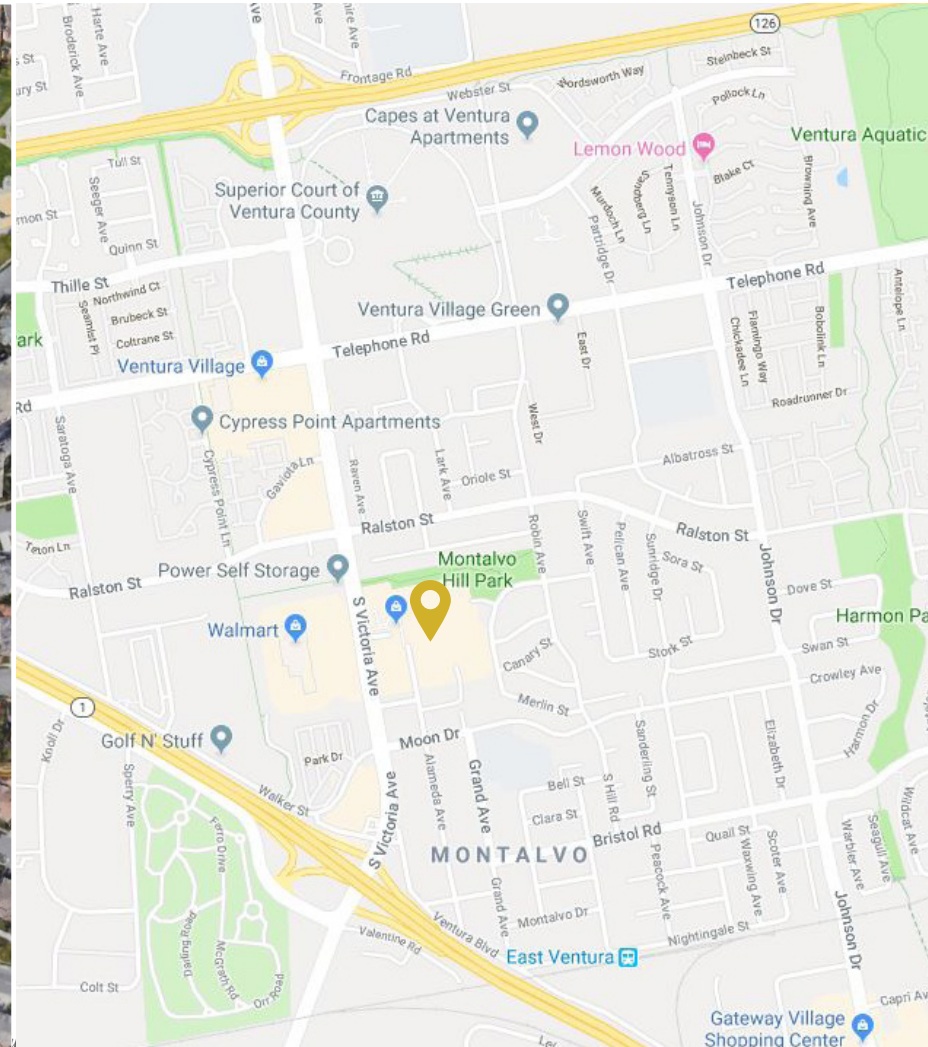
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## LOCATION



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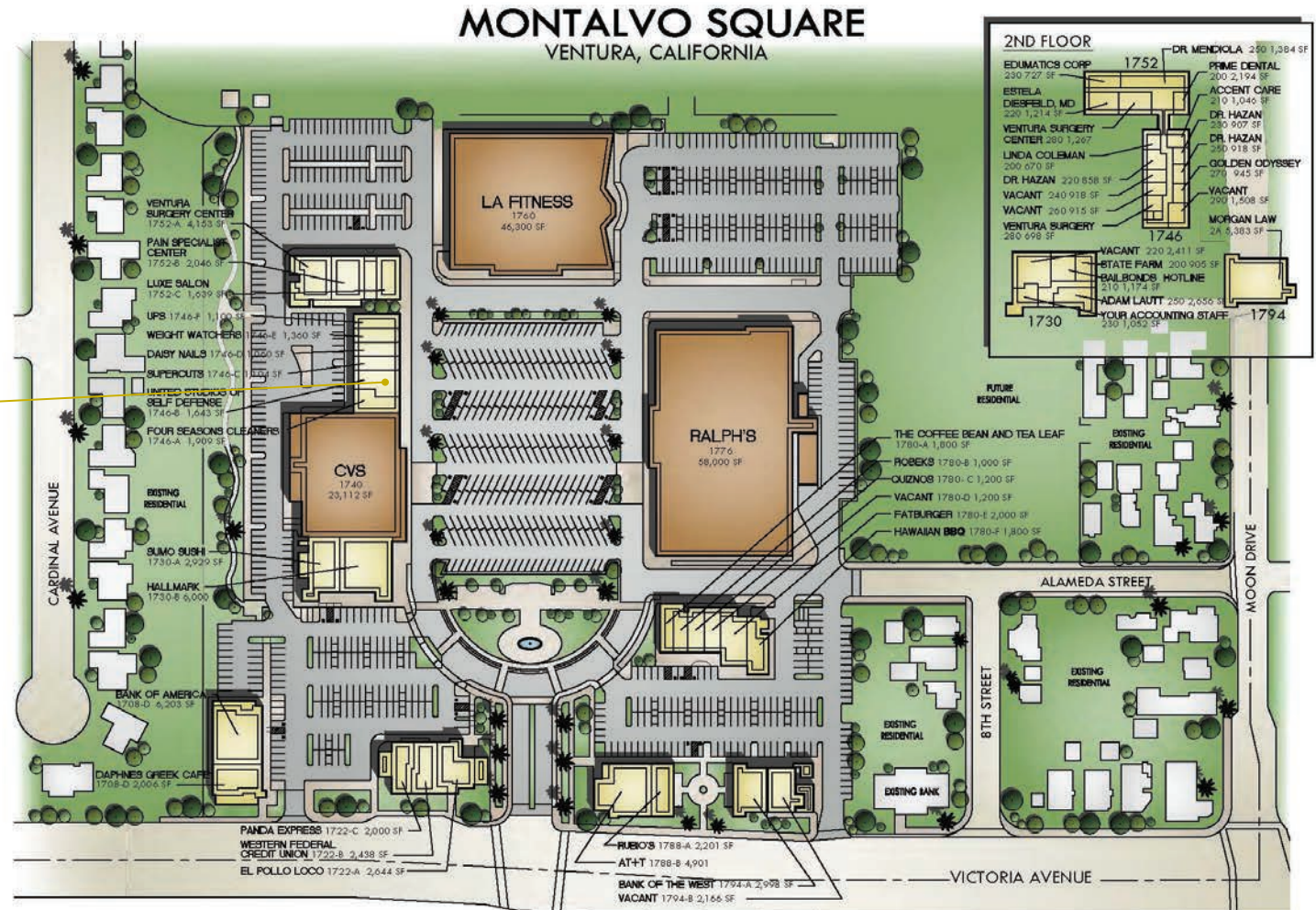
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## SITE PLAN



Not to scale

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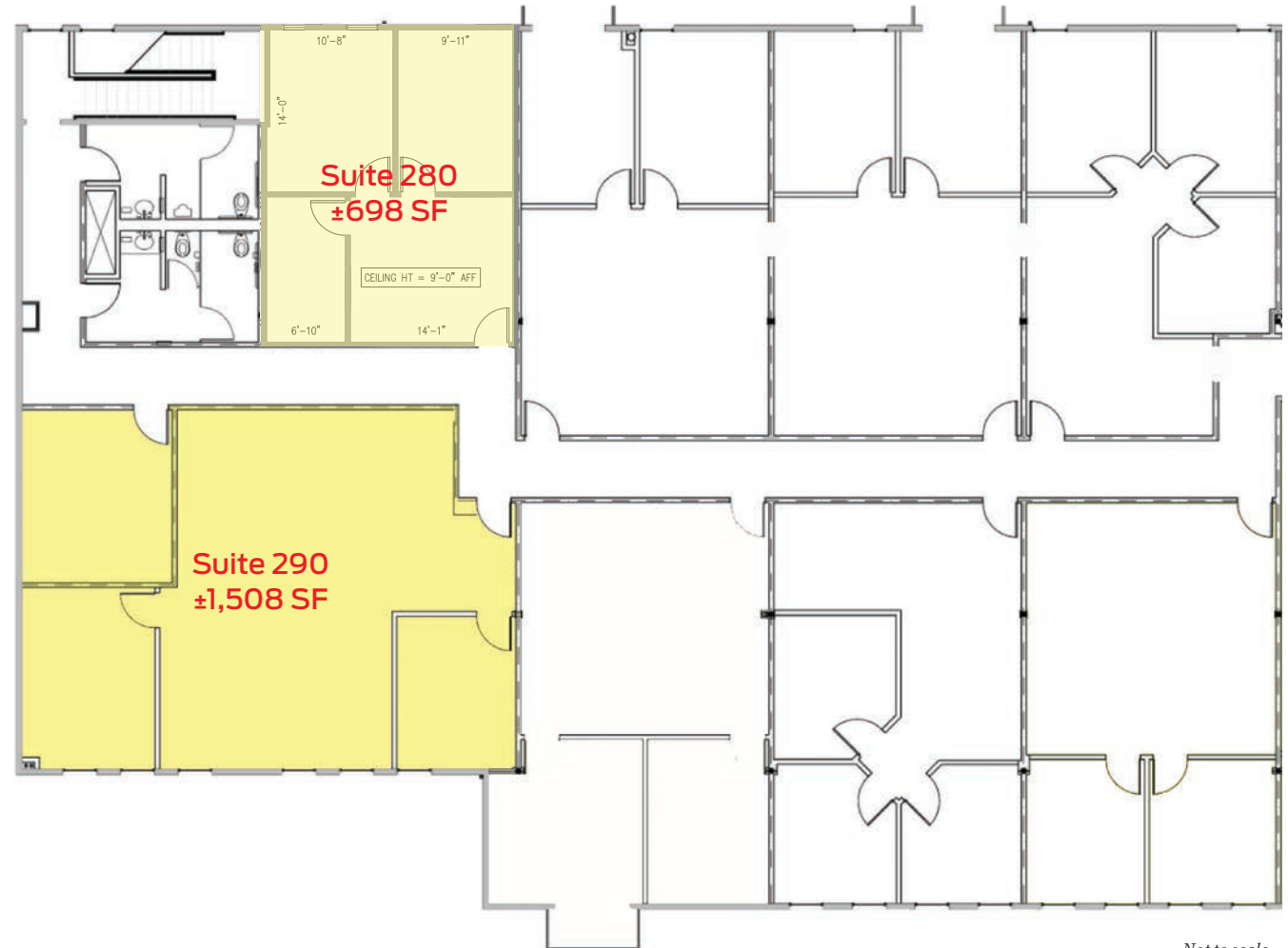
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## FLOORPLAN

### Highlights

- Premier Mixed-Use/Office Retail complex.
- Located in the heart of Ventura's Commercial/Government Center corridor.
- Self-contained business area close to a variety of everyday amenities.
- Outdoor seating, picnic areas and meandering walkways just outside the offices.
- Elevator served with ample parking.
- Well maintained grounds with lush landscaping and waterscape features.
- Montalvo Hill Park is located behind the square and features a large open field, basketball court and playground equipment.
- Modern ceiling fans.
- Easy access to the 101 and 126 freeways.



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