

THE
FIX 141 No Ventura Ave/40-46 Fix Way Ventura • California
Creative Office/Warehouse/Artist Studios



Located in the thriving community of *The Avenue*,
The Fix offers spacious creative warehouse units with
roll-up doors and open floor plans. Six artist studio units facing
Fix Way, designated "The Block," are designed for creatives.
Remodel in Progress, Bow Truss Roof, Dock-high at Fix Way and street-level
loading, Great for industrial and creative uses, plus Flexible Floor Plans.

broker
Alert

Contact:

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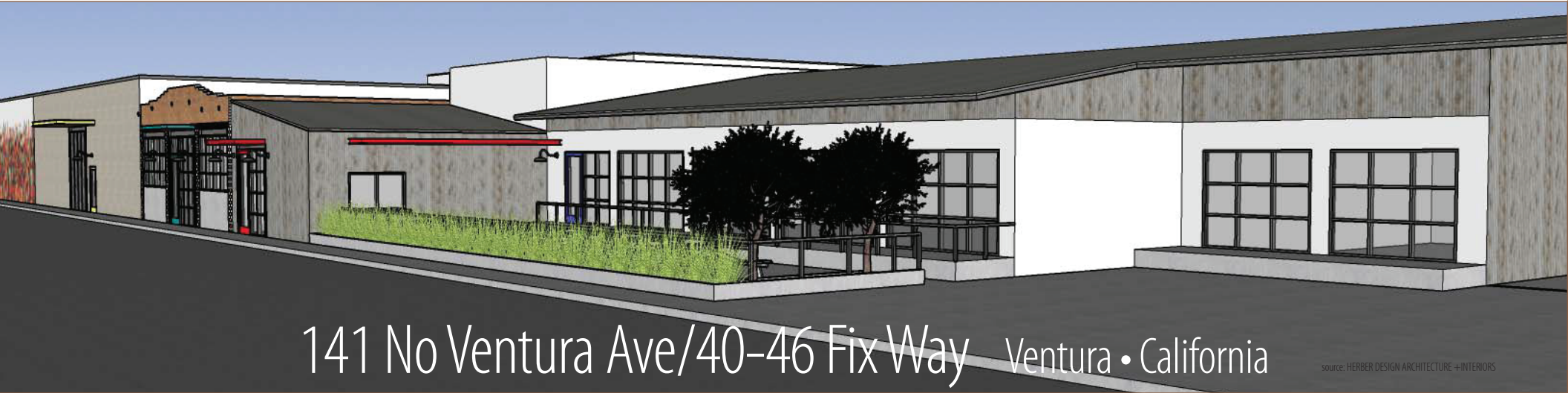
Real Estate Investments | Property Management

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

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New Creative Spaces For LEASE

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141 No Ventura Ave/40-46 Fix Way Ventura • California

source: HERBER DESIGN ARCHITECTURE + INTERIORS

Available Suites > **141 N Ventura Ave** @ \$0.90 psf NNN
15,616 sf / 13,950 sf lot
Creative office + Industrial

159 N Ventura Ave @ \$0.90 psf NNN
7,489 sf / 7,305 sf lot
Creative office + Industrial

4 Fix Way @ \$0.90 psf NNN
5,202 sf / 4,975 sf lot
Creative warehouse | 16ft ceilings

36 Fix Way @ \$3,000 MG
2,724 sf / 6,058 sf lot
Creative Warehouse with Roll-Up

40 Fix Way @ \$3,633 MG
3,105 sf | Creative Loft + office + Roll-Up

46 - 48 Fix Way > The Block
Artist Bays with loading dock
46 A | 600 sf @ \$800 MG
46 B | 650 sf @ \$800 MG
46 C | 630 sf @ \$800 MG
46 D | 630 sf @ \$800 MG
46 F | 550 sf + yard area @ \$1,000 MG
48 | 1,800 sf + yard area @ \$2,106 MG

The Avenue is a creative and unique neighborhood situated on Ventura's east end, within walking distance to the beach, downtown amenities, City Hall, San Buenaventura Mission and nearby Hwy 33, which connects directly to the 101 Fwy.

The Avenue is the birthplace of Ventura and home to some of Ventura's great cuisine, galleries, artists, creative offices, and upscale apartments and condos. It's a great location and continues the renaissance of historic Ventura.



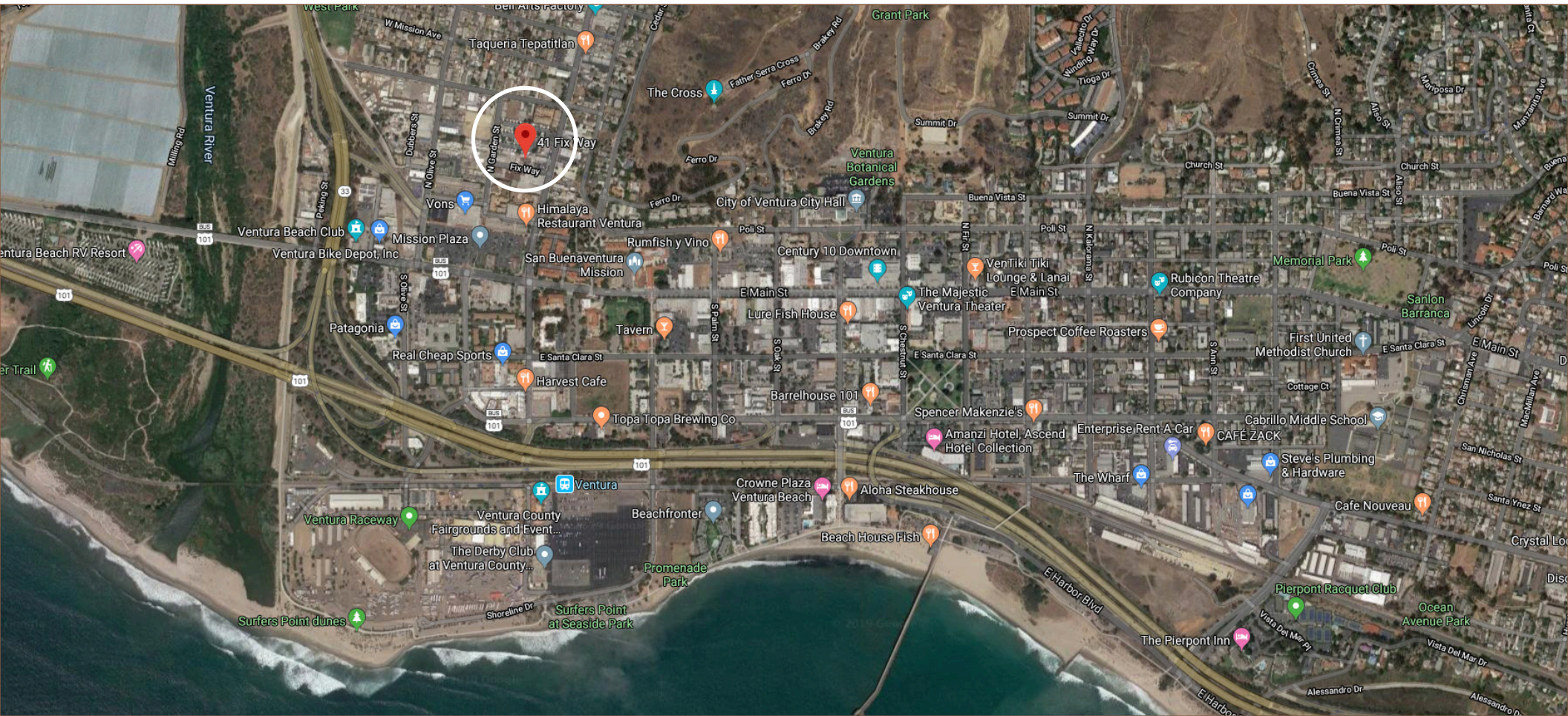
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Fix Way/No Ventura Avenue

aerial map



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Fix Way/No Ventura Avenue

conceptual design illustration – oblique birdseye view



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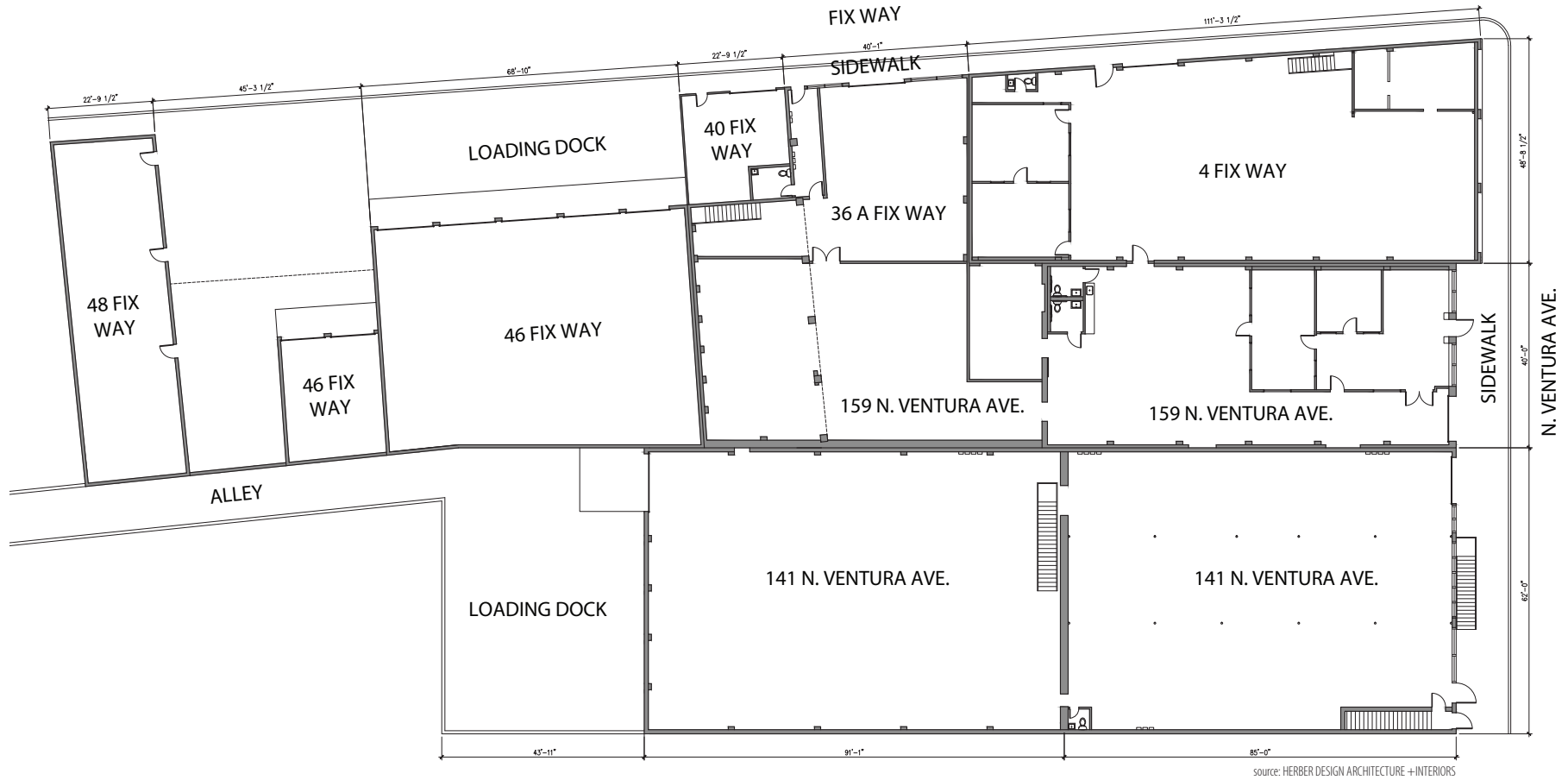
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1st floorplan



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2nd floorplan



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Fix Way/No Ventura Avenue

conceptual design illustration – north ventura avenue



BUILDING 01

REPLACE EXISTING DOORS / WINDOWS
 WINDOWS PROTRUDE TOWARDS SIDEWALK
 CONTEMPORARY VERTICAL WINDOW SYLE
 DD PLANTERS ALONG SIDEWALK
 PROVIDE NEW CANOPIES AT ENTRANCES
 REFINISH EXTERIOR (SIMPLE GRAPHIC)

BUILDING 02

REPLACE EXISTING DOORS / WINDOWS
 PROVIDE FACTORY STYLE WINDOWS
 DD PLANTERS ALONG SIDEWALK
 PROVIDE NEW CANOPY AT ENTRANCE
 REPAIR EXTERIOR BRICK AS NEEDED
 REFINISH EXTERIOR (PAINT)
 THIS FEELS LIKE THE BEST CAFE / COFFEE SHOP SPACE

BUILDING 03

PROVIDE NEW OPENINGS IN BAYS FACING VENTURA AVE.
 PROVIDE NEW WINDOWS / STEEL FRAMES ALONG VENTURA AVE.
 ENTRANCE PROPOSED OFF OF FIX WAY DUE TO BUS STOP LOCATION
 PROPOSED BUILDING SIGNAGE AT STREET CORNER
 MURAL SPACE IN CENTER BAY
 STRIP EXISTING CONCRETE BLOCK TO NATURAL STATE

source: HERBER DESIGN ARCHITECTURE +INTERIORS



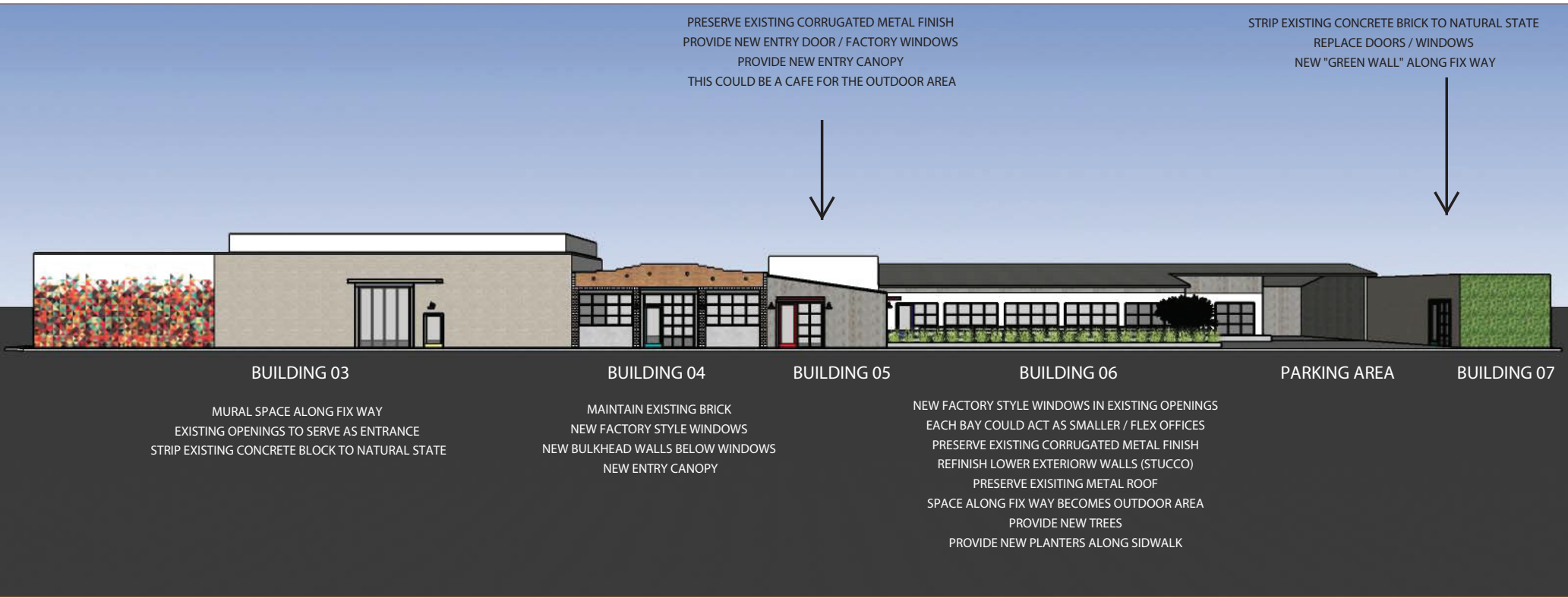
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Fix Way/No Ventura Avenue

conceptual design illustration – fix way



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rear of property with driveway access



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interior images



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