



broker *Alert*

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

Newly Remodeled Midtown Retail/Office Building + 2 Lots



2090–2094 East Thompson Blvd Ventura • California

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.



Newly Remodeled **For LEASE**
Retail/Office Building + 2 Lots

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Ventura • California

\$ 3,300 monthly MG

- 1,283 sf Office on approx 3,450 sf lot
- New Rehabilitation: Paint complete, Wiring, ADA Restrooms, Second Restroom Addition, Alarm System, HVAC, Water Heater, LED Lighting and Awnings
- Fenced Parking Lot with new Asphalt plus Security Lighting



Prime Midtown Location on East Thompson Blvd and Catalina, Close to busy Seaward Avenue Intersection, Shopping, Dining, Entertainment + More!

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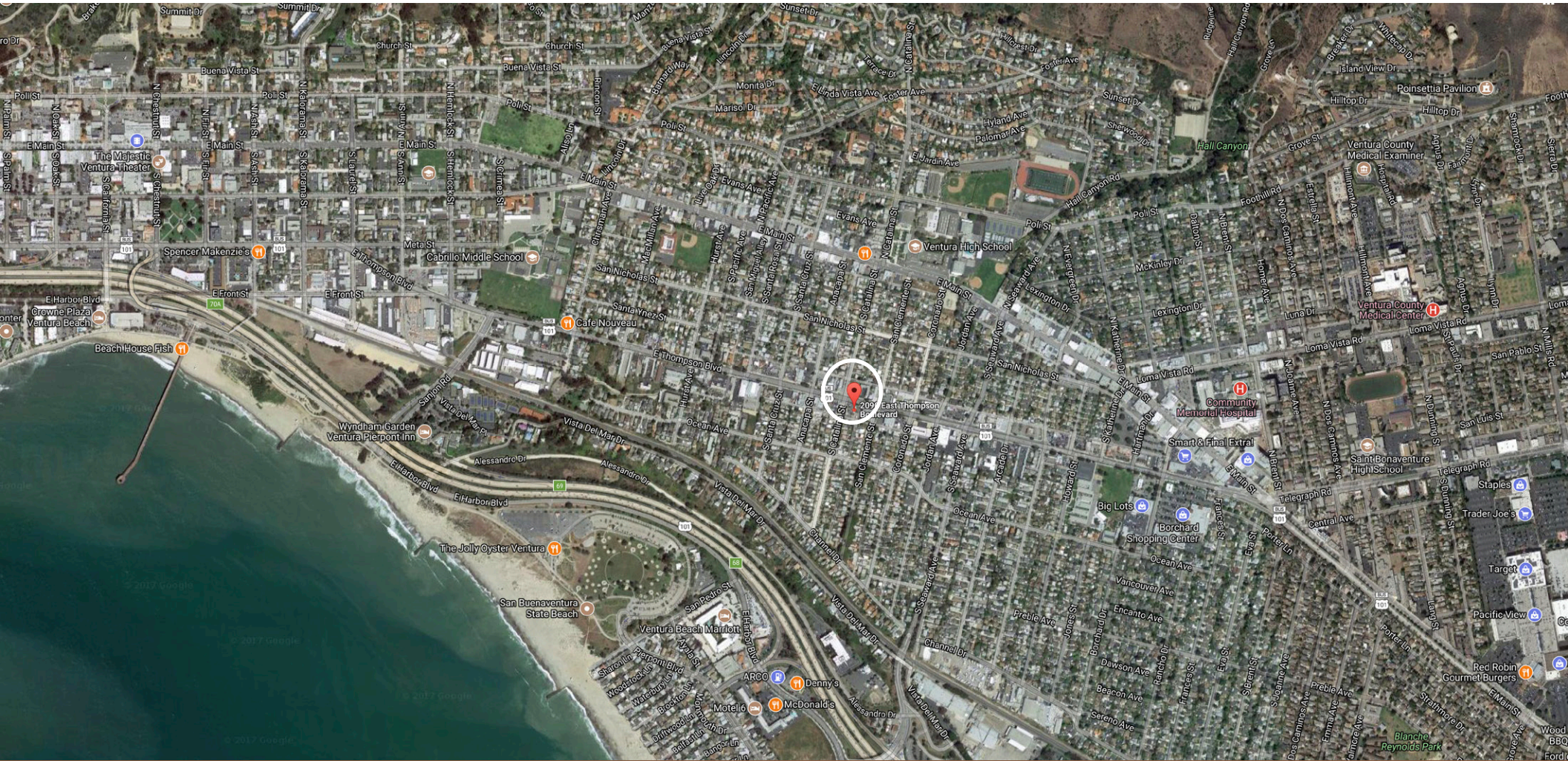
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2090-2094 East Thompson Blvd

aerial map



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front inside interior



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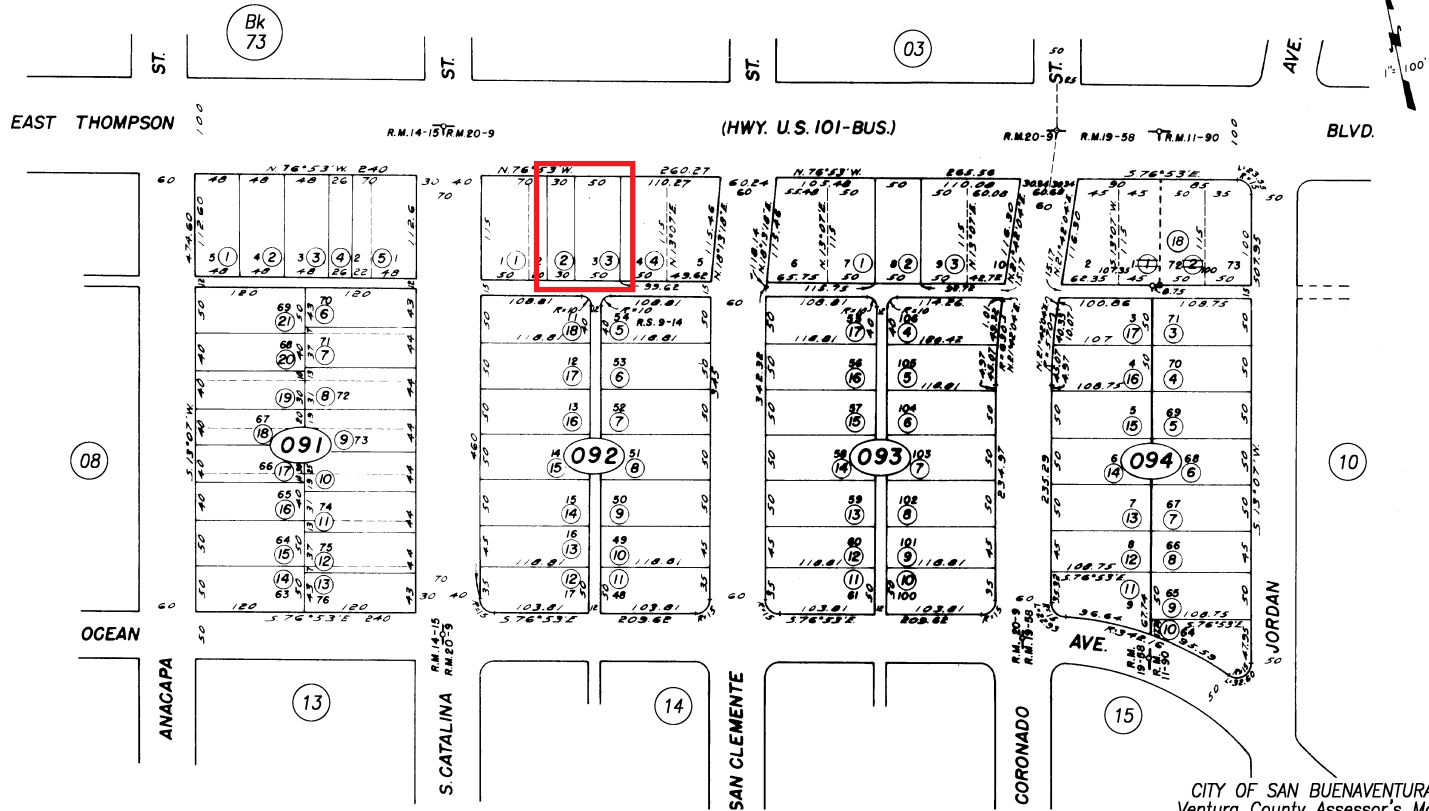
2090-2094 East Thompson Blvd

county assessor's map

RANCHO SAN MIGUEL

Tax Rate Area
05001

75-09



Portion Ocean View Tract No.2, M.R. Bk.20, Pg.9
 Portion Jordan Tract, M.R. Bk.19, Pg.59
 Portion Ocean View Tract, M.R. Bk.14, Pg.15
 Portion Jordan Tract No.2, M.R. Bk.11, Pg.90

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
 DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
 CHECK WITH COUNTY SURVEYOR'S OFFICE OR
 PLANNING DIVISION TO VERIFY.

Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Mineral Numbers Shown in Squares.

CITY OF SAN BUENAVENTURA
 Ventura County Assessor's Map.

DRAWN	REVISED	10-20-2010
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL
Compiled By Ventura County Assessor's Office		

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