Becker Group

4839 Market Street - Ventura • California

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

e broker lert

Free Standing Office/Warehouse

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.

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For SALE/LEASE

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Major Price Reduction!

4839 Market Street

Ventura • California

$3,999,000 | $ 1.25 NNN

- 19,280 rsf /1.2 acre Freestanding Office-Warehouse
- Divisible Units with 1 approx 5500 sf short term
- Major Identity-Visibility on Desirable Highly Trafficked Market Street frontage
- Former Long Term Santa Barbara Business College location, with high office/classrooms configuration
- Easily converted to more open layout, with more warehouse area
- Abundant Onsite Parking over 4/1000
- Easy Ingress-Egress to Frwy 101, Hwy 126 and Hwy 33
- Primary location proximal to Ventura's core business area, Government Center/Victoria Corridor, Office/Industrial/Retail; Coastal Plains Location
- Restaurants/Shopping Centers and all support services in close proximity
- Exterior Lunch-Patio areas

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aerial map

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north-west aerial view

OXNARD Comp

- **3431 Galaxy Place**

Sold May 2019 for $1,300,000
$203 psf, 6,407 sf industrial on 16,233 sf lot / built 1990.

VENTURA Comp

- **2233 Knoll Drive**

Sold April 2019 for $2,400,000
$196 psf, 12,267 sf industrial/ office on 43,560 sf lot /built 1998.

- **56 E Main Street**

Sold February 2019 for $2,800,000
$203 psf, 13,776 sf a two-story multi-tenant office building and a single-story office building on 32,975 sf lot / built 1981.

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4839 Market Street

floorplan

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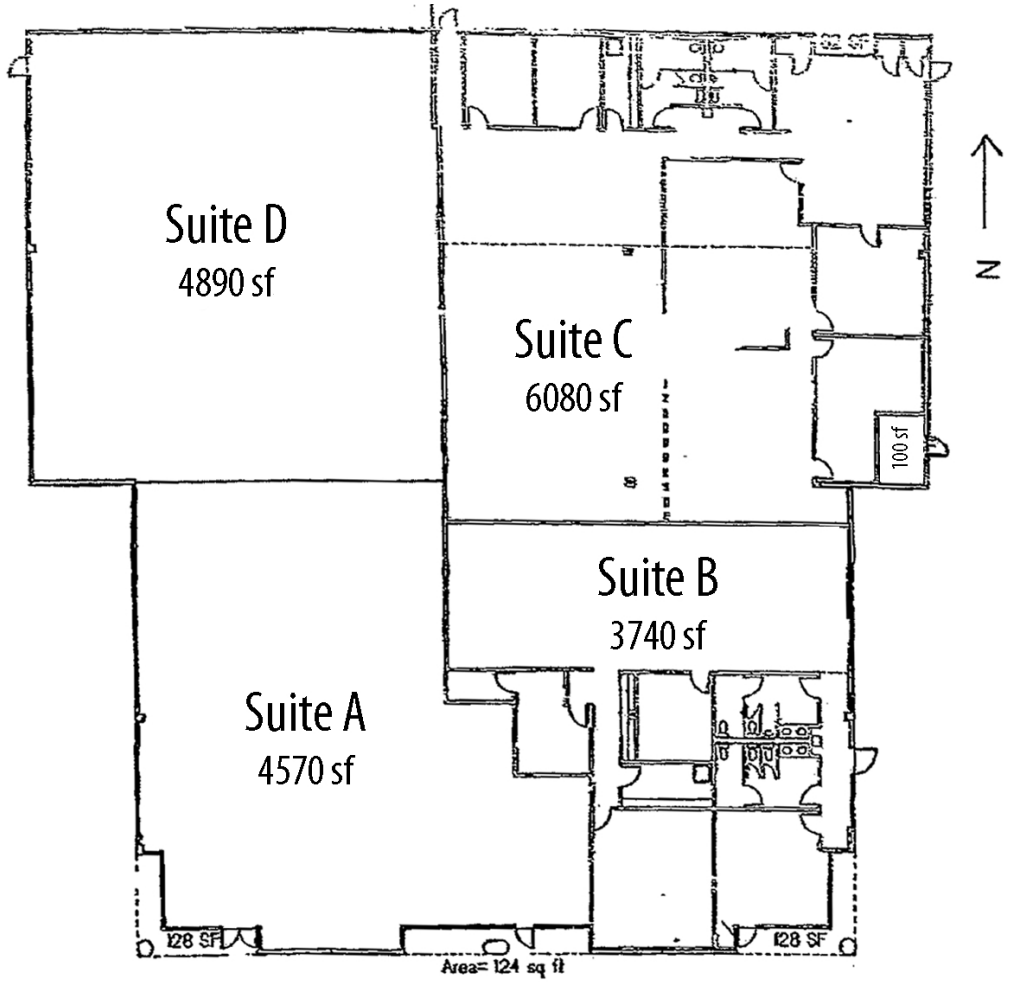
first floorplan



19280 sf gross

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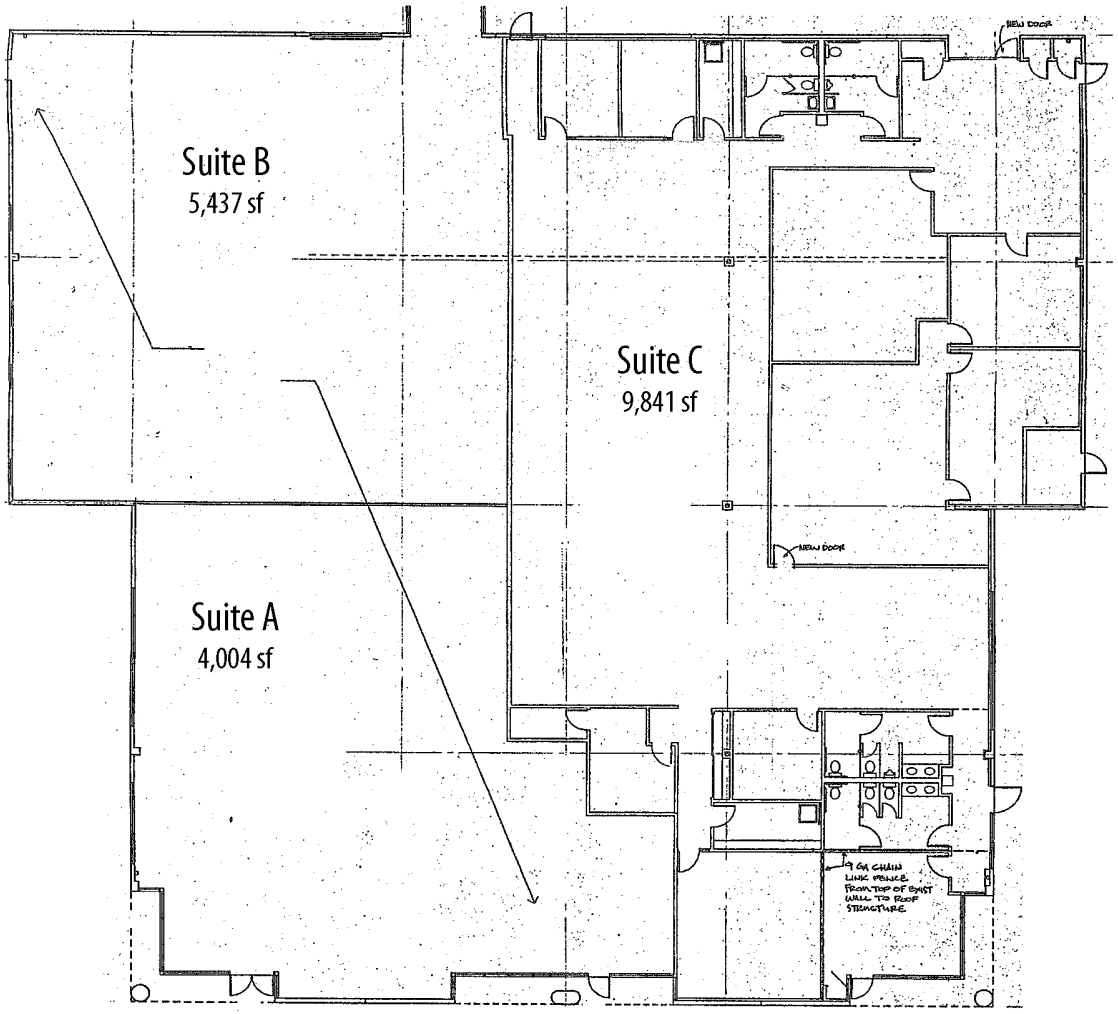
second floorplan



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exterior views

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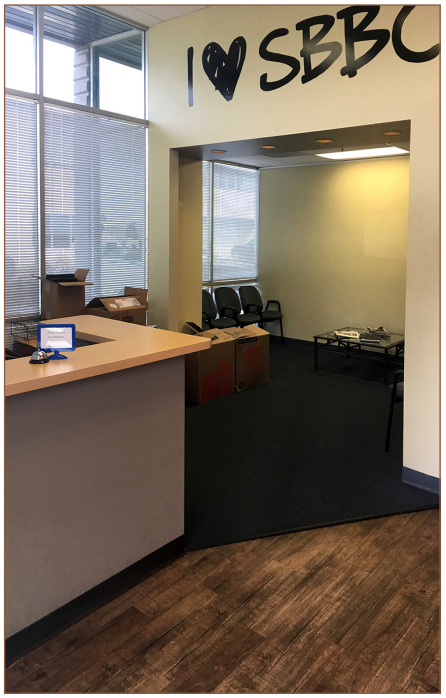
interior views



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