



broker *E*lert

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5811 Olivas Park Drive • Ventura • California



UNDER CONSTRUCTION/Available 1Qtr 2020

High-Image Industrial + Class A Office Suites

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

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High-Image Industrial + Class A Office Suites For LEASE

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\$1.25 Industrial MG + CAM
\$1.75 Office FSG + CAM

- 24,035 sf Bldg on Approx 2.8 Acre Lot
- Multi-Tenant High-Image Industrial + Class A Office Suites
- Olivas Park Drive Frontage
- 67 On-Site Parking Spaces
- Exceptional Opportunity for a Restaurant, Brewery or Winery
- Sprinklered, 2 Ground-Level Roll-Up Doors, Elevator Served, Large Outdoor Patio + Large Grease Trap included
- Excellent 101 Frwy Access/ Close Proximity to Amenities



Unit Mix

- 10,817 Industrial Ground Floor [\$1.25 MG + CAM]
- 13,218 Divisible Office 2nd Floor [\$1.75 MG + CAM]
- Suite A Office – 3,260 sf | Suite B – 6,558 sf
Suite C – 1,913 sf

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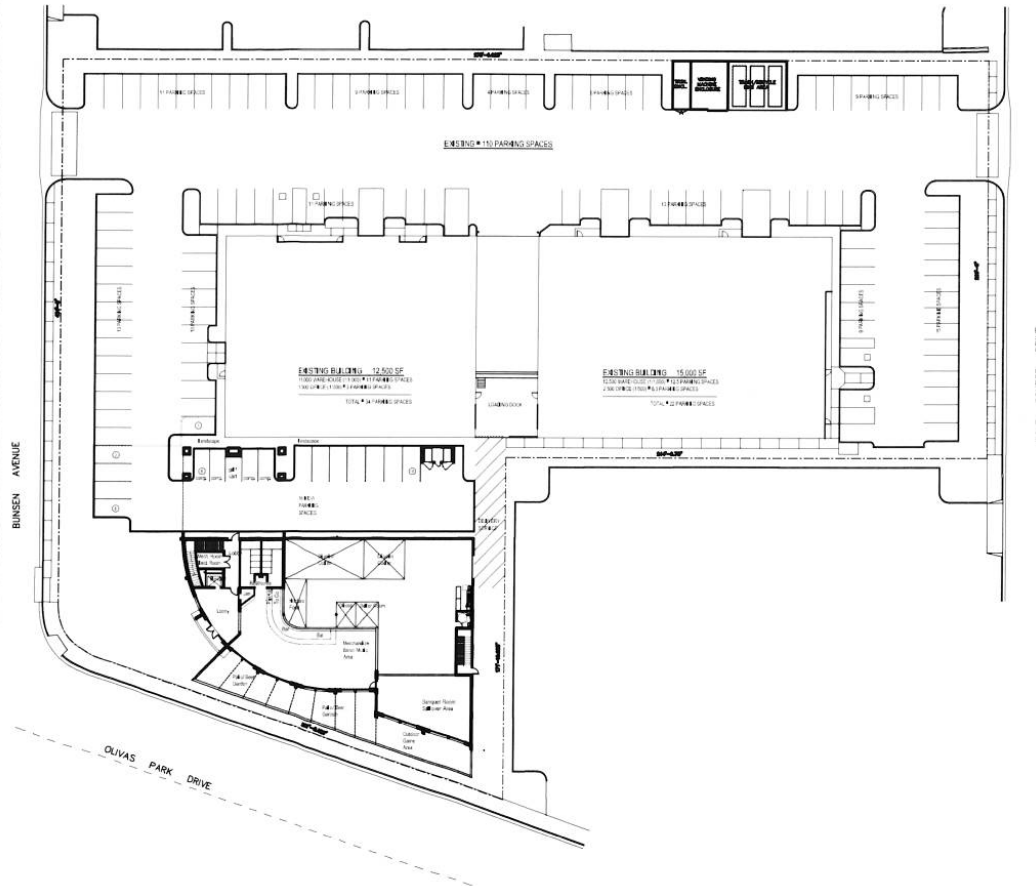
aerial map



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NEW BUILDING 10,817 SF (FIRST FLOOR)

3,809 SF - WAREHOUSE (1/1,000) = 4 PARKING SPACES
 1,081 SF - BREWING (1/500) = 3 PARKING SPACES
 5,386 SF - SEATING (1/300) = 18 PARKING SPACES
 130 SF - WAREHOUSE OFFICE (1/500) = 1 PARKING SPACES
 269 SF - KITCHEN (1/500) = 1 PARKING SPACES

TOTAL = 27 PARKING SPACES

NEW BUILDING 13,218 SF (SECOND FLOOR)

3,200 SF - OFFICE (1/300) OFFICE SUITE 'A' = 11 PARKING SPACES
 6,558 SF - OFFICE (1/300) OFFICE SUITE 'B' = 22 PARKING SPACES
 1,913 SF - OFFICE (1/300) OFFICE SUITE 'C' = 7 PARKING SPACES

TOTAL = 40 PARKING SPACES

FIRST FLOOR PARKING REQUIREMENTS = 27 SPACES
 SECOND FLOOR PARKING REQUIREMENTS = 40 SPACES

TOTAL = 67 PARKING SPACES REQUIRED

PARKING SPACES REQUIRED BY EXISTING BUILDINGS = 56 SPACES
 PARKING SPACES REQUIRED BY NEW BUILDING = 67 SPACES

TOTAL = 123 PARKING SPACES REQUIRED

EXISTING PARKING SPACES PROVIDED = 110 SPACES
 NEW PARKING SPACES PROVIDED = 16 SPACES

TOTAL = 1263 PARKING SPACES PROVIDED

OLIVAS PARK DRIVE COMMERCIAL BUILDING | BUILDING ANALYSIS

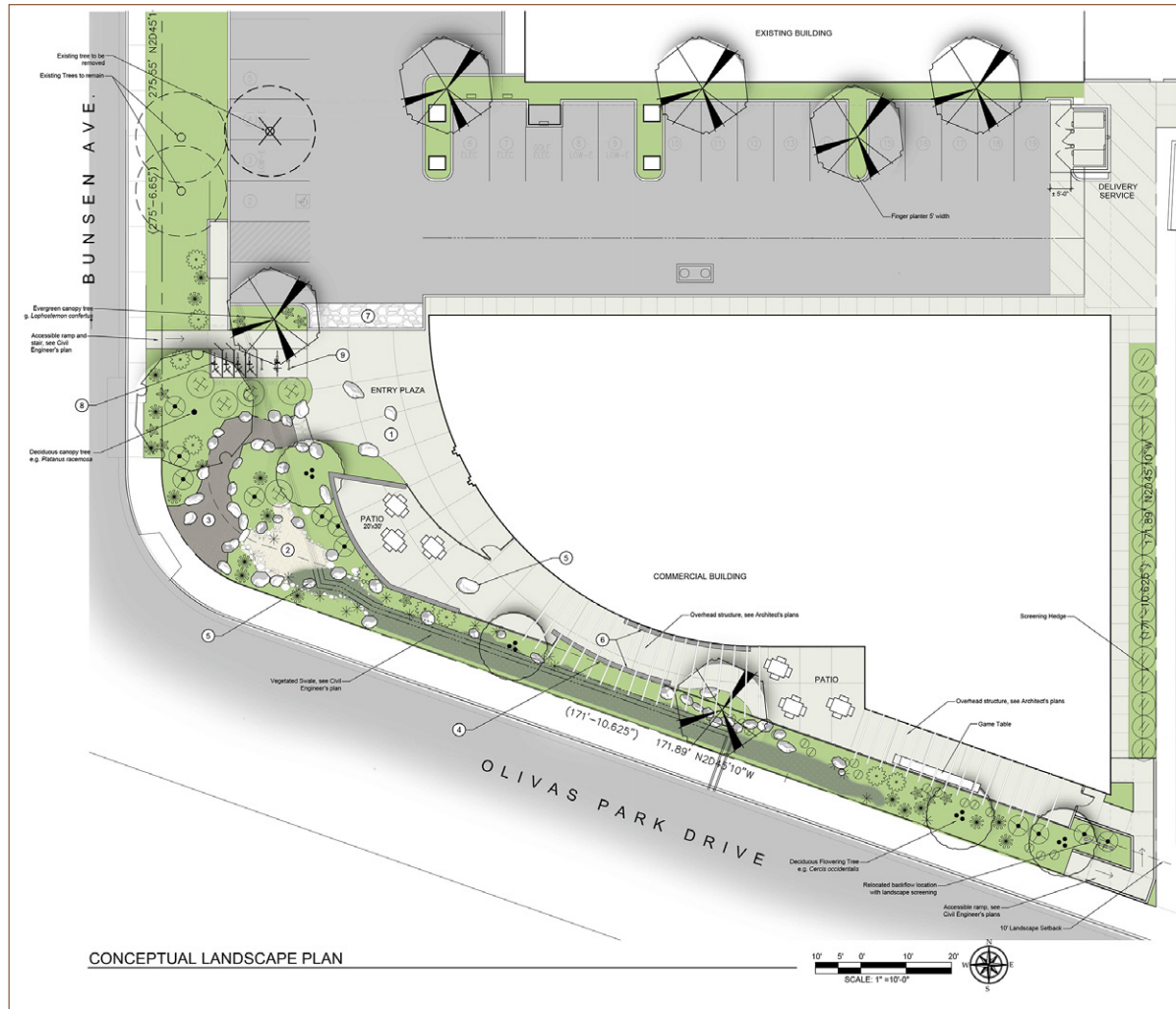


NEW TWO-STORY MIXED USE BUILDING 24,035 S.F.



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conceptual illustration



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