



Property	Sq. Ft.		Price	Description	Agent Broker
OFFICE SPACE					
Ventura					
Historic Elizabeth Bard Building 121 North Fir Street	D-2,535 E - 2,777	F - 2,908	\$1.70 - \$1.90NNN	Historic ocean view building with class A 1st and 2nd floor office suites, overlooking Downtown Ventura with abundant parking	Jeffrey R. Becker
175 Ventura Avenue	2,600 (divisible)		\$1.95G	Contemporary office space at the WAV. Includes allowance for buildout and ADA bathrooms	Alex Olsen Jeffrey R. Becker James D. Gloyd
Court of Appeals Building 200 East Santa Clara Street	747		\$1.85FSG	Rare small office unit in Downtown Ventura's most prestigious office building, State of California Court of Appeals	Jeffrey R. Becker James D. Gloyd
451 East Main Street	10-852		\$2.00 NNN	Unique office/retail storefront in the historic El Jardin Courtyard	Jeffrey R. Becker
461 East Main Street	C-255		\$600(monthly)	Unique private office overlooking Main Street/ courtyard in historic El Jardin Courtyard	Jeffrey R. Becker
532 East Main Street, Suite 201 (second floor)	1,260		\$1.75NNN	Unique 2nd floor offices in the heart of downtown historic district; Flexible layout with private bathrooms and entry.	Jeffrey R. Becker James D. Gloyd
590 Poli Street	1,250		\$1.50NNN	Beautiful four office suite. Historic Spanish architecture overlooking downtown Ventura and ocean views.	Jeffrey R. Becker



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OFFICE SPACE					
Ventura					
625 E. Santa Clara Street	2,200-11,900 (divisible)		\$1.75NNN	"Old City Hall" with ample parking and fully renovated	Jeffrey R. Becker
670 E. Thompson Blvd., Suite C	1,453		**Leased**	Located in the historic Mary Mitchell House, pre-wired & can be used for live/work space. Includes two parking spaces and Utilities included	Jeffrey R. Becker
940 E. Santa Clara Street	5,300		\$2.00NNN \$1,750,000 sale	newly renovated downtown building with abundant parking	James D. Gloyd
950 County Square Drive	107 - 1,023 114-594	201 - 545	\$1.65FSG	Near Gov't Center, Restaurants	James D. Gloyd
970 Petit Road	5,048		\$1.50MG	Former therapy office in pleasant East End location; Divisible; Sale at \$1,850,000 (8,187sf total)	James D. Gloyd
1601 Eastman Avenue	203-1,546 204-1,623		\$1.50-\$1.75MG (plus CAMs)	Last 2 units! Newly constructed office/industrial condos; Now available as "lease w/ option" or with portion of rent applicable to purchase price	James D. Gloyd
1730-1794 Victoria Avenue	<u>1730</u> - <u>1746</u> - <u>1752</u> - <u>1722</u> - <u>1794</u> -	200-953 210-712 215-460 220-2,191 260-915 290-1,508 c- 1,639 250-2,332 c-2,438 c-5,200	\$1.55MG	Montalvo Square; Class A office space located in the heart of Ventura's primary office/commercial Government Center corridor	James D. Gloyd



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OFFICE SPACE					
Ventura					
1732 Palma Drive	103-2,500-5,200		\$1.25MG	Hgh office buildout, well located; signage; Divisible	James D. Gloyd
1794 East Main Street	2,850		\$1.00 NNN	Office/Retail suite with great corner location in Midtown	Jeffrey R. Becker
2151 Alessandro	115-1,638 130-1,282	2,920 (total)	\$1.35NNN	Large and small units; signage possible; co-listed with Shawn Bienick, Damm Commercial	James D. Gloyd
	135-914 125-1853	2,767 (total)			
	206-2,649 210-1,671	4,320 (total)			
	245-912 250-1,494 200-931	2,406 (total)			
2186 Knoll Drive	4,320- F & G		\$0.99MG	Contiguous/Divisible	James D. Gloyd
2221-2231 Wankel Way	8,000		\$2.50MG	New Oxnard medical complex breaking ground fall 2010; Flex space for medical or office	James D. Gloyd
2291 Portola	3,196 warehouse		\$0.85MG	Nice combination office/warehouse or can be leased seperately	James D. Gloyd
2225 Sperry Avenue	11,026		\$1.25-\$1.50MG \$275-295 psf	Office condos for lease/sale	James D. Gloyd



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OFFICE SPACE					
Ventura					
2917-2953 Telegraph Road	5,710		\$1.50MG	Outstanding opportunity for high density, well located, free standing office building	James D. Gloyd
2955 Loma Vista Road	865		\$1.65MG	Attractive office suite in the heart of medical corridor.	James D. Gloyd
3295 Telegraph Road	6,133		**Leased**	Office/Commercial, high identity, high traffic across from Pacific View Mall	James D. Gloyd Alex Olsen
3418 Loma Vista Road	5A-1,225 F-489	4A-275 (5A & 4A Contiguous)	\$1.65MG	Immediate occupancy medical corridor	James D. Gloyd
4107 East Main Street	6500		\$2.00NNN	To be built freeway oriented Ventura office building; Great identity	James D. Gloyd
5450 Ralston	#110-800		\$1.65MG	Rare small office availability	James D. Gloyd
5500 Telegraph Road	139-241 141- 214 143-400	145-400 175-238 221-1,734	\$2.25FSG	Very nice complex near the Victoria/Government Center corridor; small space ready for immediate occupancy; rare dental suite now available	James D. Gloyd
5574 Everglades	D- 2,455		\$0.90MG	Great opportunity for office/warehouse with high office buildout	James D. Gloyd
5740 Ralston	6,875		\$1.50FSG	Sublease through 1-31-13; below market, divisible	James D. Gloyd
5850 Thille Road	#100-1,568 #105-2,149 #106-448	#201-1,508 #202-917 #203-787	\$1.75MG	Great location near County of Ventura and Victoria; New ADA bathrooms	Jeffrey R. Becker James D. Gloyd



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OFFICE SPACE					
Camarillo					
155 Granada	C - 859 K - 767	\$1.45MG <i>"Price Reduced"</i>	Hard to find small suites ; freeway close office building	James D. Gloyd	
601 Mobil Avenue #F	1,000 1,200	\$1.75MG	Small hard to find office or retail space in busy core of town near shopping and post office; ample parking	William P. McKenna	
1349-1351 Del Norte	1,100-2,831	\$1.55MG <i>"Price Reduced"</i>	Outstanding freeway frontage and signage available along 101 corridor; suite has complete modular office layout.	Jeffrey R. Becker James D. Gloyd	
1369 Del Norte	12,100 (divisible to 2,200)	\$1.55MG <i>"Price Reduced"</i>	Freestanding office/retail building with freeway frontage	Jeffrey R. Becker James D. Gloyd	
1905-1913 Daily Drive	920 960 4,140	\$1.55NNN <i>"Price Reduced"</i>	Great retail/office suites; Former National Real Estate offices; Prime retail exposure to 101 Freeway	Jeffrey R. Becker	
Ojai					
206 N. Signal	A - 800 M - 1,000	R - 1,000 S - 600	\$1.30MG	Hard to find small office; attractive, in serene location; furnished	James D. Gloyd
530 East Ojai Avenue	#104 - 512 #105 - 512 #107 - 512 #109 - 664 #209 - 664	\$1.50MG	First and second story office suites, in newly remodeled spanish style office project. Ample parking and signage	Jeffrey R. Becker	



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OFFICE SPACE

Oxnard

1700 Lombard	100-2,000 (medical oriented) 220-1,171 250-2,000 up to 5,000sf contiguous	\$1.75MG	Attractive Oxnard office in close proximity to primary office/medical corridor	James D. Gloyd
1701 Lombard	110-6,314	\$2.10MG	Ground floor space ready for immediate occupancy	James D. Gloyd
1851 Lombard, #101	2,200	\$1.50MG	Ground floor medical/professional office; Building signage available	Jeffrey R. Becker James D. Gloyd
"County Commerce Bank Center" 2400 East Gonzales Road	1st Floor - 2,200	\$1.90MG	Class "A" office building on high traffic corner in North Oxnard Business Corridor; TI Allowance available	Jeffrey R. Becker

RETAIL SPACE

Ventura

35 S. Oak Street	950	\$1.50NNN	Nice retail storefront (former spa) in heart of Downtown	Jeffrey R. Becker
175 Ventura Avenue	3,400	\$1.95G	Prime corner location at WAV with parking and high traffic corner	Alex Olsen Jeffrey R. Becker James D. Gloyd
204 E. Thompson Blvd.	1,300	\$2.25NNN	High exposure retail/food service corner in heart of down town near "C" Street and fairgrounds	Jeffrey R. Becker



Property	Sq. Ft.	Price	Description	Agent Broker
RETAIL SPACE				
Ventura				
227 South California Street	3,700 (Divisible)	\$1.95NNN <i>"Price Reduced"</i>	High visibility at entry to Historic Downtown Ventura business district. Major Building/Freeway signage.	Jeffrey R. Becker
651 North Ventura Avenue	2,200	\$1.00 NNN	Storefront building with rear yard parking	Jeffrey R. Becker
1076 Front Street, Suite B	1,100	\$1.00 NNN	Retail storefront with ADA bathroom	Jeffrey R. Becker
1139 Ventura Avenue	5,000	\$1.00NNN	Great exposure, good condition; parking and yard	Alex D. Olsen
1707 E. Thompson Blvd.	2,400	\$2,400 (monthly) MG	High visibility location with showroom, offices, restrooms and storage yard with gated parking area	William P. McKenna
1794 E. Main Street	2,850	\$1.00NNN	Great corner location at Main and Pacific	Jeffrey R. Becker
1890 E. Main Street	3,000	\$1.00NNN	Historic freestanding brick building Midtown - Office or Retail	Jeffrey R. Becker
1900 E. Main Street	1,000	**Leased**	Unique Midtown location; Abundant parking New storefront rehab underway with landscape upgrade	Jeffrey R. Becker
1910 E. Main Street	1,100	\$1.00NNN	Unique Midtown location; Abundant parking New storefront rehab underway with landscape upgrade	Jeffrey R. Becker
1920 East Main Street	1,446	**Leased**	Former nail salon with improvements; Unique Midtown location; Abundant parking	Jeffrey R. Becker



Property	Sq. Ft.	Price	Description	Agent Broker
RETAIL SPACE				
Ventura				
1985 Victoria Ave.	400	\$1.25NNN <i>"Price Reduced"</i>	Signalized corner; great location	Alex Olsen
2160 Thompson Blvd.	5,080	\$1.00NNN <i>"Price Reduced"</i>	Classic midtown building on corner location with parking	Alex Olsen
2171-2191 E. Thompson Blvd.	15,000+ (Divisible)	\$1.00NNN	Former automotive facility Currently in redesign; high traffic	Jeffrey R. Becker
2650 East Main Street	1,948	\$1.50NNN	Prime corner retail space near CMH corridor	Jeffrey R. Becker
3111 E. Main Street	11,000	\$0.89NNN	High identity Midtown Main Street retail location with onsite parking	Alex Olsen
Ventura Ave. & Shoshone	1,400-1,600	\$1.35MG	New retail storefront, Divisible	James D. Gloyd
RETAIL SPACE				
Oxnard				
121 East Gonzales Road	1,590	\$1.95NNN	Incredible Village design and architecture at one of the main traffic corridors of the City of Oxnard; Freestanding building with great visibility	Jeffrey R. Becker
181 East Gonzales Road	1,435	\$1.90NNN	End cap space, former bank loan office in nice North Oxnard Location	Jeffrey R. Becker



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RETAIL SPACE				
Camarillo				
601 Mobil Ave., #F	1,000 1,200	\$1.75MG	Small hard to find office or retail space in busy core of town	William P. McKenna
1905-1930 Daily Drive	960-4,140	\$1.55NNN <i>"Price Reduced"</i>	Great retail suites; Former National Real Estate offices; Prime retail exposure to 101 Freeway	Jeffrey R. Becker
Santa Barbara				
331 North Milpas	1,700-101	\$1.95NNN	High visibility Retail Storefronts on Milpas corridor	Jeffrey R. Becker
Santa Paula				
814 E. Main Street	13,000	\$0.40NNN	Well located retail storefront in Historic Downtown with great storefront glass rolling door - parking	Jeffrey R. Becker
Simi Valley				
2482 Erringer Road	900	\$2.10NNN	Former Realty office highly visible retail storefront in heavy traffice center - join Starbucks, Topper's Carl's Jr. & El Torito	Jeffrey R. Becker



Property	Sq. Ft.		Price	Description	Agent Broker
INDUSTRIAL SPACE					
Ventura					
220 N. Olive Street	4,880 sf buiding 20,000 lot		\$0.70NNN	Upgraded interior with 2,255sf of professional offices, kitchen & ADA restroom; MPD zoned	Jeffrey R. Becker
651 N. Ventura Avenue	2,200 with large lot		\$1.00NNN	Great exposure for industrial building with large lot and roll up door	Jeffrey R. Becker
1070-1098 Front Street	1070 C - 900 1070 H - 900 1076 B - 900	1082 A - 900 1090 B - 900	\$0.60NNN	Great downtown location industrial unit	Jeffrey R. Becker
1544-1564 Morse Avenue	1544 G - 912 1544 J/K - 2000	1564 F - 960	\$0.55NNN <i>"Price Reduced"</i>	Industrial bays	Jeffrey R. Becker
2075 Knoll Drive	7,000		\$0.85MG	Outstanding opportunity for recently remodeled project with combo office/industrial and gated outside storage	James D. Gloyd
2065-2085 Sperry Avenue	#F - 6,510		\$0.80MG	Very clean warehouse unit currently utilized as medical record storage	James D. Gloyd
2128 Knoll Drive	A1-2,160 B-1,000		\$0.75NNN	Nice, smaller units for flexible uses; proximity to freeway	James D. Gloyd
2186 Knoll Drive	4,320 F & G (Divisible)		\$0.85MG <i>"Price Reduced"</i>	Flex units with high office	James D. Gloyd



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INDUSTRIAL SPACE

Ventura

2291 Portola Avenue	1,827 office - leased 3,096 warehouse	\$0.85MG	Nice combination office/warehouse or can be leased seperately	James D. Gloyd
2472 Eastman	5,580	\$0.75NNN	Great location, clean building, 1,400 sf office, 1,200 sf mezzanine, 10 parking spaces	William P. McKenna
5574 Everglades	D-2,455	\$0.90MG	High office buildout in Government Center area; contiguous	James D. Gloyd

Santa Paula

929 East Main Street	8,000	\$0.30MG	2nd floor warehouse storage area; exposed brick walls and limited power supply	Jeffrey R. Becker
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Moorpark

555 Spring Road	C3 - 1,000 C4 - 1,776	C7A - 1,000 C8A - 1,000	\$1.00NNN	Industrial bays in heart of Moorpark with roll up door and three phase power; Abundant parking	Jeffrey R. Becker
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Newbury Park

1144 Tourmaline Drive	16,215 (divisible)	**Pending**	Corner location, nice office layout, 3 phase power	Alex D. Olsen
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