



Property	Sq. Ft.	Price	Description	Agent   Broker
<b>OFFICE SPACE</b>				
<b>Ventura</b>				
532 East Main Street Ventura, CA	4,500 (divisible)	\$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
333 East Thompson Blvd. Ventura, CA	1,800	\$1.50NNN	Downtown freestanding office building with 8 private offices and 16 parking spaces	Jeffrey R. Becker William P. McKenna
451 East Main Street, Suite 6 Ventura, CA	733	\$850(monthly) plus NNN	Downtown second floor office space available in Historic El Jardin Courtyard	Jeffrey R. Becker
584 Poli Street Ventura, CA	700	\$750 (monthly) plus NNN	Historic Mission-Style architecture 1 block from City Hall, Restaurants, Shopping	Jeffrey R. Becker
596 Poli Street Ventura, CA	700	\$750 (monthly) plus NNN	Historic Mission-Style architecture 1 block from City Hall, Restaurants, Shopping	Jeffrey R. Becker
632 E. Thompson Blvd. Ventura, CA	3,000 pls. 1,500 basement	\$1.25NNN	Located in Historic Downtown "Mitchell Block" Many amenities; Additional 1,500 sf basement	Jeffrey R. Becker
950 County Square Drive Ventura, CA	114-550 101-1,205	\$1.65FSG	Near Gov't Center, Restaurants	James D. Gloyd
1001 Partridge Road Ventura, CA	5,827	\$1.95FSG	Countrywide Sublease; below asking rate at site	James D. Gloyd
1484 East Main Street Ventura, CA	#105B-165 Pending	\$400 (monthly)	Small office space; includes utilities	Jeffrey R. Becker James D. Gloyd



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1601 Eastman Avenue Ventura, CA	1,366-9,023	\$1.50-\$1.75MG (plus CAMs)	Newly constructed office/industrial condos; Now available as "lease w/ option" or with portion of rent applicable to purchase price	James D. Gloyd
1718 East Main Street Ventura, CA	4,800 plus 1,400 annex	\$1.80G	Midtown Ventura former school/office onsite parking	Alex Olsen
1732 Palma Drive Ventura, CA	103-4,168	\$1.25MG	Hgh office buildout, well located; signage	James D. Gloyd
1815 Knoll Drive Ventura, CA	3,065	\$1.40MG	Well located office condo near 101 Freeway	James D. Gloyd
2151 Alessandro Ventura, CA	200-6,681	\$1.65NNN	Sublease opportunity, open layout; freeway frontage.	James D. Gloyd
2035 E. Thompson Blvd. Ventura, CA	3,000	\$0.95MG	Unique Midtwn location with 2,500 sf retail and 500 sf 2nd level office	William P. McKenna
2291 Portola Ventura, CA	1,827 office 3,196 warehouse	\$0.85MG	Nice combination office/warehouse or can be leased seperately	James D. Gloyd
2368 Eastman Ave., #10-11 Ventura, CA	#10-2,250 Ind. #12-2,200 ofc.	\$0.85MG \$0.90MG	<i>Leased</i> Nice mixed use office/industrial	James D. Gloyd
2917-2953 Telegraph Road Ventura, CA	5,710	\$1.50MG	Outstanding opportunity for high density, well located, free standing office building	James D. Gloyd
2955 Loma Vista Road Ventura, CA	600	\$1.65MG	Attractive office suite in the heart of medical corridor.	James D. Gloyd
3200 Telegrah Road Ventura, CA	5,250	\$1.65MG	Countrywide sublease; motivated	James D. Gloyd
3418 Loma Vista Road Ventura, CA	B-2,800 5A-1,225 4A-275	\$1.65MG	Immediate occupancy medical corridor Contiguous	James D. Gloyd



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3525 Loma Vista Road Ventura, CA	3,181	\$1.95MG	Well appointed office space in primary medical office building	James D. Gloyd
4080 Loma Vista Road Ventura, CA	2,100	\$1.80MG	Sublease opportunity in desirable building; ground floor/corner former PT office	James D. Gloyd
4107 East Main Street Venura, CA	6500	\$2.00NNN	To be built freeway oriented Ventura office building; Great identity; Spring 2008	James D. Gloyd
4531 Market Street Ventura, CA	5,100	\$0.85NNN	High office buildout with warehouse; new ownership	James D. Gloyd
5450 Ralston Ventura, CA	104-396 200-725	\$1.65MG	Hard to find small offices near Government Center	James D. Gloyd
5500 Telegraph Road Ventura, CA	3,058 (divisible) 139-241 141- 214 143-400 145-400 175-238	\$2.25FSG	Very nice complex near the Victoria/Government Center corridor	James D. Gloyd
5574 Everglades Ventura, CA	D- 2,455	\$0.90MG	Great opportunity for office/warehouse with high office buildout	James D. Gloyd
5675 Ralston Ventura, CA	12,000	\$1.65NNN	Lease or Sale (\$3.5M); Divisible Outstanding opportunity for free standing single story; well located Government Center corridor (former Chicago Title)	James D. Gloyd
5810 Ralston Ventura, CA	6,090	\$1.50MG	<i>Leased</i> Outstanding full floor office space; former law office	James D. Gloyd
5850 Thille Road Ventura, CA	#201-1,508 #202-971 #203-787 #204-907	\$1.75MG   (202-204 Contiguous)	Great location near County of Ventura and Victoria; New ADA bathrooms	Jeffrey R. Becker James D. Gloyd



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<b>Camarillo</b>				
155 Granada Camarillo, CA	C- 859 F-848 H-907 O-682	\$1.65MG	Hard to find small suites ; freeway close office building	James D. Gloyd
1327 Del Norte Camarillo, CA	2,500-4,000	\$1.95MG	Freeway oriented office; fully furnished	James D. Gloyd
1349-1351 Del Norte Camarillo, CA	1,100 3,415	\$1.95MG	Outstanding freeway frontage and signage available along 101 corridor; suite has complete modular office layout.	Jeffrey R. Becker James D. Gloyd
1369 Del Norte Camarillo, CA	12,100	\$1.85MG	Freestanding office/retail building with freeway frontage	Jeffrey R. Becker James D. Gloyd
1905-1913 Daily Drive Camarillo, CA	4,140	\$2.00NNN	Former National Real Estate offices Prime retail exposure to 101 Freeway	Jeffrey R. Becker
2260 E, Ventura Blvd. Camarillo, CA	700 & 800	\$2.00MG	Class A office, new remodel available Spring 2009	William P, McKenna
<b>Ojai</b>				
530 East Ojai Avenue Ojai, CA	#101-643 #103-512 #105-512 #203-512	\$1.50MG	First and second story office suites, in newly remodeled spanish style office project. Ample parking and signage.	Jeffrey R. Becker
<b>Oxnard</b>				
1851 Lombard, #101 Oxnard, CA	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 Oxnard, CA	1st Floor - 2,200	\$2.35MG	Class "A" office building on high traffic corner in North Oxnard Business Corridor; TI Allowance available	Jeffrey R. Becker



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3900 Tradewinds Oxnard, CA	3,377	\$3.35NNN	Countywide sublease; fully fixturized w/ major signage in high image new center near harbor	James D. Gloyd
<b>Thousand Oaks</b>				
351 Rolling Oaks Thousand Oaks, CA	6,911	\$2.35FSG	Sublease of well appointed Law Offices	James D. Gloyd
<b>RETAIL SPACE</b>				
<b>Ventura</b>				
227 South California Street Ventura, CA	3,700 (Divisible)	\$2.25NNN <i>"Price Reduced"</i>	High visibility at entry to Historic Downtown Ventura business district. Major Building/Freeway signage.	Jeffrey R. Becker
1718 E. Main Street Ventura	4,300	1.80MG	Midtown freestanding with parking and annex buildings	Alex Olsen
1780-1784 E. Main Street Ventura, CA	1,850	\$1.25NNN	Unique Retail Storefront in Historic building in Midtown; former salon with improvements and abundant parking	Jeffrey R. Becker Martine English William P. McKenna
1890 E. Main Street Ventura, CA	3,000	\$1.00NNN	Historic freestanding brick building Midtown - Office or Retail	Jeffrey R. Becker William P. McKenna
1900 E. Main Street Ventura, CA	1,000	\$1.10NNN	Unique Midtown location; Abundant parking	Jeffrey R. Becker William P. McKenna
1910 E. Main Street Ventura, CA	1,000	\$1.10NNN	Unique Midtown location; Abundant parking	Jeffrey R. Becker William P. McKenna
1920 East Main Street Ventura, CA	1,446	\$1.10NNN	Former nail salon with improvements; Unique Midtown location; Abundant parking	Jeffrey R. Becker William P. McKenna



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2160 Thompson Blvd. Ventura, CA	5,080	\$1.00NNN <i>"Price Reduced"</i>	Classic midtown building on corner location with parking	Alex Olsen
2171-2191 E. Thompson Blvd. Ventura, CA	15,000+ (Divisible)	\$1.25NNN	Former automotive facility Currently in redesign; high traffic	Jeffrey R. Becker
Ventura Ave. & Shoshone Ventura, CA	1,400-1,600	\$1.35MG	New retail storefront, Divisible	James D. Gloyd
<b>Oxnard</b>				
121-125 East Gonzales Road Oxnard, CA	3,100 (Divisible)	\$2.10NNN	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
<b>Camarillo</b>				
601 Mobil Ave., #F Camarillo, CA	700	\$1.50NNN	Small hard to find office or retail space in busy core of town	William P. McKenna
1905-1913 Daily Drive Camarillo, CA	4,140	\$2.00NNN	Former National Real Estate offices Prime retail exposure to 101 Freeway	Jeffrey R. Becker
<b>Santa Barbara</b>				
331 North Milpas Santa Barbara, CA	1,700-101	\$2.35NNN	High visibility Retail Storefronts on Milpas corridor	Jeffrey R. Becker
<b>Santa Paula</b>				
814 E. Main Street Santa Paula, CA	13,000	\$0.50NNN	Well located retail storefront in Historic Downtown with great storefront glass rolling door - parking	Jeffrey R. Becker



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<b>Simi Valley</b>				
2424 Erringer Road Simi Valley, CA	1,500	\$2.50NNN	Former Realty office highly visible retail storefront in heavy traffic center - join Starbucks, Topper's Carl's Jr. & El Torito	Jeffrey R. Becker
<b>INDUSTRIAL SPACE</b>				
<b>Ventura</b>				
83 West Stanley, #5 Ventura, CA		\$1,400 (monthly) plus NNN	Warehouse w/ office & restroom parking area	Jeffrey R. Becker
1070-1098 Front Street Ventura, CA	1070, E- 900 1070, F- 900 1082, C- 900 1082, D- 900 1082, E - 900 1090, C- 900 1098, A- 1,100 1098, B- 900	\$0.65NNN	Great downtown location industrial unit	Jeffrey R. Becker
1544-1564 Morse Avenue Ventura, CA	1544 J/K - 2,000 1564 F - 960	\$0.65NNN	Industrial bays	Jeffrey R. Becker
2128 Knoll Drive Ventura, CA	A1-2,160 B-1,000	\$0.75NNN	Nice, smaller units for flexible uses; proximity to freeway	James D. Gloyd
2291 Portola Avenue Ventura, CA	1,827 office 3,096 warehouse	\$0.85MG	Nice combination office/warehouse or can be leased separately	James D. Gloyd
2368 Eastman Ave, #10-11 Ventura, CA	2,500 Ofc 2,600 Ind	\$0.90MG	<i>Leased</i> High office buildout; great location; corner office & interior ofc/ind	James D. Gloyd
2472 Eastman Ventura, CA	5,580	\$0.85NNN	Great location, clean building, 1,400 sf office, 1,200 sf mezzanine, 10 parking spaces	William P. McKenna
4531 Market Street Ventura, CA	5,000	\$1.25MG	High indentity location with office/warehouse	James D. Gloyd



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5528 Everglades Ventura, CA	3,334	\$0.89MG	Rare availability of industrial unit in Government Center/Victoria corridor	James D. Gloyd
5574 Everglades Ventura, CA	C-1,590 D-2,455	\$0.90MG	<i>Leased</i> High office buildout in Government Center area; contiguous	James D. Gloyd
<b>Santa Paula</b>				
929 East Main Street Santa Paula, CA	8,000	\$0.30MG	2nd floor warehouse storage area; exposed brick walls and limited power supply	Jeffrey R. Becker
<b>Oxnard</b>				
1401 Mauldhardt Avenue Oxnard, CA	37,352	\$0.62NNN	Great opportunity in clean property near core of Oxnard's Industrial/Office corridor	James D. Gloyd
<b>Moorpark</b>				
555 Spring Road Moorpark, CA	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

