



Property	Sq. Ft.	Price	Description	Agent Broker
INDUSTRIAL				
Ventura				
3050-3054 N. Ventura Ave. Ventura, CA	8,925 Bldgs. 26,903 Land	\$ 875,000	M-3 zoned industrial property with multiple buildings. Could be great owner/user site or investment with existing occupants	Jeffrey R. Becker
INVESTMENTS				
Ventura				
1718 East Main Street Ventura, CA	4,800 plus 1,400 annex	\$ 975,000 \$ 925,000 "Price Reduced"	Midtown Ventura former school/office on site parking; 8 cap on asking rate through 12/31/2009	Alex D. Olsen
2171-2191 East Thompson Blvd. Ventura, CA	15,500	\$ 1,950,000 "Price Reduced" (Divisible)	Multi-parcel automotive facility w/development potential; Midtown	Jeffrey R. Becker
2283 East Thompson Blvd. Ventura, CA	12,196	\$ 965,000 \$ 700,000 "Price Reduced"	Signalized corner for pad development	Alex D. Olsen
5755 Valentine Road Ventura, CA	2,166	\$ 329,000 \$ 299,000 "Price Reduced"	Price reduced; office condo for sale; co-listed with Steve Doll, NAI Capital	James D. Gloyd



Property	Sq. Ft.	Price	Description	Agent Broker
Santa Barbara				
331 N. Milpas Santa Barbara, CA	8,400	\$ 2,849,000	Two Story Retail/Office project on Milpas corridor	Jeffrey R. Becker (Gene McKnight Pacifica Relay)
Oxnard				
229 North Oxnard Blvd. Oxnard, CA	6,000	\$ 795,000	Automotive service facility on a 7,500 sf lot near downtown Oxnard Business district	Jeffrey R. Becker
OFFICE BUILDINGS				
Ventura				
2991 Loma Vista Road Ventura, CA	5,100 Commercial 4 Residential (2+2)	\$ 4,500,000	New construction, mixed use with ground floor commercial available.	James D. Gloyd
5675 Ralston Avenue Ventura, CA	12,000	\$ 3,500,000 "Pending"	Outstanding user/investor opportunity for attractive single story free standing building	James D. Gloyd
5755 Valentine Road Ventura, CA	2,166	\$ 329,000 \$ 299,000 "Price Reduced"	Price reduction office condo; <u>\$1.38psf</u> Co-Listed with Steve Doll, NAI Capital	James D. Gloyd
5850 Thille Street Ventura, CA	17,366	\$ 3,500,000	Outstanding location directly across from Government Center; Newly renovated.	James D. Gloyd Jeffrey R. Becker
Camarillo				
1335-1369 Del Norte Road Camarillo, CA	Building #1 -10,248 Building #2 -12,000	\$ 5,995,000 "Price Reduced"	Freeway Retail/Office complex Great freeway visibility	Jeffrey R. Becker James D. Gloyd



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RETAIL

Oakview

779 N. Ventura Avenue Oakview, CA	2 Structures 14,645 sf lot	\$ 549,000	Unique retail storefront on major thoroughfare in heart of Oakview.	Jeffrey R. Becker (Anne Williamson Coldwell Banker)
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Ventura

532 E. Main Street Ventura, CA	11,000	\$ 3,400,000	One of downtown Ventura's premier properties; located in the heart of the theater district	Jeffrey R. Becker
1945 & 1985 Victoria Ave. Ventura, CA	7,400 17,000	\$ 2,200,000	Signalized corner; great location	Alex Olsen

DEVELOPMENT OPPORTUNITIES

Mar-Y-Cel 130 S. Junipero Ventura, CA	1.2 Acres 56 Approved Development	\$ 7,500,000	Unique Residential Development opportunity in heart of thriving Downtown Ventura. Near beaches, Historic District, museum. Tenant map approved.	Jeffrey R. Becker
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