

**FOR  
SALE**



**VENTURA INVESTMENT CO.**

INVESTMENT REAL ESTATE

Established 1958

## **Upgraded Medical Building**

1150 N. Ventura Road  
Oxnard, California 93030

Highly Improved  
Medical Building



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1150 N Ventura Road, Oxnard

## EXECUTIVE SUMMARY

*Oxnard Radiology & Dermatology* consists of 2 improved medical spaces and is located at 1150 North Ventura Road in Oxnard, California.

<b>Price:</b>	<b>\$1,595,000</b>
<b>Leasable Square Feet</b>	<b>Approx. 10,200</b>
<b>Date of Construction</b>	<b>1975</b>
<b>Number of Buildings</b>	<b>1</b>

### Highlights

- Very well-maintained
- Excellent location
- Near hospitals, shopping and schools

### To View the Property..

To schedule a tour of the property, please contact Jeff Arnold or Barton Stern at (805)484-0477 or at [jarnold@venturainvestmentco.com](mailto:jarnold@venturainvestmentco.com).



### Notes

The seller places high importance on a buyer's motivation, qualifications and proposed contingency periods. The information in this package is believed to be accurate, but cannot be confirmed by the seller. A buyer will need to independently confirm its opinion of value, market information, and any other projections, assumptions or determinations.

## PROPERTY OVERVIEW



## *1150 N. Ventura Road, Oxnard*

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### **AMENITIES**

- 1,500 squared feet of storage
- Abundant Parking
- Highly Visible on Ventura Road
- Built-out for Medical and Radiology Uses
- Large Reception Areas
- Well Landscaped

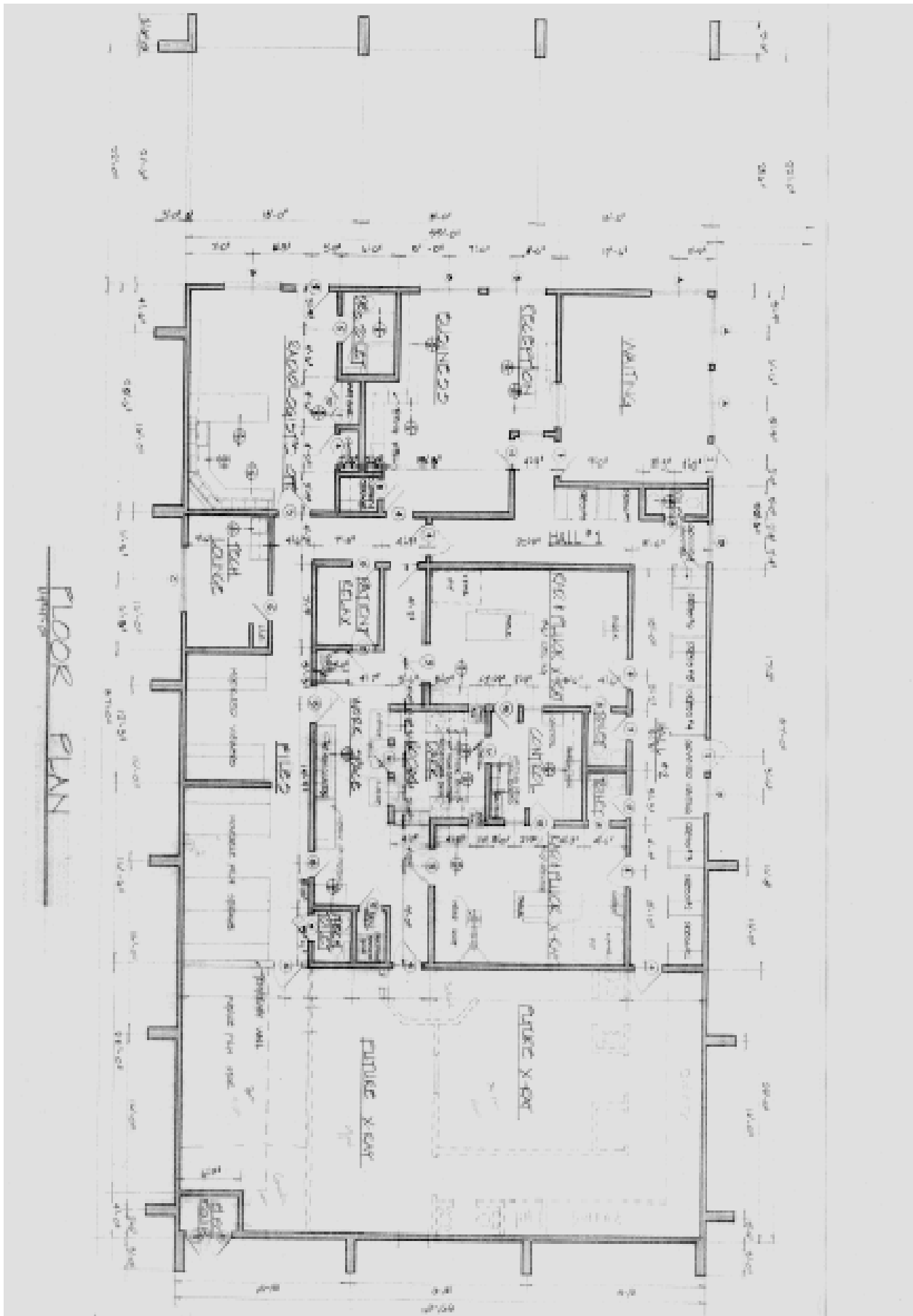
### **COMMON AREA AMENITIES**

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- Close to Hospitals, Shopping, Schools, Banks
- Close to the Freeways and Ocean
- Highly Populated Area







FLOOR PLAN

Suite 102  
Built Out for Radiology Office

## *1150 N. Ventura Road, Oxnard*

### **Important Information**

This brochure has been prepared to provide preliminary information to prospective purchasers and to establish an initial level of interest in the aforementioned properties. This brochure does not purport to present all relevant and/or material information regarding the subject property and should not be considered as a replacement for a thorough investigation.

In particular, neither Ventura Investment Co., the owner nor the seller makes warranty or representation with respect as to the subject property, its condition or its financial records. The information contained in this brochure has been obtained from sources we believe to be reliable; however, the seller has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

The subject property is being offered for sale in an “as-is, where-is” basis. There are no reserves for replacement/ capital improvements that are to be conveyed to the prospective purchaser.

The prospective purchaser is strongly encouraged to conduct a thorough due diligence.

Please contact Jeff Arnold or Barton Stern for additional information and to schedule a time to view the property, which is by appointment only.

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