



RESTAURANT PROPERTIES VENTURA COUNTY, CALIFORNIA FOR SALE OR LEASE

CAMARILLO

FOR LEASE



CAMARILLO TOWN CENTER WEST - CAMARILLO

415 W. Ventura Boulevard/101 Ventura Freeway West of Las Posas
AVAILABLE - 2,464 Square Foot End Cap Unit

- Prime 2,464 square foot end cap unit anchored by Home Depot
- Excellent freeway visibility, building signage and access (new freeway interchange west of site currently under construction in addition to Las Posas interchange east of property)
- Adjacent to Camarillo Town Center anchored by Target, Ross, Sports Authority, Staples, BevMo, Pier 1 Imports and Petco. Next to the future Paseo Camino Real Shopping Center north of property anchored by a proposed Kohl's, and within close proximity to Camarillo Premium Outlets

VENTURA

FOR LEASE



TELEPHONE ROAD PLAZA - VENTURA

SEC of Telephone Road and Main Street
AVAILABLE - 1,088 Square Foot Unit

- 450,000 square foot retail power center anchored by Burlington Coat Factory, Dollar Tree, Regency 6 Theatres and Winco Foods (Coming Soon)
- Prime Ventura retail location within close proximity to Ventura Gateway Center, Target Center and Poinsettia Plaza with tenants including, Target, Bed Bath & Beyond, Ross, Office Depot, Barnes & Noble, Kohl's, Michael's, Pier 1, Ethan Allen and other quality retailers
- Great visibility in high traffic intersection with excellent freeway access

FOR LEASE



DOWNTOWN - VENTURA

60 S. California Street
AVAILABLE - 4,612 Square Foot Restaurant

- Prime restaurant space on ground floor of newly built four level multi-tenant building
- Connects to multi-level parking structure - Reserve Parking Available
- Highly visible location in Historic Downtown Ventura with shops, restaurants, bars, hotels and Ventura Beach Promenade within walking distance
- Tourist destination with convenient freeway access
- Close proximity to well known Ventura County entertainment venues including, Century 10 Theaters, The Majestic Ventura Theater, Seaside Park and The Livery Theater

FOR SALE OR LEASE



RESTAURANT OPPORTUNITY - VENTURA

725 S. Victoria Avenue
AVAILABLE - 6,040 Square Foot Free-Standing Restaurant Building

- Prime fully-fixturized former Acapulco Restaurant building consisting of approximately 6,040 square feet on Victoria Avenue - One of Ventura's busiest thoroughfares
- Directly across the street from Ventura County Government Center with over 3,500 employees and in close proximity to several businesses with excellent daytime employment
- Convenient access from the Ventura 101 Freeway and CA Highway 126



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FOR SALE



RESTAURANT OPPORTUNITY - VENTURA

1295 S. Victoria Avenue

AVAILABLE - $\pm 76,230$ SF Land Area/ $\pm 10,139$ SF Free-Standing Restaurant Building

- Fee simple property located along Victoria Avenue - one of Ventura's busiest streets
- Rare opportunity to acquire a rarely traded single tenant triple net leased investment in the highly desirable coastal City of Ventura, California
- Marie Callender's corporate signature on the lease

THOUSAND OAKS

FOR LEASE



THE VILLAGE AT NEWBURY PARK - THOUSAND OAKS

1015-1025 Broadbeck Drive/Ventura 101 Freeway at Wendy Drive

AVAILABLE - 2,825 Square Foot Restaurant with Patio Area;

910 & 2,400 Square Foot Units (can be combined)

- Highly visible power center anchored by Target, Home Depot, Staples and Petsmart
- Convenient access from the Ventura 101 Freeway at Wendy Drive
- Located in the dynamic, affluent, high growth, high income Thousand Oaks/Newbury Park trade area with excellent daytime population of over 20,000 employees within a 3-mile radius - Close proximity to AMGEN

MISC. CITIES

FOR LEASE



BUELLTON RESTAURANT BUILDING - BUELLTON

321 McMurray Road

AVAILABLE - 4,467 Square Foot Free-Standing Restaurant Building



- Stand alone 4,467 square foot restaurant building next to Motel 6 and Taco Bell just off the 101 Freeway on Highway 246
- 101 Freeway pylon signage
- Located at the busy intersection of Highway 226 and McMurray Road
- Asking Rate: \$1.15 SF/NNN; 5 Year Lease Term

FOR SALE OR LEASE



LOMPOC RESTAURANT BUILDING - LOMPOC

1601 N. H Street

AVAILABLE - 10,000 Square Foot Free-Standing Restaurant Building



- Situation next to three major hotels and across from Albertsons Shopping Center
- Zoned Planned Commercial Development (PCD)
- Features banquet room, huge walk-in coolers, stainless steel kitchen fixtures, buffet islands and more
- Asking Rate: \$1,475,000; Lease Rate: Call listing agent



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