



3639 HARBOR BLVD. | VENTURA | CA 93001

FOR LEASE
OFFICE BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

MITCHELL CONLEE
EXECUTIVE VICE PRESIDENT

P: 805.384.8815
mconlee@daumcommercial.com
CABRE #00912213

MICHAEL WURTZEL
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454
michael.wurtzel@daumcommercial.com
CABRE #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Office Space For Lease in Plimsoll Mark Plaza

PROPERTY HIGHLIGHTS

- Amenities - Excellent Parking, Center Garden Atrium & Common Restrooms
- Plimsoll Mark Plaza is Located at the Entrance of Ventura Harbor
- Easy Access to 101 Freeway
- Minutes to Telephone / Main, Midtown, Historic Downtown, Channel Islands Harbor, 126 and 33 Freeways
- Adjacent to Ventura Harbor with New Portside Ventura Harbor Development of 300 Residences and 21,000 SF of Retail, the Recently Expanded Four Points Sheraton and the Ventura Beach Marriott

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	335 - 2,462 SF
Building Size:	24,513 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,102	14,156	47,131
Total Population	4,470	33,847	125,320
Average HH Income	\$84,477	\$79,871	\$84,316



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AVAILABLE SUITE PLAN



- First Floor
- Suite 107 - 854 SF
- Suite 110 - 584 SF
- Suite 120 - 440 SF
- Suite 121 - 1,385 SF

- Second Floor
- Suite 202 - 2,462 SF
- Suite 203G - 335 SF
- Suite 209 - 600 SF
- Suite 213 - 530 SF
- Suite 214 - 695 SF
- Suite 215 - 663 SF
- Suite 213, 214 & 215 COMBINED -



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SITE PLAN



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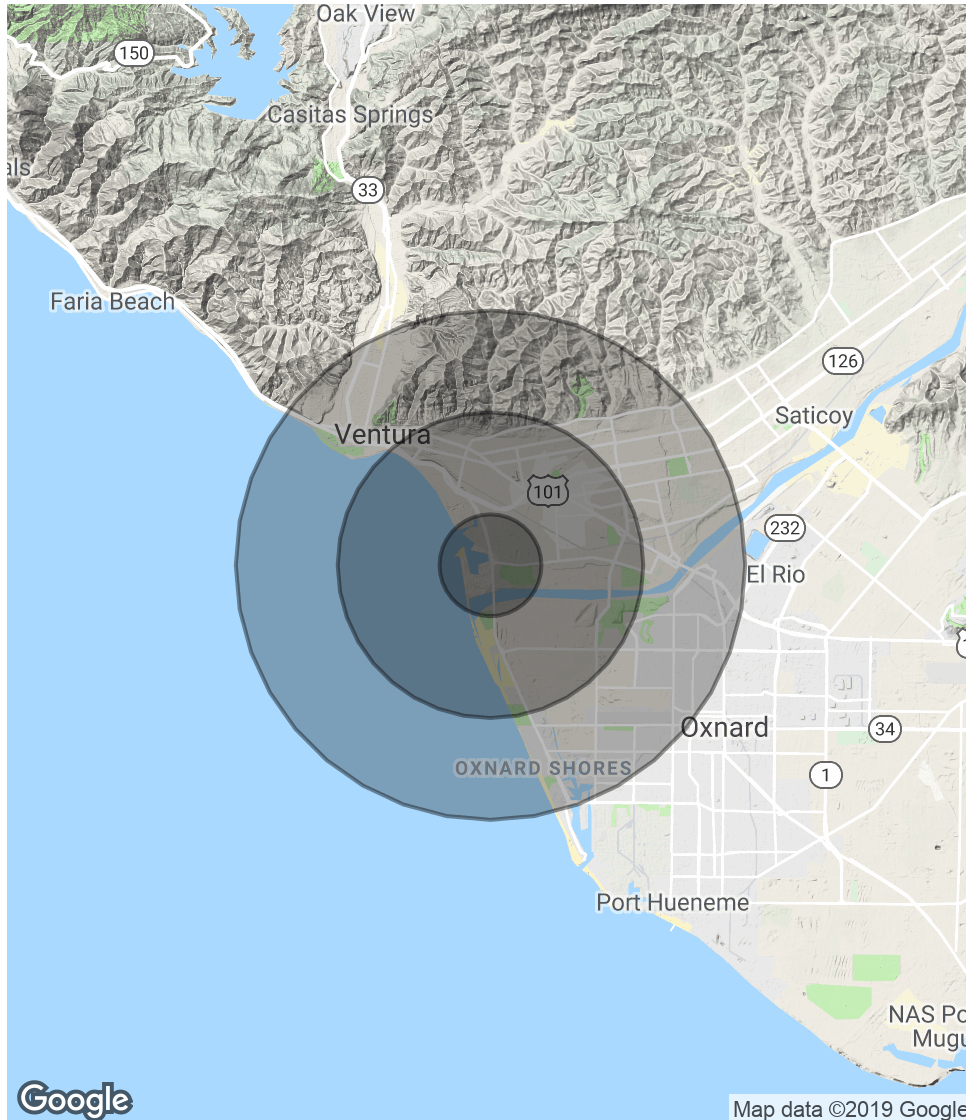
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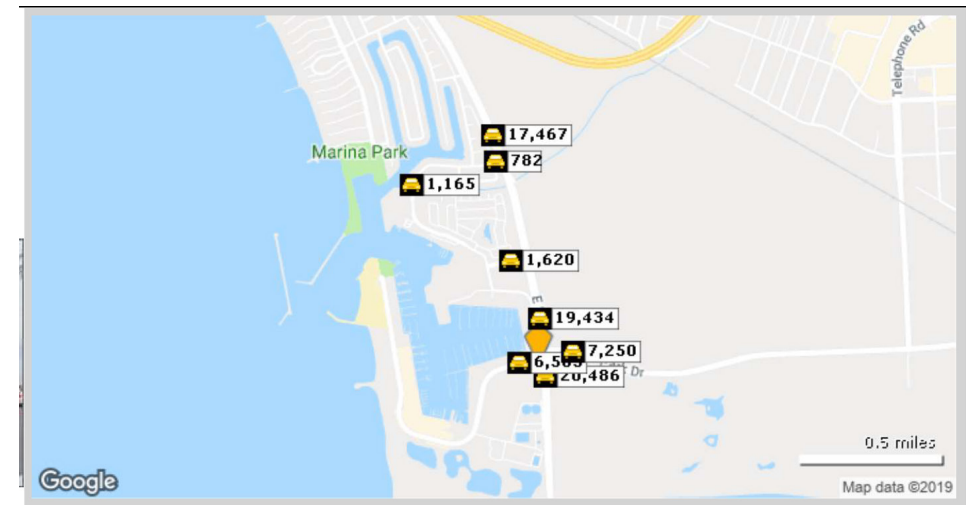
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,470	33,847	125,320
Median age	43.4	39.8	37.7
Median age (Male)	41.2	38.3	37.0
Median age (Female)	46.0	41.7	38.7

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Harbor Blvd.	Quay Dr.	20,486



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