

**2 MONTHS
FREE RENT
WITH 3 YEAR
TERM**

TURN-KEY DENTAL OFFICE OR PROFESSIONAL OFFICE

3390 LOMA VISTA ROAD | VENTURA | CA 93003

FOR LEASE
OFFICE BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

OFFICE BUILDING

3390

LOMA VISTA ROAD
VENTURA | CA



PROPERTY DESCRIPTION

Turn Key Dental / Medical Suite

PROPERTY HIGHLIGHTS

- Reception Area with Granite Counter Tops
- 3 Operatories / Exam Rooms, All with Sinks and Granite Counter Tops
- Sterilization Area
- Restroom in Suite
- Tranquil Landscaped Entrance
- Good Parking in Rear Lot and on Loma Vista Road

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (MG)
Available SF:	1,008 SF
Building Size:	1,008 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,414	43,820	117,385
Total Population	5,627	116,346	375,527
Average HH Income	\$77,360	\$83,234	\$76,549



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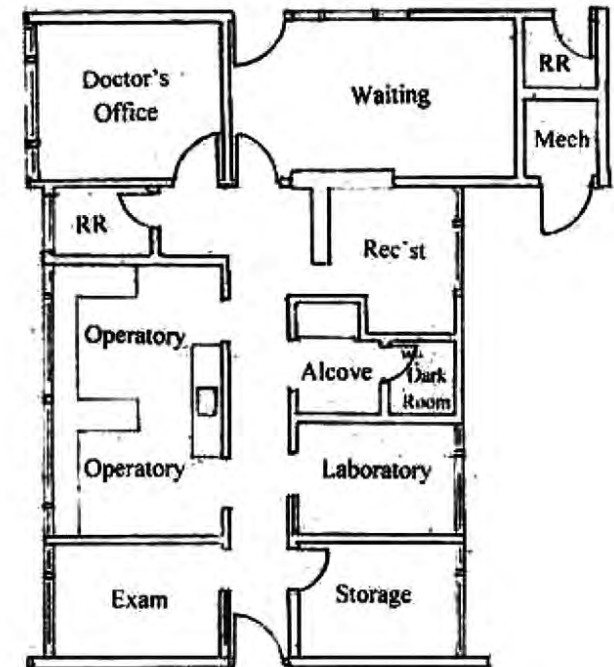
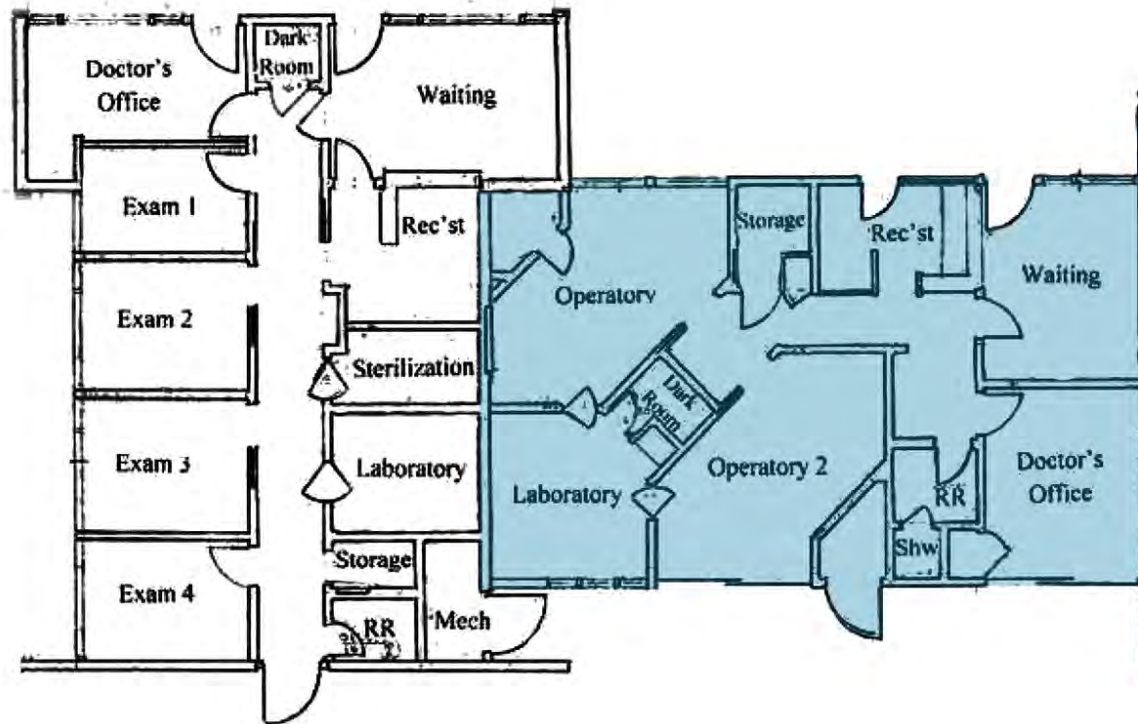
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* All measurements are interior measurements and are approximate and are not to scale



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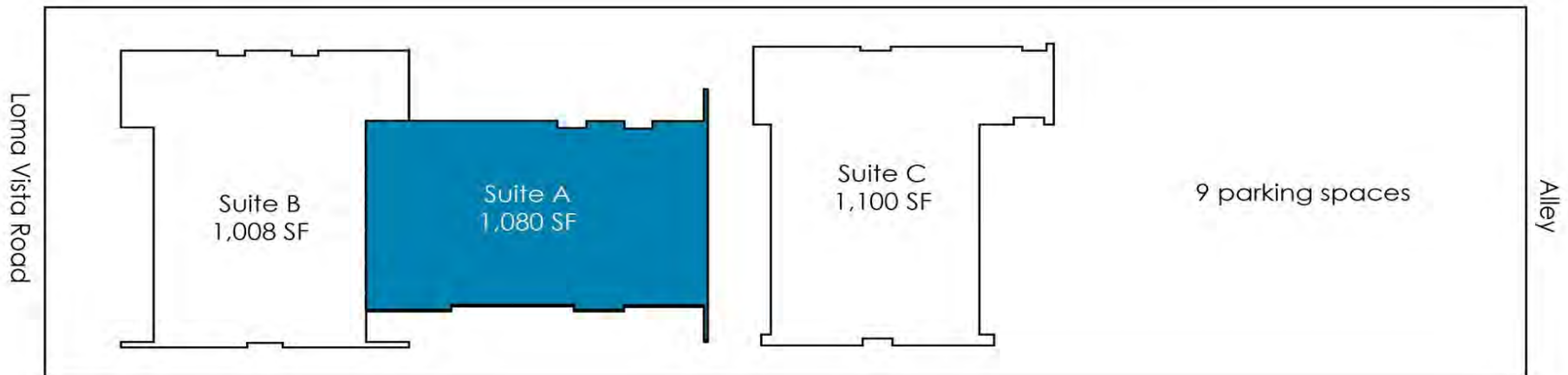
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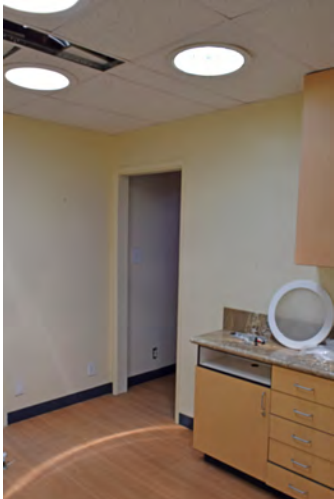
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Operating Room 1



Operating Room 2



Operating Room 3



Restroom



Reception



Sterilization Room



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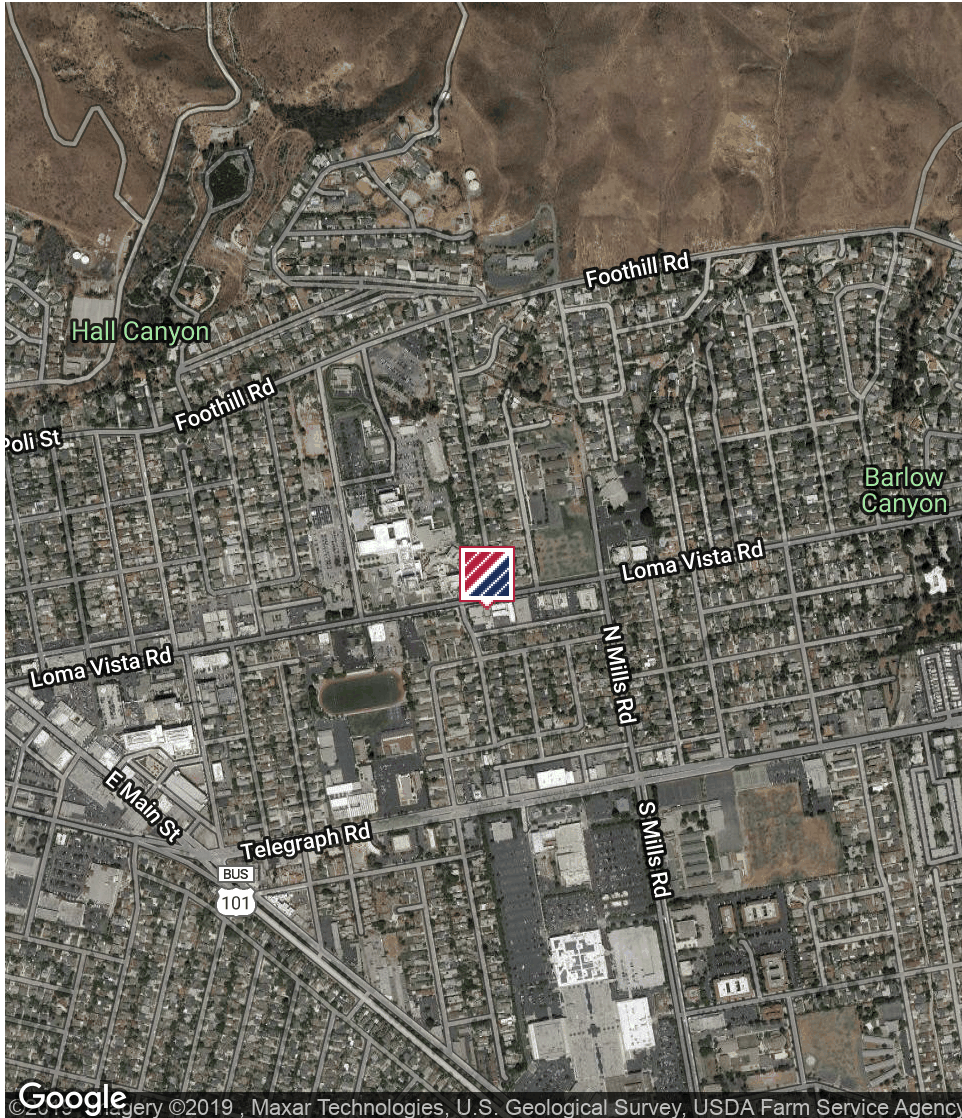
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,627	116,346	375,527
Median age	42.5	38.3	33.9
Median age (Male)	39.2	37.5	33.0
Median age (Female)	45.5	39.2	35.0

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Loma Vista	N. Mills Rd and St Pauls Dr	15,564/day

** Enter Traffic Count Disclaimer Here*



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