



# 196

**SOUTH FIR STREET  
VENTURA | CA**



## FOR LEASE OFFICE BUILDING



**760 SF**  
AVAILABLE



**3**  
PARKING SPACES



**1980**  
YEAR BUILT



**30,519 SF**  
BUILDING SIZE

### PROPERTY HIGHLIGHTS

- High Image Class A Office Building
- High End Common Area Finishes
- Restrooms with Granite Counters
- Keypad Entry for Building and Restrooms
- Historic Downtown Ventura Location
- Walking Distance to Restaurant and Retail Amenities
- Walking Distance to Beach and Ventura Pier
- Good Parking
- Easy Access to 101 Freeway

FOR MORE INFORMATION PLEASE CONTACT:

**MICHAEL WURTZEL**

ASSOCIATE

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CADRE #01916821

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,978	36,871	62,960
Median age	38.5	36.4	38.1
Median age (Male)	39.6	36.4	37.3
Median age (Female)	38.0	36.4	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,862	14,438	24,946
# of persons per HH	2.1	2.6	2.5
Average HH income	\$69,386	\$71,189	\$76,487
Average house value	\$674,890	\$642,177	\$595,796

\* Demographic data derived from 2010 US Census

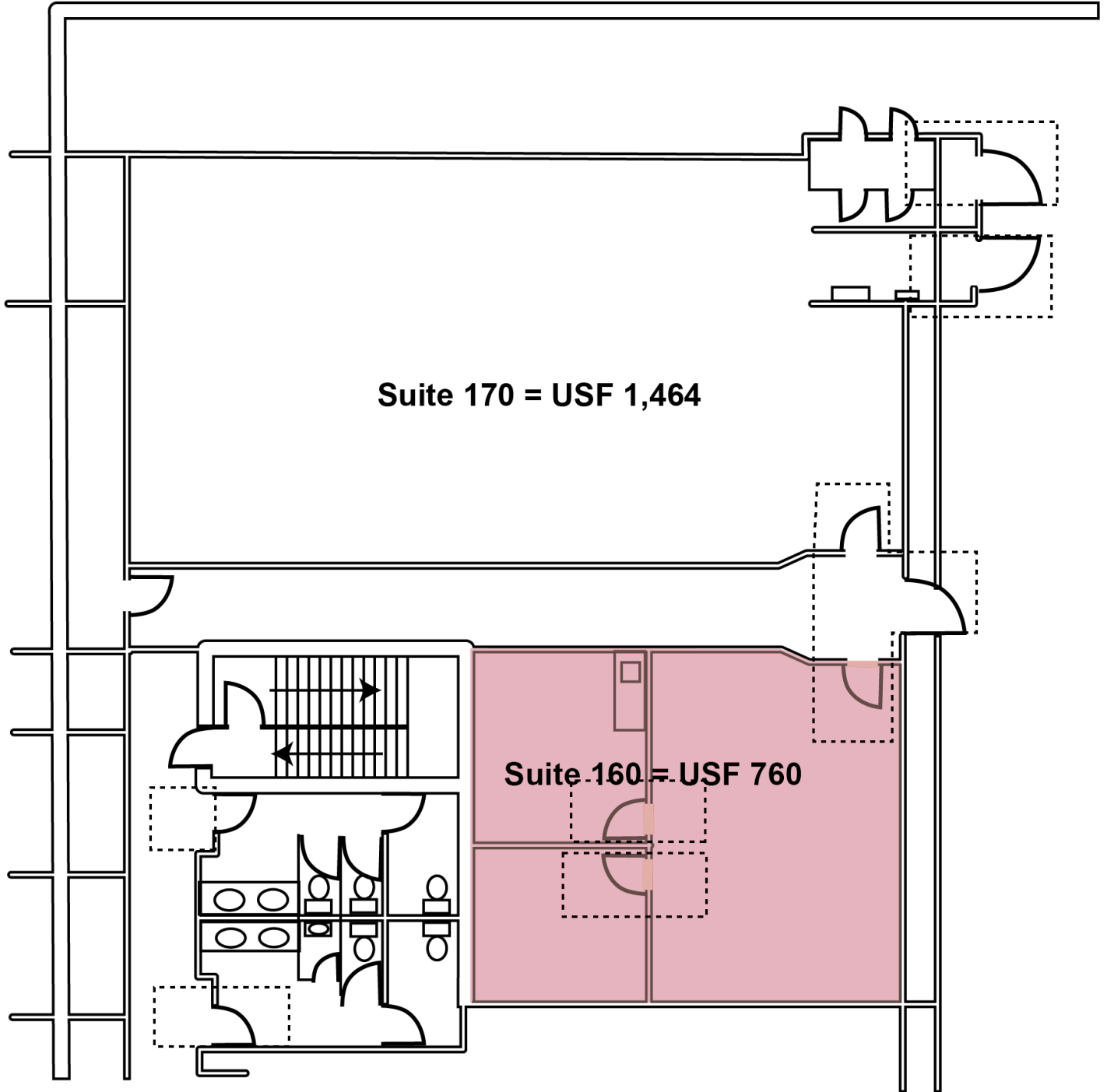
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