

3585 Maple St. Ventura, CA 93003

4-Building Office Complex



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID#01191898

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**EXECUTIVE SUITES
AVAILABLE FOR LEASE**

PROPERTY HIGHLIGHTS



- **CENTRAL LOCATION IN THE HEART OF VENTURA JUST MINUTES AWAY FROM THE 101 HWY AND DOWNTOWN**



- **HIGHLY ARTICULATED ARCHITECTURAL DESIGN FEATURES WITH VIBRANT LANDSCAPE**
- **OFFICE SUITES RANGE FROM 500 SF TO 10,000 SF WITH VARIABLE DEMISING OPTIONS**



- **C1AD ZONING**
- **ABUNDANT FREE PARKING**
- **FLEXIBLE LEASE TERMS**

BUENAVENTURA
FINANCIAL CENTER



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AVAILABILITY



3585 Maple Street

► Full Service Gross | Available Suites:

- Suite 247: 851 SF - \$2.10 PSF
- Suite 250: 910 SF - \$2.10 PSF
- Suite 254: 435 SF - \$2.10 PSF
- Suite 265: 771 SF - \$2.10 PSF

3585 MAPLE ST | 2ND FLOOR





PHOTOS

- Open-Air Atrium Style Hallways
- Beautifully Maintained Landscaping





PHOTOS

- Walking Distance to Many Retail Amenities
- Cooperating Brokers Welcome



DEMOGRAPHICS.....



POPULATION 2020 Est.

1 Mile: 13,328
3 Miles: 62,703
5 Miles: 141,509

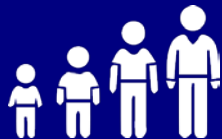
POPULATION 2025 Projection

1 Mile: 13,387
3 Miles: 62,886
5 Miles: 145,260



EDUCATION | BACHELOR'S DEGREE

1 Mile: 21.6%
3 Miles: 22.7%
5 Miles: 20.8%



MEDIAN AGE

1 Mile: 42.3
3 Miles: 41.8
5 Miles: 38.6



AVERAGE HOUSEHOLD INCOME

1 Mile: \$103,772
3 Miles: \$104,062
5 Miles: \$102,140

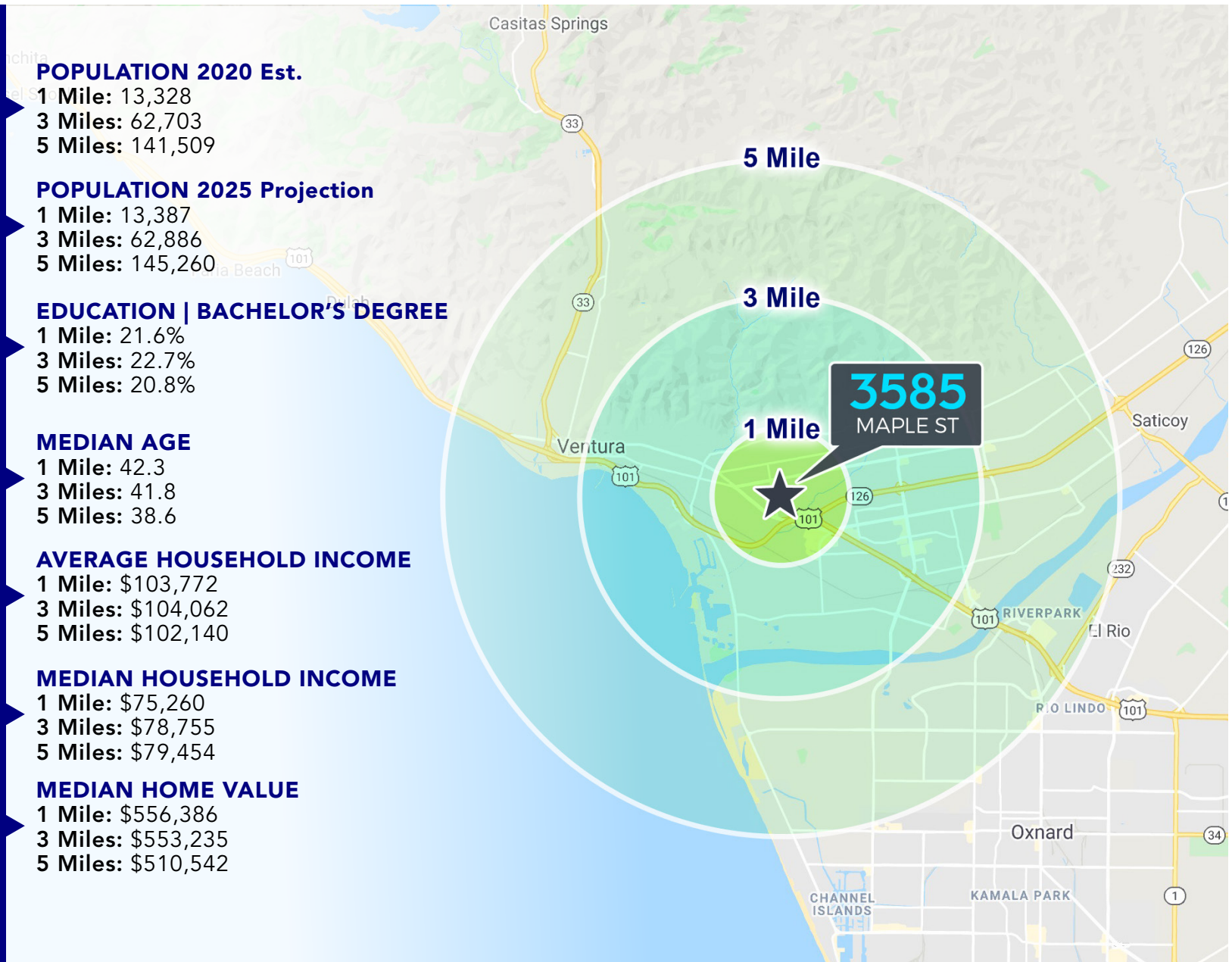
MEDIAN HOUSEHOLD INCOME

1 Mile: \$75,260
3 Miles: \$78,755
5 Miles: \$79,454



MEDIAN HOME VALUE

1 Mile: \$556,386
3 Miles: \$553,235
5 Miles: \$510,542



AMENITIES AERIAL

