



BUENGER
Commercial Real Estate, Inc.

SERVING VENTURA COUNTY
And Surrounding Areas

FOR LEASE

1195 Wells Road, Ventura CA



High-Visibility Center

Telephone Rd & CA-118/Wells Rd, Ventura, CA

Specializing in Western
Ventura County:
Sales And Leasing
Retail, Office
Industrial, Restaurant
and Hospitality

3,511 Sq. Ft.
\$2.50 / Sq. Ft.
Divisible to 1,200 Sq. Ft.

Buenger Commercial Real Estate
3600 South Harbor Blvd.
Oxnard California 93035
(805) 985-1007 Info@BuengerInc.com
www.BuengerInc.com
CalBRE: 01378022



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Great Location for

- Restaurant
- Professional Offices
- Retail Space
- Veterinary / Animal Hospital

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Westwood / Parklands
(All Planning Approvals)
216 Detached Homes &
110 Attached Homes

Parklands Apartments
(Under Construction)
173 Apartments

Gisler Ranch
(Plan Check)
43 Apartments

Citrus II
(Plan Check)
78 Apartments

The Farm Ventura
(Under Construction)
131 Single Family Homes &
34 Townhomes

Darling Apartments
(Under Construction)
43 Apartments
& 2 Live/Work

East Village
(Under Construction)
50 Low Income Apts

Northbank
(All Planning Approvals)
117 Single Family Homes
31 Affordable Housing
& 50 Apartments

Enclave at Northbank
(Completed)
77 Single Family Homes
14 Multifamily (Duplex)

- Exposure to over 39,000 vehicles Annual ADT.
- Located on major corridor between Santa Paula, Ventura & Oxnard
- Ideal East Ventura location with access to 101-Fwy, 126-Fwy, & CA-118.
- Centrally located amongst new developments.

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