



FOR SALE

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5755 Valentine Road

Ventura, CA 93003

6,142 Sq-Ft of Office Condominiums
(Entire third floor)

FOR SALE : \$1,250,000



BUENGER
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022

OVERVIEW:

- APNs: 138-0-200-120; 130; 140; 150; 160; 210
- Sq Ft: 6,142 Sq. Ft. Total Office Space

FEATURES:

- Large Executive Offices, Conference Rooms, & Reception
- Multiple Foyers, Kitchenettes; easily divided & leased
- Elevator-served, Secured Entry – entire 3rd Floor Available
- Easy access / visibility to 101-Fwy & Victoria Ave

BUILDING

- Year Built: 1974
- Exclusive underground parking garage for tenants
- Ample Visitor Parking

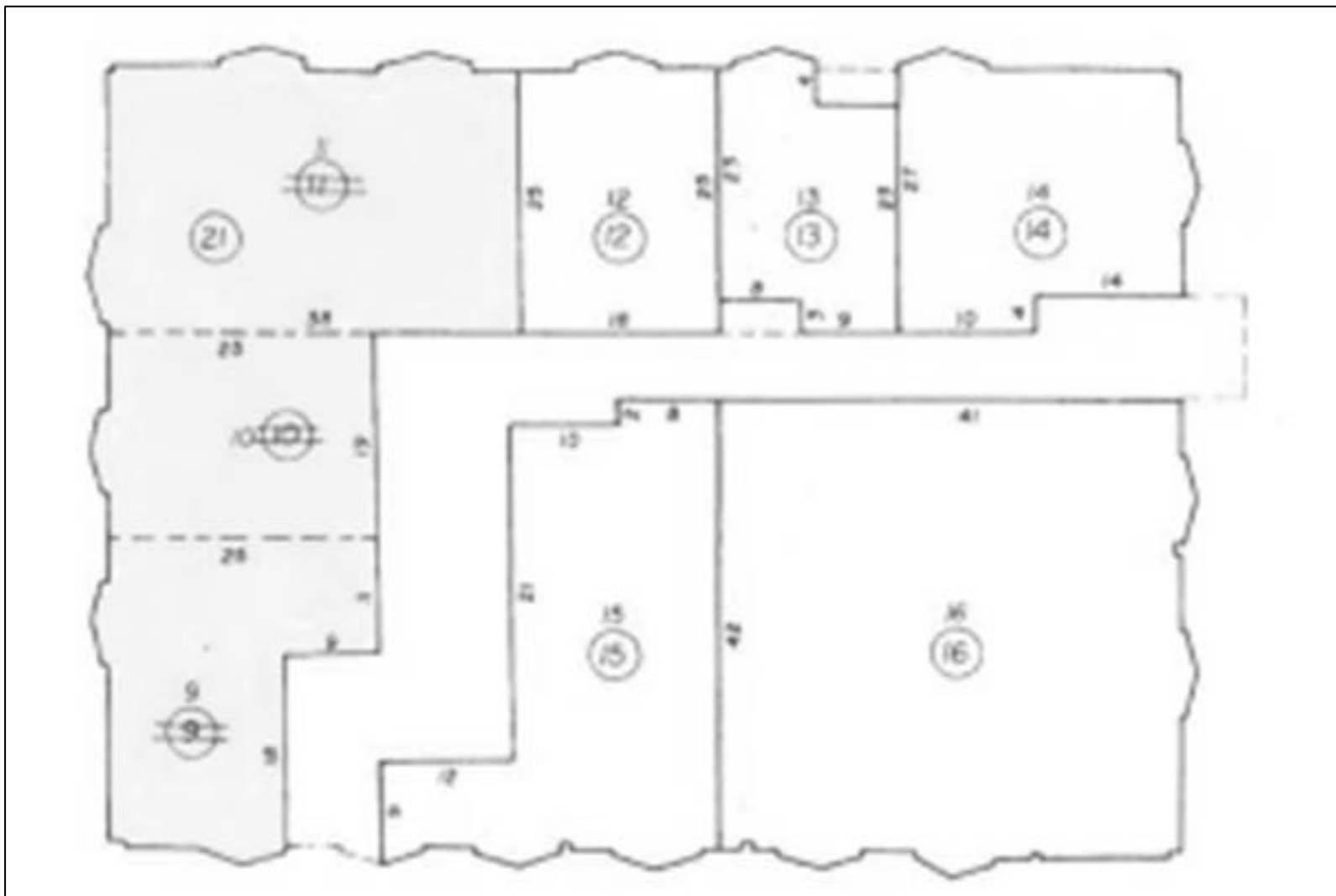


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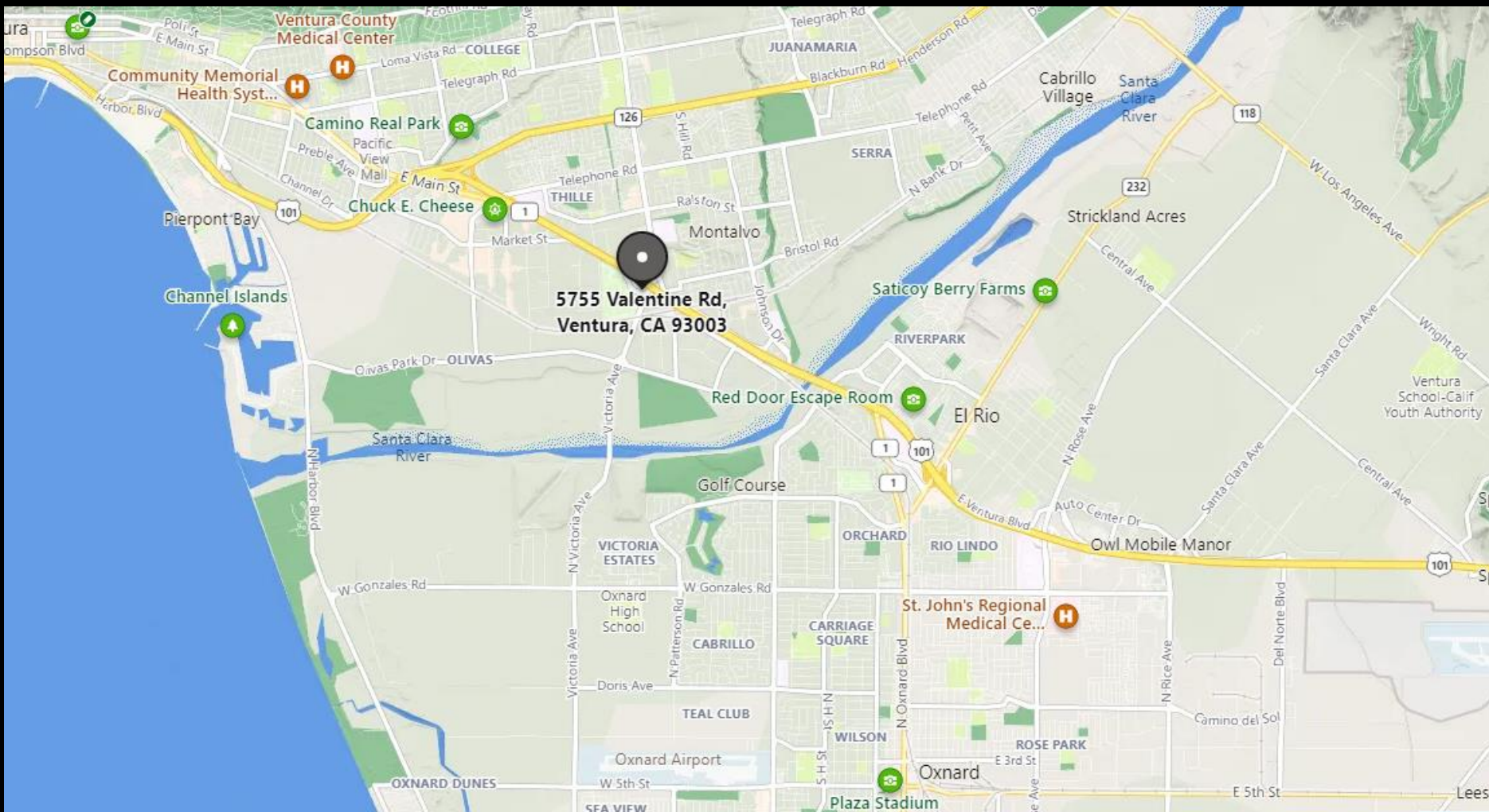
OVERVIEW

FLOOR PLAN



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- Centrally-located on major thoroughfare with US-101 Freeway Visibility
- Easy access to US-101 Fwy & Victoria Ave
- Prime location, with easy access to Ventura, Oxnard, Santa Barbara and LA



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