

# 310 S. WELLS RD.

VENTURA CA 93004

## RETAIL & OFFICE SPACES FOR LEASE

2-Story Commercial Building  
Built in 1981

Adjacent to residential hub  
and planned retail development  
Easy access to Hwy 126 Santa Paula Fwy



SUITE #	FLOOR	SIZE	USE	LEASE RATE
100	1	±5,099 RSF	Retail/Office	\$1.50 NNN
204 <i>Move In Ready!</i>	2	±670 RSF	Office	\$1.50 MG*
207 <i>Move In Ready!</i>	2	±670 RSF	Office	\$1.50 MG*

### Availabilities

\* Tenant responsible for internet & in-suite janitorial

PRESENTED BY

**LISA SHIELDS**  
**805.879.9639**  
[lshields@radiusgroup.com](mailto:lshields@radiusgroup.com)  
CA LIC. 01742786



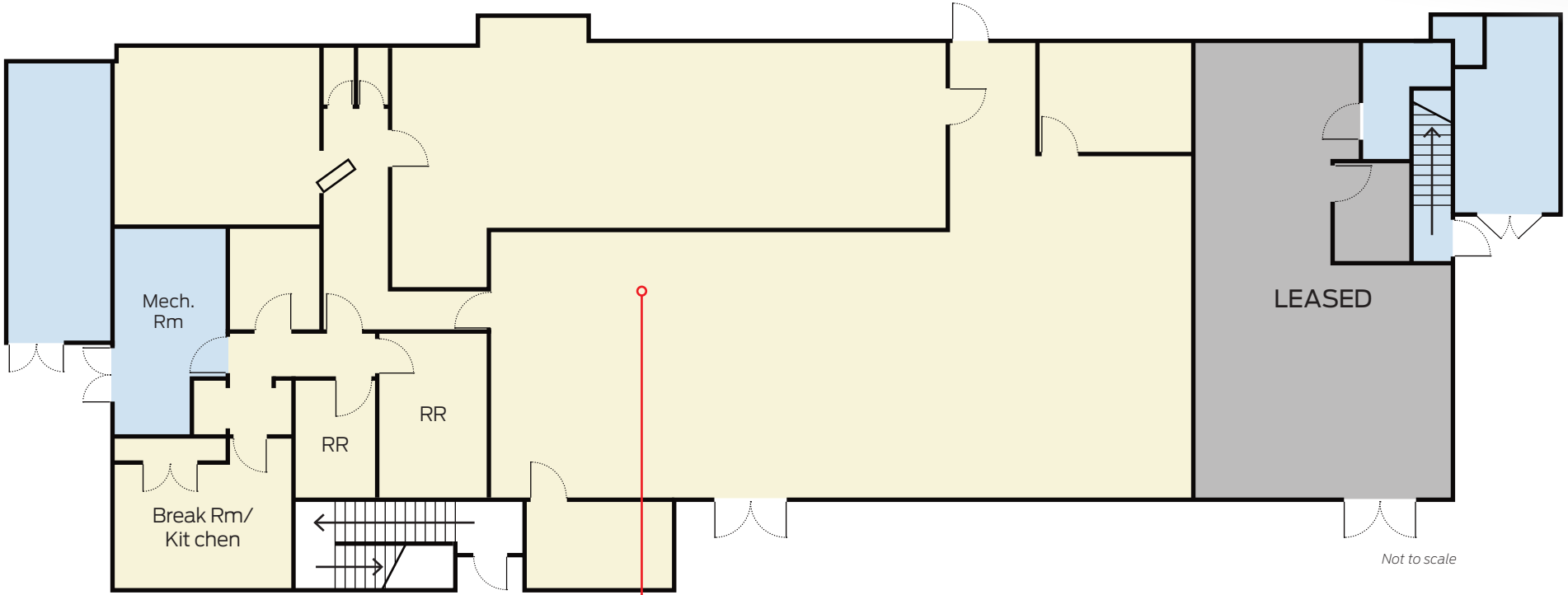
### Ground Floor Retail/Office | ±5,099 SF

**Lease Term**  
Negotiable

**HVAC**  
Yes

**Available**  
Now

**Restrooms**  
Ground Flr:  
Exclusive



Not to scale

**AVAILABLE**  
SUITE 100  
±5,099 SF  
\$1.50/SF NNN

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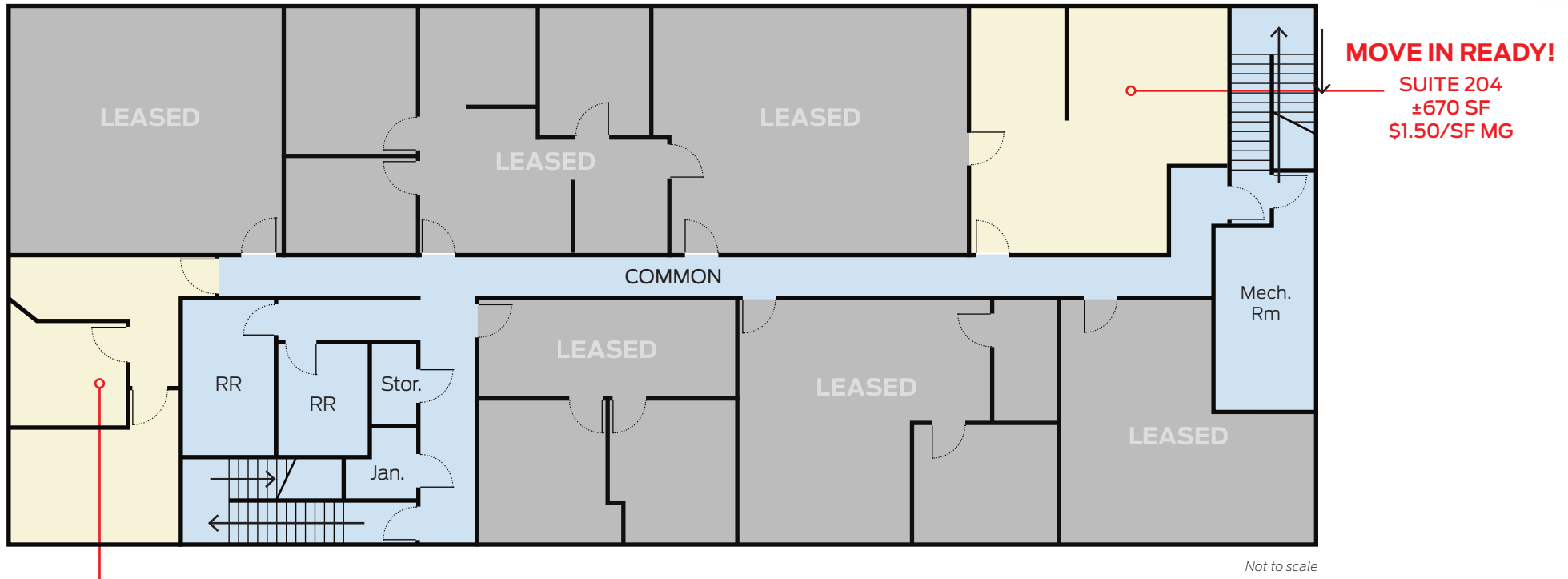
### Second Floor Office Spaces | ±670 SF

**Lease Term**  
Negotiable

**HVAC**  
Yes

**Available**  
Now

**Restrooms**  
Common  
on 2nd Floor



**MOVE IN READY!**

**SUITE 204**  
±670 SF  
\$1.50/SF MG

**MOVE IN READY!**

**SUITE 207**  
±670 SF  
\$1.50/SF MG

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