

# 5801 VALENTINE RD

VENTURA CA 93003

## FREESTANDING BUILDING FOR LEASE

Centrally located in the busy commercial business district of Ventura, adjacent to US 101 Fwy, major shopping centers and Kaiser Hospital



### Availability

| FLOOR                        | SIZE       | USE                        | LEASE RATE                               |
|------------------------------|------------|----------------------------|------------------------------------------|
| 3 Floors<br>+ Open Mezzanine | ±6,700 RSF | Office/<br>Small Warehouse | \$1.95 NNN (\$0.34)<br>Taxes & Insurance |

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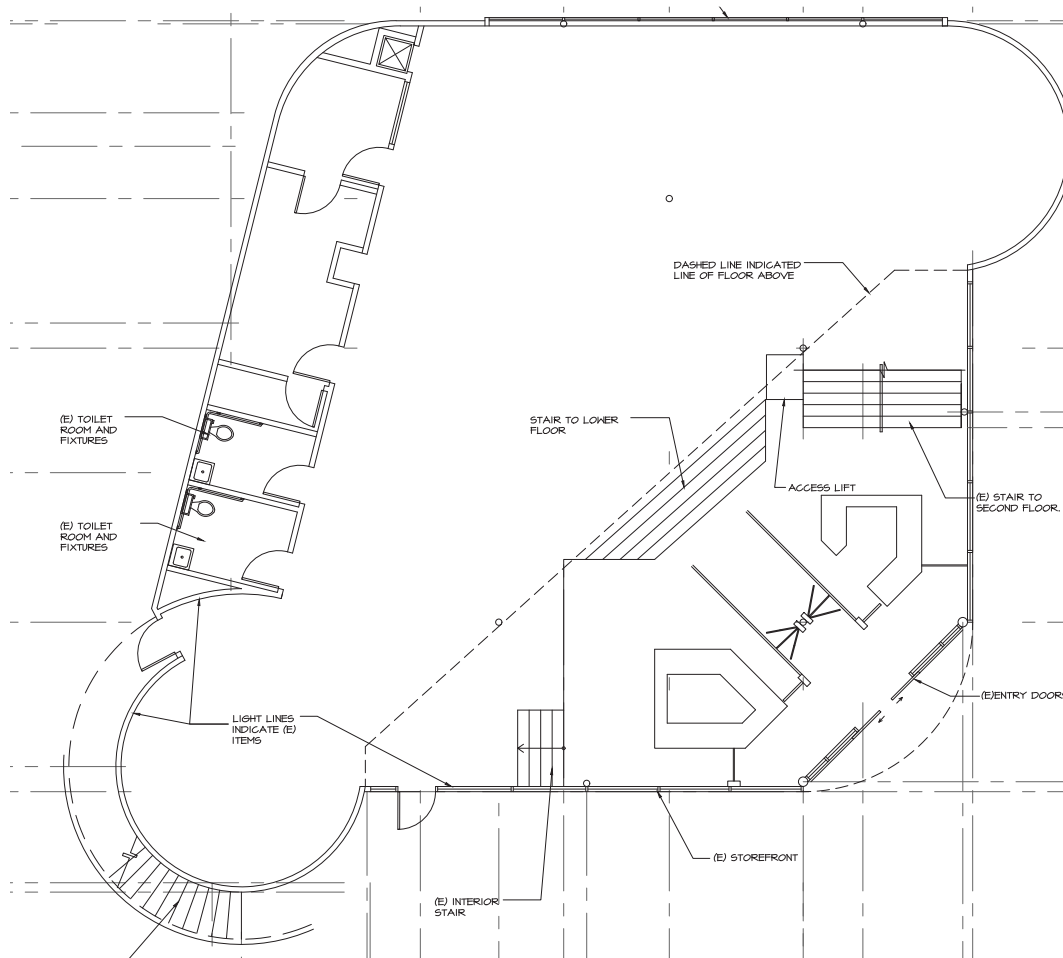
Also represented by



**Diana Trinh-Salzer**  
805.276.6456 • [diana@backbeathomes.com](mailto:diana@backbeathomes.com)  
CA LIC. 02238292

### Freestanding Building | ±6,700 SF

Ground Floor Office space with storage area, roll-up door and private restroom in unit.

**Lease Term**

1-5 Years

**Available**

Now

**Zoning**

C1-A

**Lot Size**

±23,086 SF

**Levels**

3

**Restrooms**

Two (2) - Grnd Flr

**Parking**

27 Spaces

**APN**

138-0-043-020



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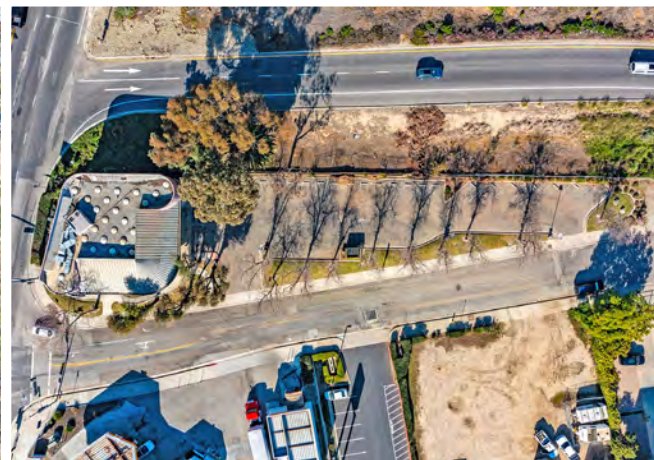
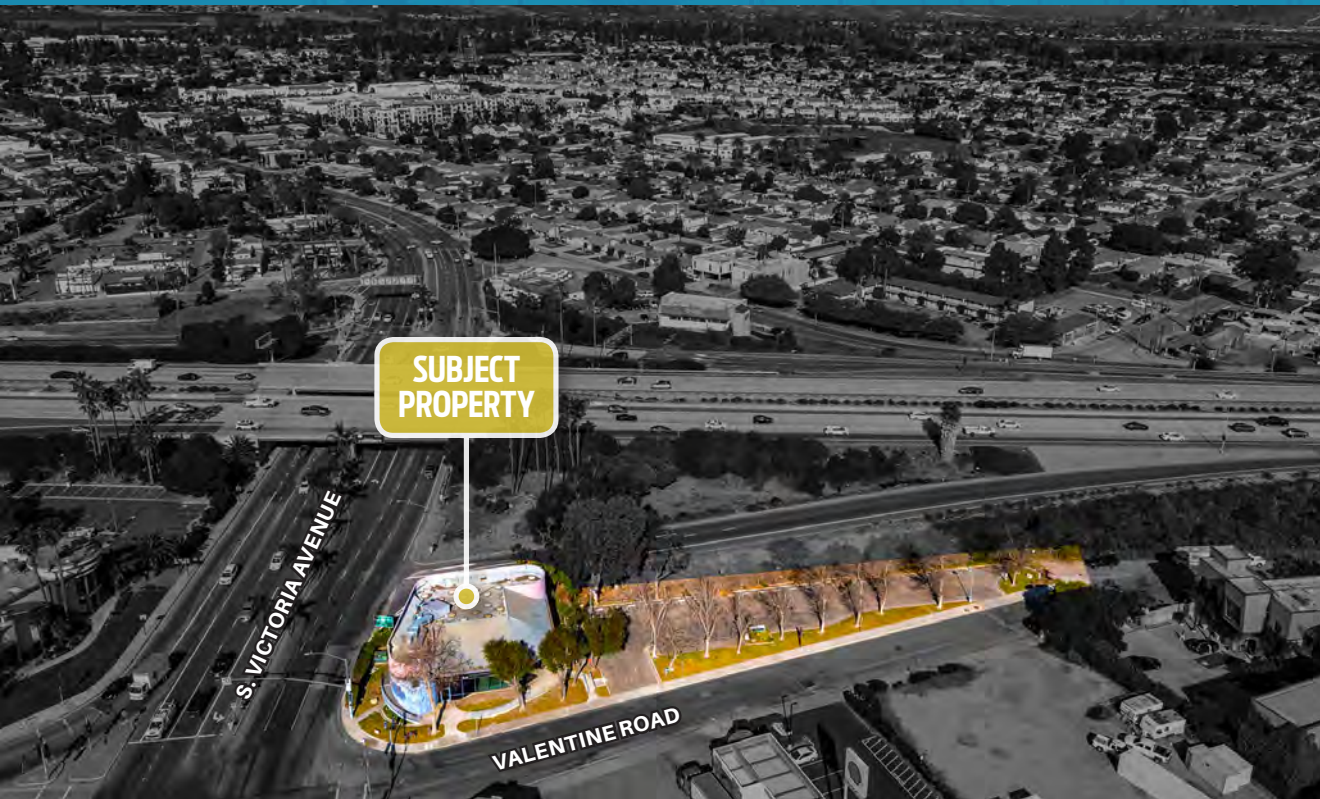
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