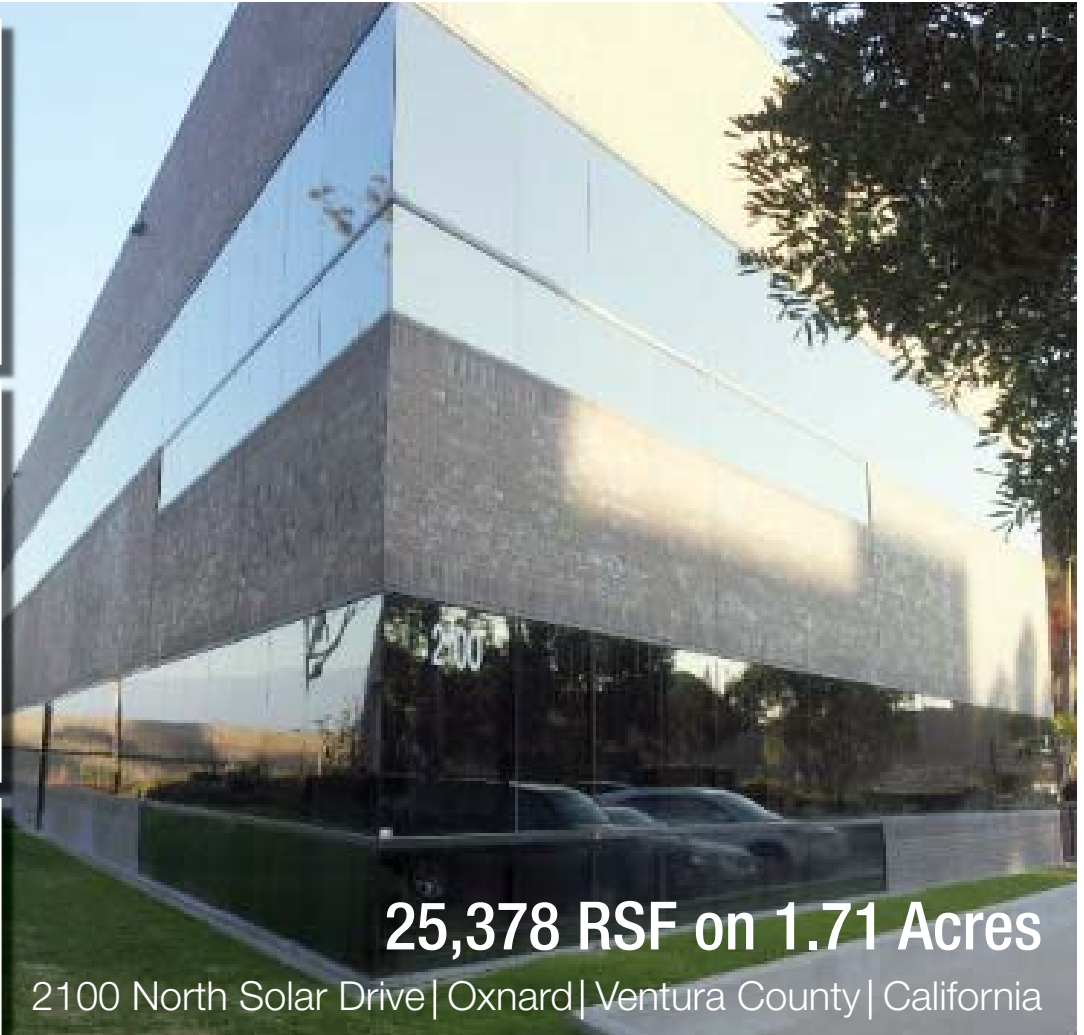


Purchase or Lease Opportunity Solar Center



25,378 RSF on 1.71 Acres

2100 North Solar Drive | Oxnard | Ventura County | California

PROPERTY FEATURES:

- **Location** – Ventura "101" Freeway at Rice Avenue / Highway "1"
- **Exposure** – Daily visibility and exposure to 140,000+/- vehicles
- **Access** – Via Rice Avenue / Highway "1", the newest and largest freeway interchange regionally
- **"Front Door"** presence in master planned campus with 1 million square feet of business activity
- **Neighbors include:**
 - St. John's Hospital
 - Verizon
 - Kaiser – Permanente
 - Ventura Co. Health Care Agency
 - Hilton Garden Inn
 - Homewood Suites
- **2 Story Building** - Existing medical and office built-out

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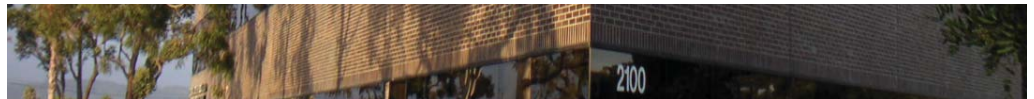
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Purchase or Lease Opportunity



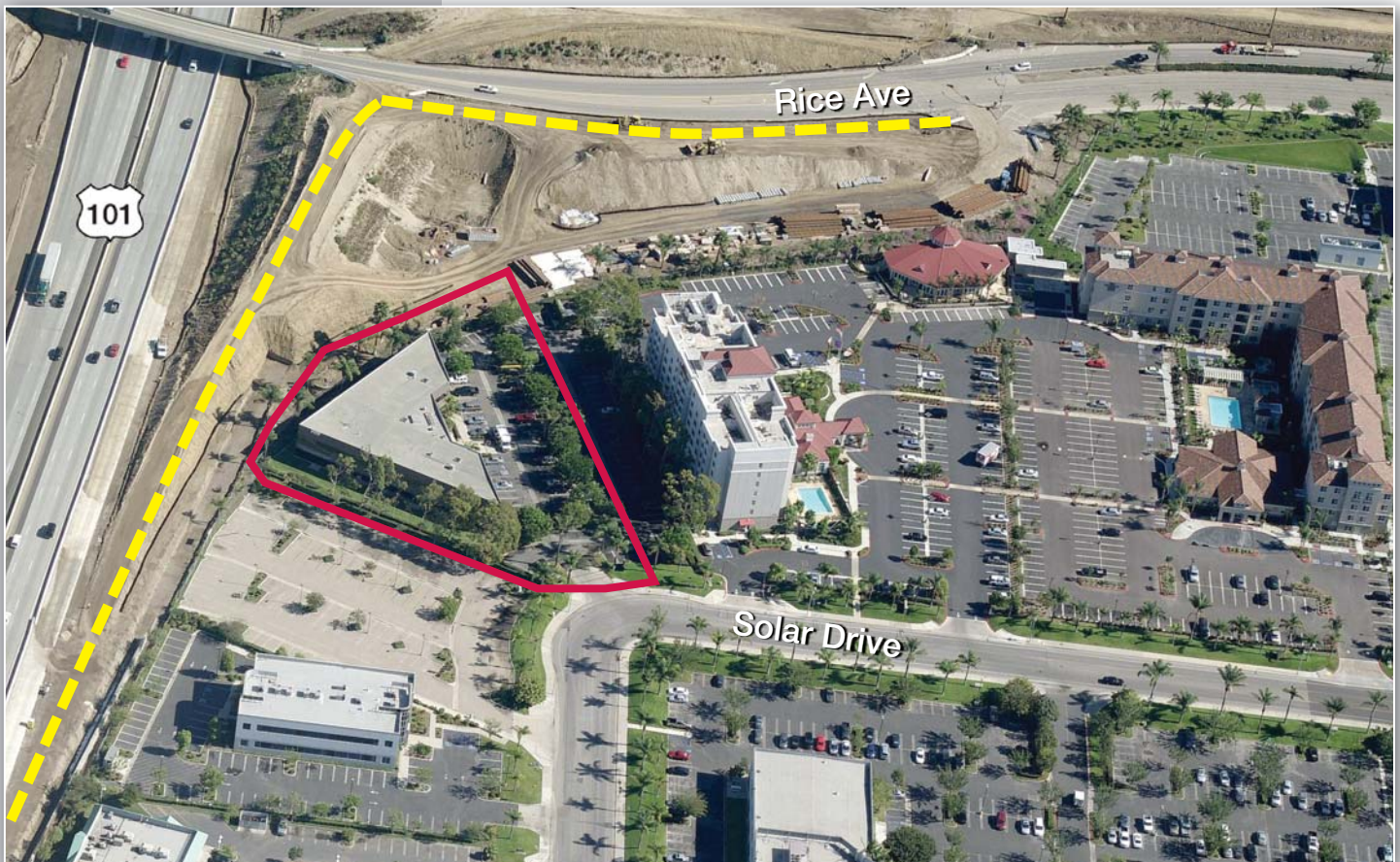
Solar Center Ventura "101" Freeway

2100 North Solar Drive | Oxnard | Ventura County | California

OVERVIEW

- Two-story construction built in 1989 / 1990
- Size – 25,378 rentable square feet (21,507 usable square feet)
- **Land:** 1.71 acres (APN 213-0-052-025)
- **Parking:** Four spaces per 1,000 square feet
- **Zoning:** Business Research Park (BRP). Existing and prior uses include medical and office tenancy.
- **Availability:** 1,500 RSF to 18,292 RSF
- **Rental Rate:** \$2.10 per RSF per month, Modified Gross plus tenant paid janitor service.
- **Sale Price:** \$4.7 million (\$185.2 per RSF)

--- Freeway Bridge Off/On Ramp
Under Construction (Complete: 4Q 2012)



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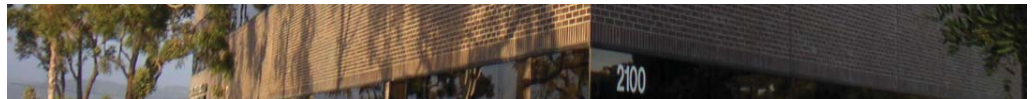
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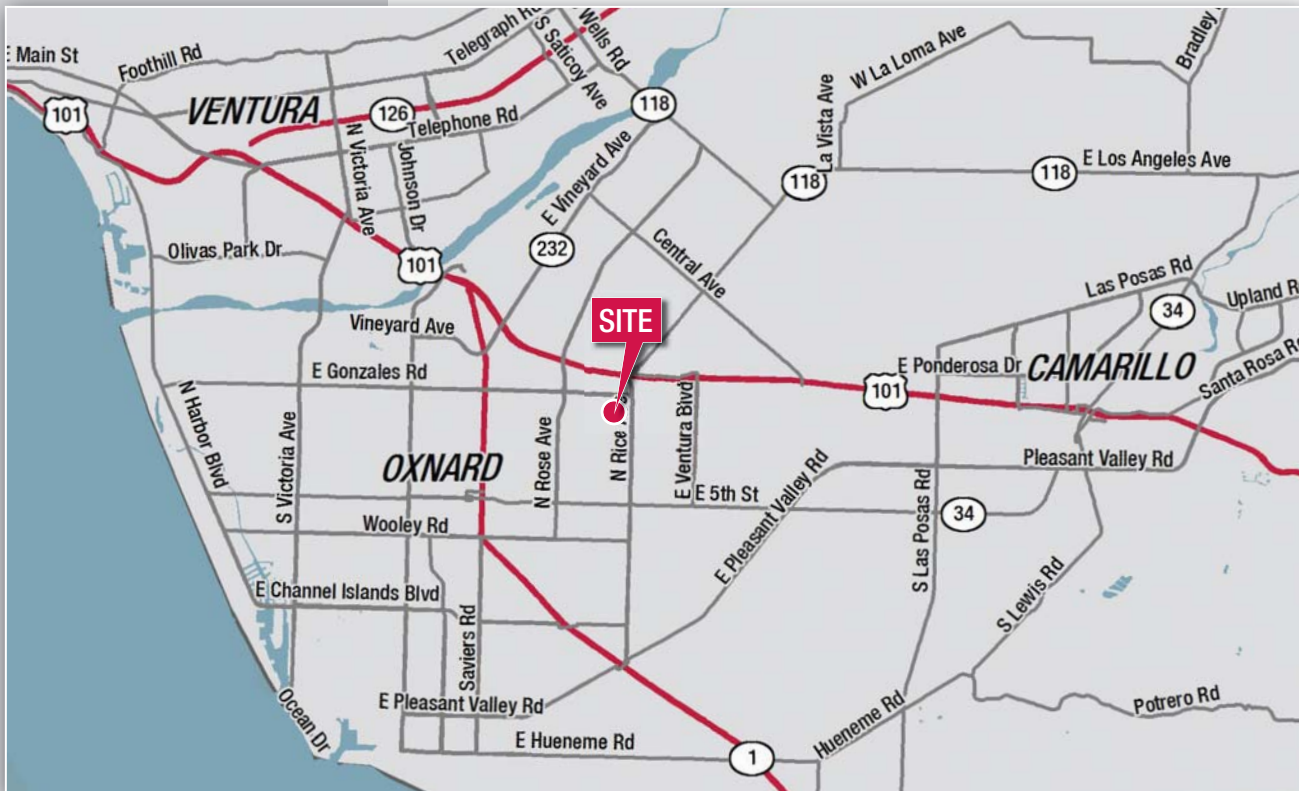
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LOCATION MAP



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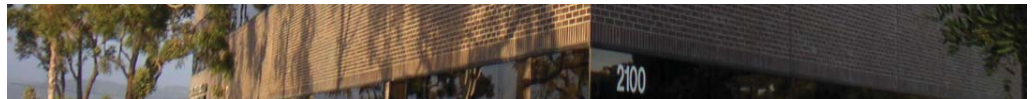
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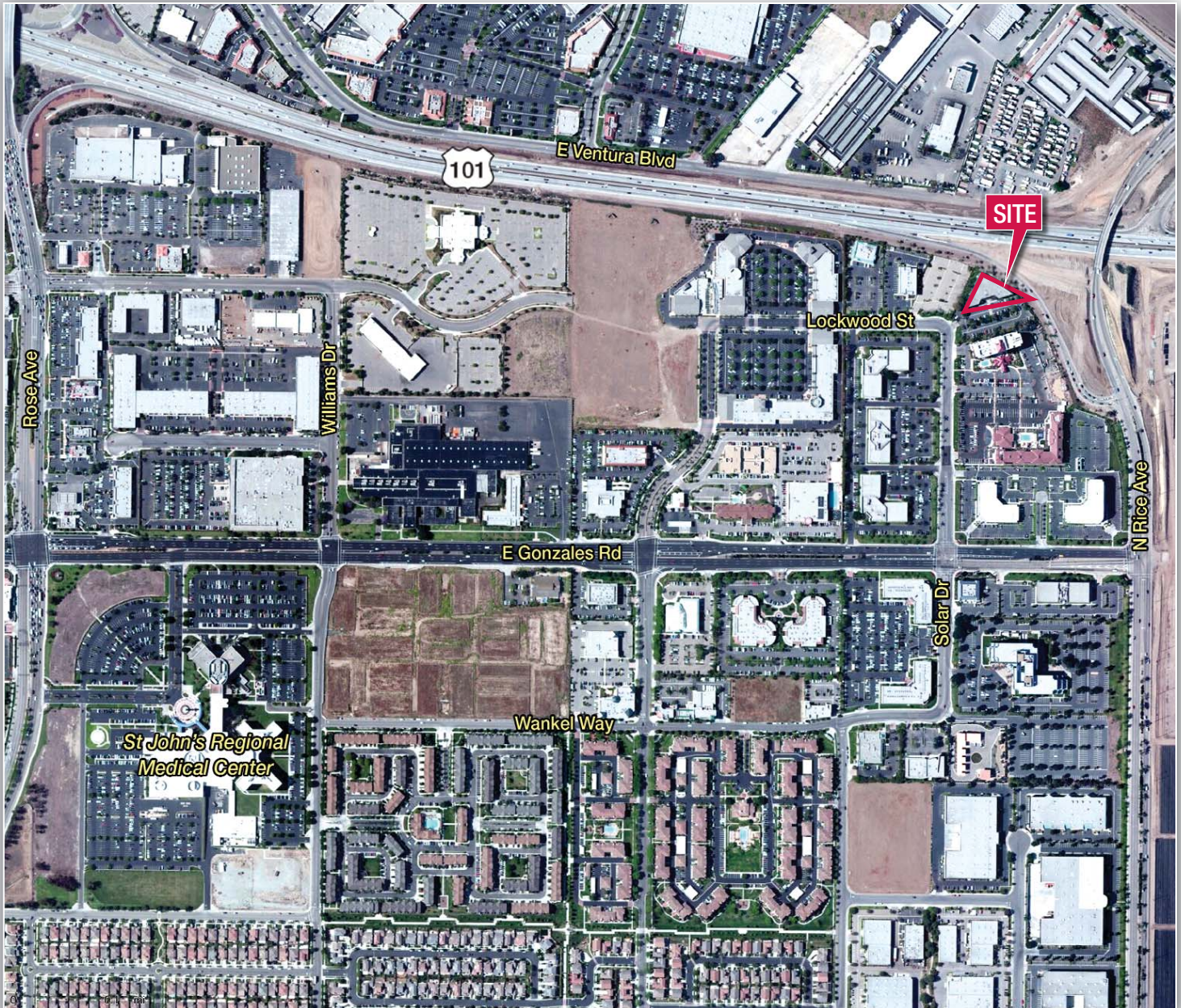
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BUSINESS ACTIVITY



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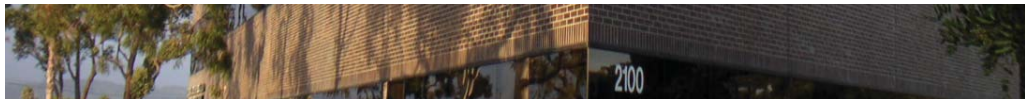
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AERIAL

Freeway Bridge Off/On Ramp
Under Construction (Complete: 4Q 2012)



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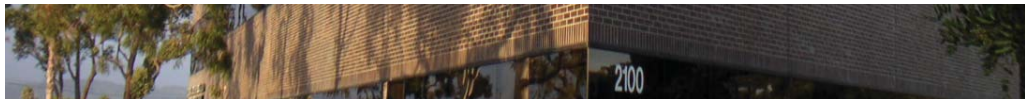
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FLOOR PLANS

Available Area:

Entire 1st Floor
12,680 RSF / 10,746 USF

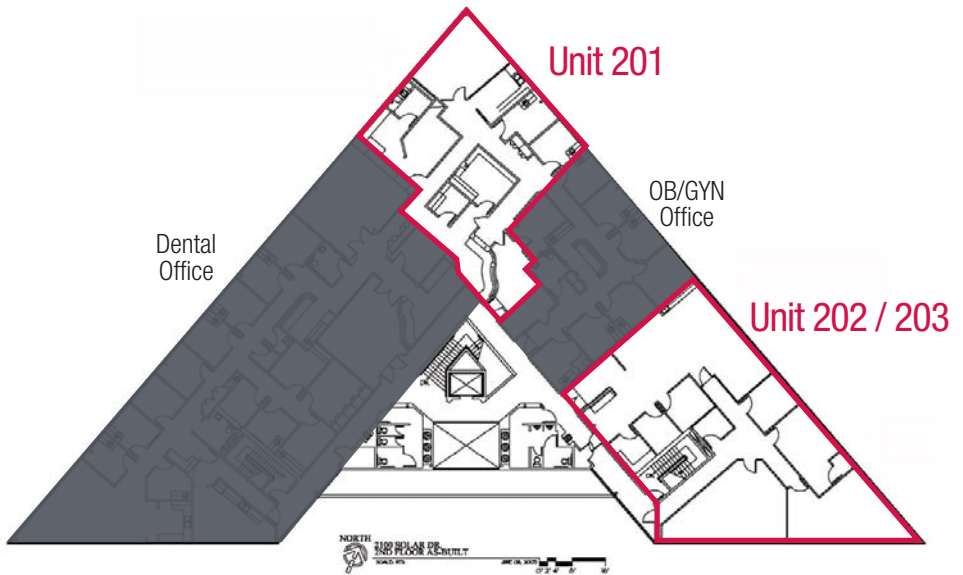
1ST FLOOR



Available Area:

2nd Floor
#201: 2,341 RSF / 1,984 USF
#202 & #203 combined:
3,271 RSF / 2,772 USF

2ND FLOOR



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