

Michael W. Walsh, SIOR
DAUM Commercial Real Estate Services
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Re: Commercial Real Estate Market

Dear

The commercial real estate market in Ventura County remains sound in spite of a softening economy and residential real estate market. The Commercial real estate market is currently experiencing historically low vacancy rates, increasing rents and low construction levels. User demand remains a balanced market of leasing and sales activity. Demand for investment properties remains healthy as institutional buyers continue to seek industrial properties and portfolios for acquisition, helping to keep prices moving higher and cap rates near historic lows.

We have completed over 243,000 square feet in transactions just in the past few months. Below is a partial list of completed transactions:

49,564 SF	1901 Eastman Ave., Oxnard
44,268 SF	130 Lombard St., Oxnard
35,918 SF	1621 Emerson Ave., Oxnard
25,386 SF	1620 Beacon Place, Oxnard
24,950 SF	1401 Stellar Drive, Oxnard
14,111 SF	1450 Wooley Road, Oxnard
13,200 SF	3036 Seaborg Ave., Ventura
12,642 SF	320 Hearst Ave., Oxnard
12,000 SF	2311 Statham Blvd., Oxnard
11,289 SF	1300 Pacific Ave., Oxnard

With more than fifty-five years of combined experience, we offer an innovative and integrated platform of commercial real estate services allowing us to provide best-in-class service to our clients. Along with DAUM, we offer local market expertise with worldwide reach through our ONCOR International and SIOR affiliation. Our entrepreneurial spirit and strong reputation as an industry leader in Ventura County, makes us the right choice.

▣ Q: Contemplating a sale or lease of your facility?

▣ A: Contact us for a confidential Opinion of Value.

▣ Q: Need to expand/relocate/consolidate?

▣ A: Contact us for strategic planning and consultation.

We are efficient, effective, experienced and ready to assist with all of your commercial real estate needs.

Respectfully Submitted,
DAUM Commercial Real Estate Services

Michael W. Walsh, SIOR
Executive Vice President | Principal

Melinda Walsh
Vice President