



CORR

LUXURY APARTMENTS

\$1.75
SPECIAL RATE
FOR THE FIRST
YEAR!



160 VENTURA AVE



IDYLIC SEASIDE COMMERCE

2,518 SF OF FLAGSHIP RETAIL SPACE

CHARMING COASTAL LIVING

140 LUXURY APARTMENT UNITS

BUZZING LOCAL AMBIENCE

HARVEST CAFE + BLUE AGAVE + THE WHARF + MORE

RESORT INSPIRED AMENITIES

ROOFTOP + POOL + FITNESS CENTER + SPA + MORE

FUTURE HOME TO YOUR BUSINESS

DON'T MISS OUT ...

PROPERTY FEATURES





LEASED!

RETAIL SUITE A

COMING SOON

RAGAMUFFIN
V.C. COFFEE ROASTERS CO.



+/- 3,055 SF





+/- 1,259 – 2,518 SF
(divisible)



\$2.00 NNN



Fitness, Salon, Spa, Services, etc.



Can be delivered in grey shell condition



\$1.75
SPECIAL RATE
FOR THE FIRST
YEAR!

RETAIL SUITE B

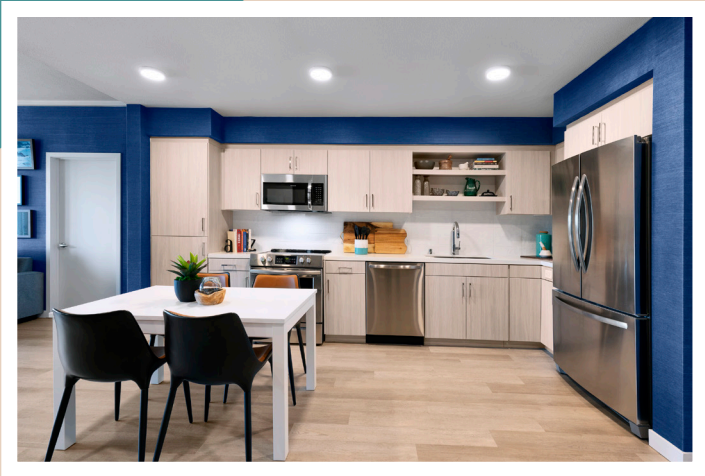




Coming soon

Available

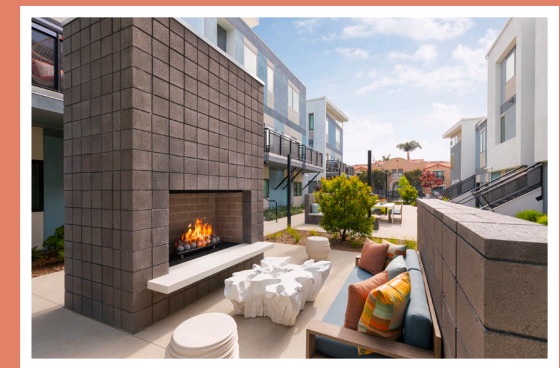
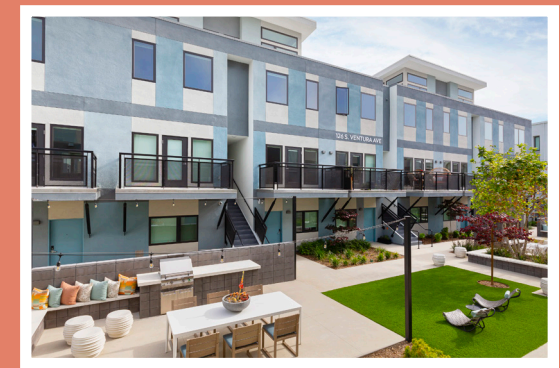




AN IDYLIC
COASTAL
LIFESTYLE



EXCEPTIONAL
SEASIDE
LIVING





CORA
LUXURY APARTMENTS



VENTURA



DINING

1. Cajun Kitchen Cafe
2. Cafe Fiore
3. MidiCi Wood Fired Pizza
4. Masa Sushi
5. Taqueria Tepatitlan
6. Casa Bella Prime Steak & Seafood
7. The Blue Agave Restaurant & Tequilas
8. Rumfish y Vino
9. Kao Ramen by Mama
10. Rice by Mama
11. Lure Fish House



ENTERTAINMENT

1. Discovery Ventura
2. The Majestic Ventura Theater
3. Ventura County Fairgrounds
4. Rubicon Theatre
5. Bell Arts Factory
6. Seaside Highland Games



NIGHTLIFE

1. Ventiki
2. Topa Topa Brewing Company
3. The Tavern
4. Paddy's Cocktail Lounge
5. Star Lounge
6. The Saloon
7. Rocks & Drums
8. Finney's Crafthouse
9. Fluid State Beer Garden
10. Barrelhouse 101
11. Sans Souci Cocktail Lounge



SHOPPING

1. Buffalo Exchange
2. Bank of Books
3. Secret Garden Florist
4. SPARC Second Chance Store
5. Findings Market
6. American Vintage
7. Ventura Flea Market
8. Patagonia
9. Calico Cat Bookshop
10. Birkenstock Footprints of Ventura
11. Sea Things

This map is an artist's rendering for illustrative purposes only and may not be to scale. All distances are approximate. Actual distances may vary.

VENTURA DEMOGRAPHICS



108,955
Estimated Population



\$103,696
Avg. Household
Income



\$3.5 B
Total Consumer
Spending



Why Consider Ventura for your Business?

1. Strong Demographics with Disposable Income- Affluent, educated residents seeking elevated retail, wellness, and F&B experiences
2. Underserved Market- Limited competition in many categories (modern wellness, boutique fitness, hybrid retail)
3. Tourism + Staycation Spending- Gateway to Ojai, Santa Barbara, and the Central Coast with consistent weekend traffic, especially in spring/summer, with year-round local spenders
4. Growth Without LA Headaches- Lower rent and operating costs than LA/OC coastal cities along with supportive city environment for business permits and parking
5. Brand Loyalty Opportunities- Ventura locals strongly support independent and emerging brands that align with their values (sustainability, community, wellness)



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