



## For Lease

4001 E Main Street  
Ventura, CA



### Property Specifications

#### SPACE AVAILABLE

±8,000 SF

#### PARKING

Ample

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### About the Property

- Prominent endcap opportunity along Ventura's primary retail corridor with exceptional visibility and signage exposure.
- Strategically positioned on E Main Street, surrounded by high-performing national retailers including Target, HomeGoods, and Lassens Natural Foods & Vitamins.
- Flexible floor plan.
- Excellent accessibility to both Highway 126 and

### Traffic Counts

Highway 101 Bus	47,166 CPD
Highway 126	48,329 CPD
Highway 101& 1	130,635 CPD

Year: 2025 | Source: CoStar



Mission Plaza  
**VONS**  
O'Reilly AUTO PARTS

Pacific View  
TARGET  
ROSS  
BevMo!  
macy's  
JCPenney  
TRADER JOE'S  
FITNESS

Poinsettia Plaza  
Office DEPOT  
OfficeMax  
petco  
ALDI  
ROSS  
FedEx

Ventura Gateway  
SPROUTS FARMERS MARKET  
KOHLS  
five BELOW  
BARNES & NOBLE  
SHERWIN-WILLIAMS  
FedEx  
Michael's  
GameStop  
PET SMART  
FAMOUS footwear

VONS  
TELEGRAPH RD  
SANTA PAULA FWY  
126

VONS  
Lowe's

SITE

Ventura Village  
VONS  
COSMO PROF  
Starbucks

Marina Village  
VONS  
Black Bear Diner  
Starbucks

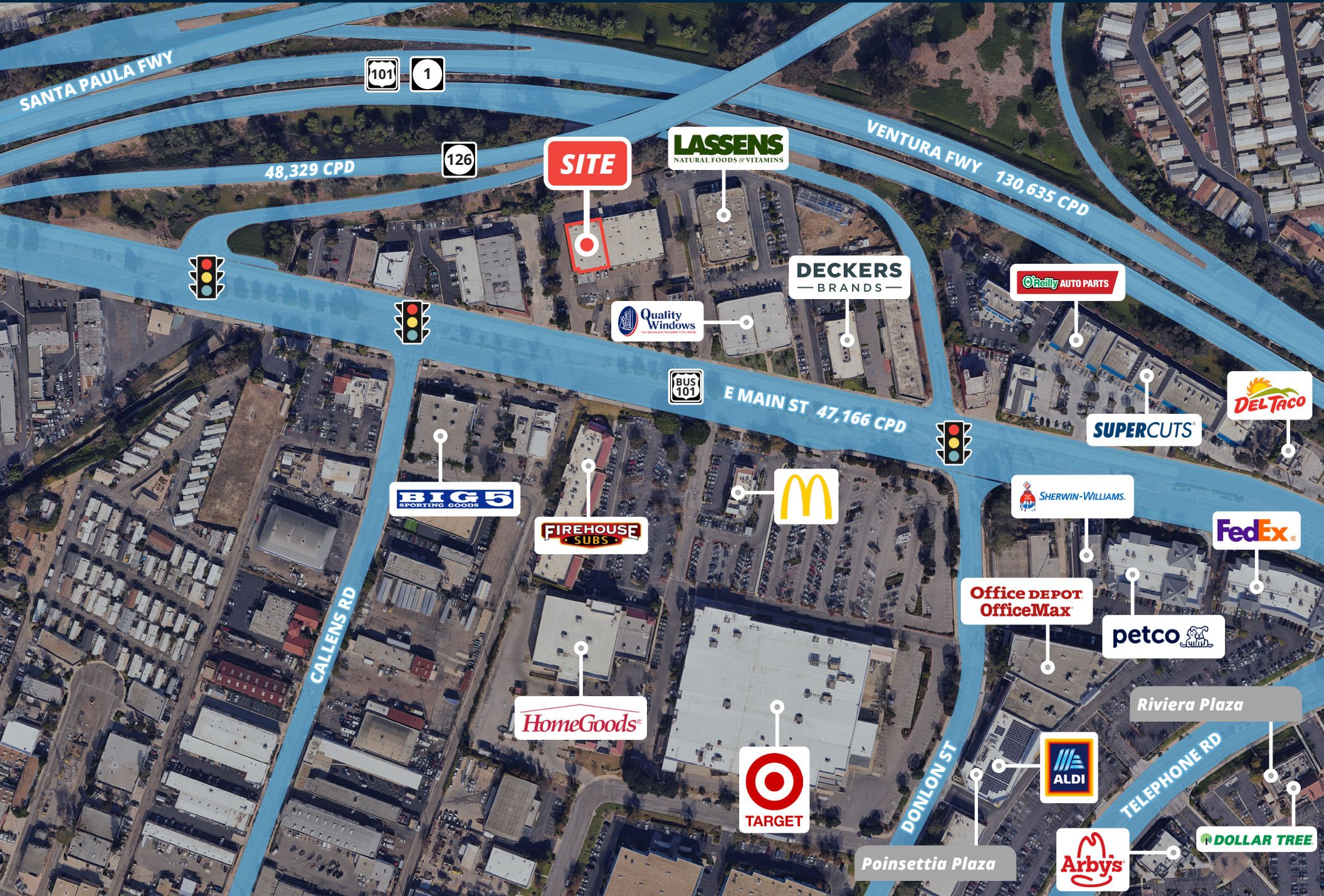
LASSENS  
NATURAL FOODS & VITAMINS  
Quality Windows  
TARGET  
McDonald's  
HomeGoods  
BIG 5

Victoria Village  
HARBOR FREIGHT  
Wendy's

Walmart  
TRADER JOE'S  
IHop

Montalvo Square Shopping Center  
Ralphs  
LAIFITNESS.

Riviera Plaza  
WinCo FOODS  
Burlington  
DOLLAR TREE  
Arby's  
ULTA BEAUTY  
the Habit BURGER GRILL  
Starbucks



**SITE**

**LASSENS**  
NATURAL FOODS & VITAMINS

**DECKERS**  
— BRANDS —

Quality Windows

O'Reilly AUTO PARTS

BUS 101

**E MAIN ST** 47,166 CPD

DEL TACO

SUPERCUTS

**BIG 5**  
SPORTING GOODS

**FIREHOUSE**  
SUBS



SHERWIN-WILLIAMS

FedEx

Office DEPOT  
OfficeMax

petco

**CALLENS RD**

HomeGoods



ALDI

Riviera Plaza

**DONLON ST**

Poinsettia Plaza

TELEPHONE RD

Arbys

DOLLAR TREE

## Area Snapshot

### 1 MILE

**12,233**  
Population

**22,858**  
Total Daytime  
Population

**\$119,520**  
Average Household  
Income

**5,127**  
Total  
Households

### 3 MILES

**65,326**  
Population

**88,818**  
Total Daytime  
Population

**\$133,491**  
Average Household  
Income

**26,367**  
Total  
Households

### 5 MILES

**166,042**  
Population

**168,085**  
Total Daytime  
Population

**\$130,418**  
Average Household  
Income

**59,690**  
Total  
Households

