



Offering Memorandum

1876 E. MAIN STREET

VENTURA | CA | 93001

Excellent Owner/User Opportunity
Retail - Restaurant - Fast Food

BUILDING DETAILS

LAREM Industrial Real Estate Specialist, Inc. as an exclusive broker, is pleased to present a highly visible retail corner property located in the heart of Midtown Ventura, one of the city's most dynamic commercial corridors. Positioned at the intersection of E. Main Street and S. Santa Rosa Street, this property benefits from heavy automobile traffic, strong neighborhood exposure, and proximity to established local businesses and dining destinations.

FOR SALE

PRICING

\$1,375,000

ADDRESS

1876 E. Main Street
Ventura, CA 93001

APN

073-0-201-250

YEAR BUILT

1959

PARKING

6 Striped Spaces

DAILY TRAFFIC COUNT

E Main Street/Jordan Ave SE

2025: 19,804

Distance: .34 Miles from Property

SITE AREA

5,996 SF

BUILDING SF

1,443 SF

ZONING

C1



1876 E. MAIN STREET, VENTURA CA 93001

DEMOGRAPHICS

VENTURA, CA



109,914

POPULATION
City of Ventura



\$103,069

MEDIAN HOUSEHOLD
INCOME



\$827,300

MEDIAN OWNER OCCUPIED
HOME VALUE



\$2,48B

ANNUAL RETAIL
SALES



\$319,000

REGIONAL
NONFARM JOBS (MSA)



41.5%

BACHELOR'S DEGREE
OR HIGHER

AFFLUENT COASTAL CONSUMER BASE

Ventura is an established coastal community of approximately 110,000 residents and part of an 831,000-person county. Ventura households report median annual income exceeding \$103,000, while the median owner-occupied home value is approximately \$827,000. The city's highly educated population, with more than 41% of adults holding a bachelor's degree or higher, supports demand for dining, retail, professional services, healthcare, and neighborhood-oriented commercial uses.

STRONG RETAIL & SERVICE ECONOMY

Ventura generates approximately \$2.48 billion in annual retail sales and more than \$508 million in accommodation and food-service sales. The city's coastal setting, visitor economy and established residential base provide businesses with demand from both residents and regional

REGIONAL EMPLOYMENT ACCESS

Ventura is part of the Oxnard-Thousand Oaks-Ventura metropolitan economy, which supports approximately 319,000 nonfarm jobs. The region's diversified employment base includes healthcare, government, trade and transportation, professional services, manufacturing,

HIGH-VALUE HOUSING MARKET

A median owner-occupied home value of approximately \$827,300 and median gross rent of approximately \$2,198 per month reflect Ventura's desirable coastal location and substantial household purchasing power, hospitality.



DEMOGRAPHIC SNAPSHOT

METRIC	CITY OF VENTURA	VENTURA COUNTY
2025 Population Estimate	109,914	830,851
Households	41,858	280,360
Persons per Household	2.56	2.94
Median Household Income	\$103,069	\$109,797
Per-Capita Income	\$50,005	-
Bachelor's Degree or Higher	41.5%	36.1%
Civilian Labor-Force Participation	63.3%	63.7%
Owner-Occupied Housing rate	55.9%	-
Median Owner-Occupied Home Value	\$827,300	-
Median Gross Rent	\$2,198/ Month	\$2,317/ Month
Average Commute	24.1 minutes	-

POPULATION BREAKDOWN

CHARACTERISTIC	CITY OF VENTURA
Hispanic or Latino population	36.0%
Foreign-born population	13.9%
Population under age 18	19.7%
Population age 65 and older	18.7%
Language other than English spoken at home	24.8%
Residents living in the same home as one year earlier	89.2%

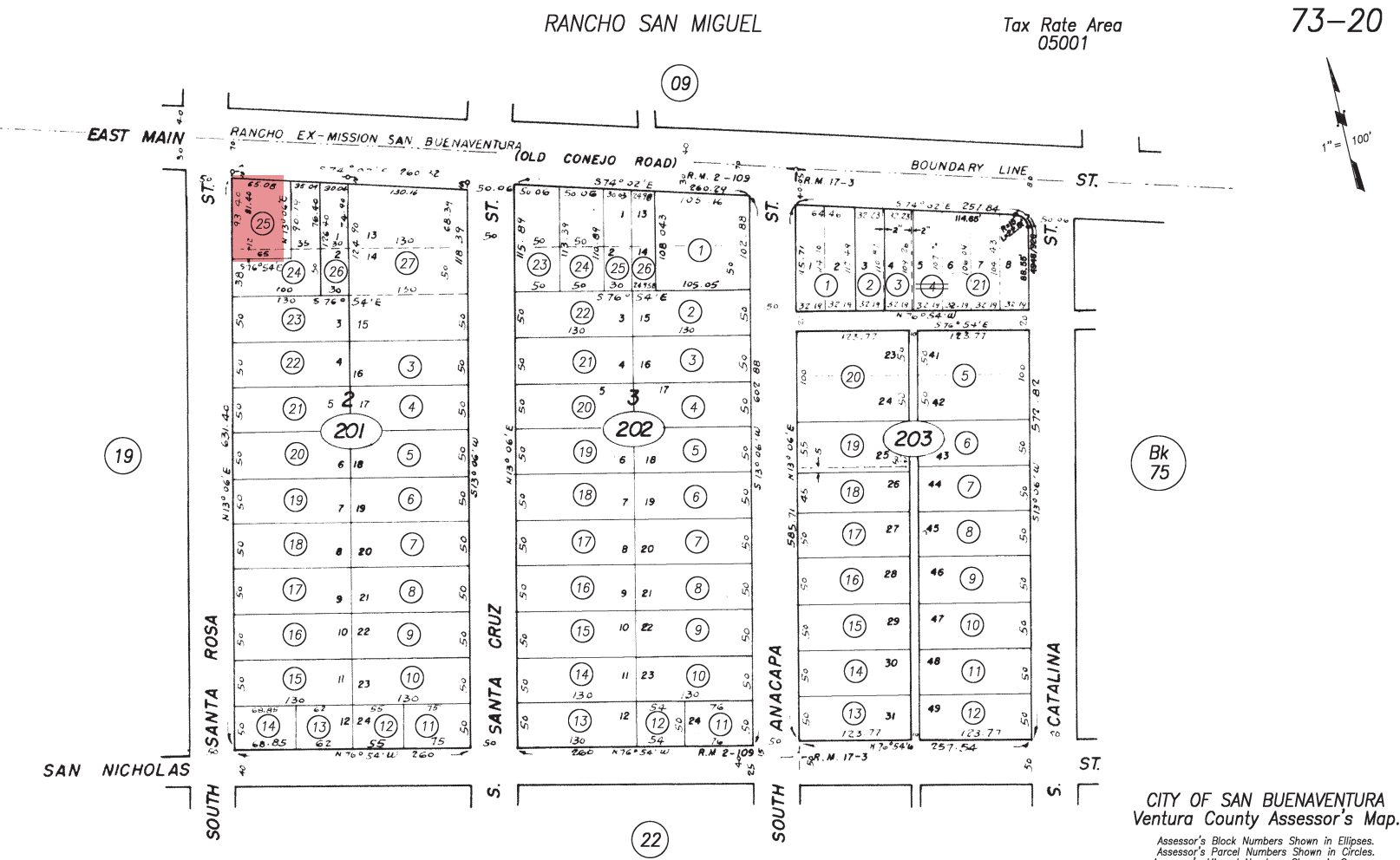
Information source – Census.gov



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PARCEL MAP

073-0-201-250



Portion T.W. McGlinchey Tract, M.R. Bk.17, Pg.3
Portion Island View Tract, M.R. Bk.2, Pg.109

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

CITY OF SAN BUENAVENTURA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN	REVISED	4-29-2004
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE
		ROLL

Compiled By Ventura County Assessor's Office

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VENTURA | CA | 93001



E. MAIN STREET

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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