



For Lease

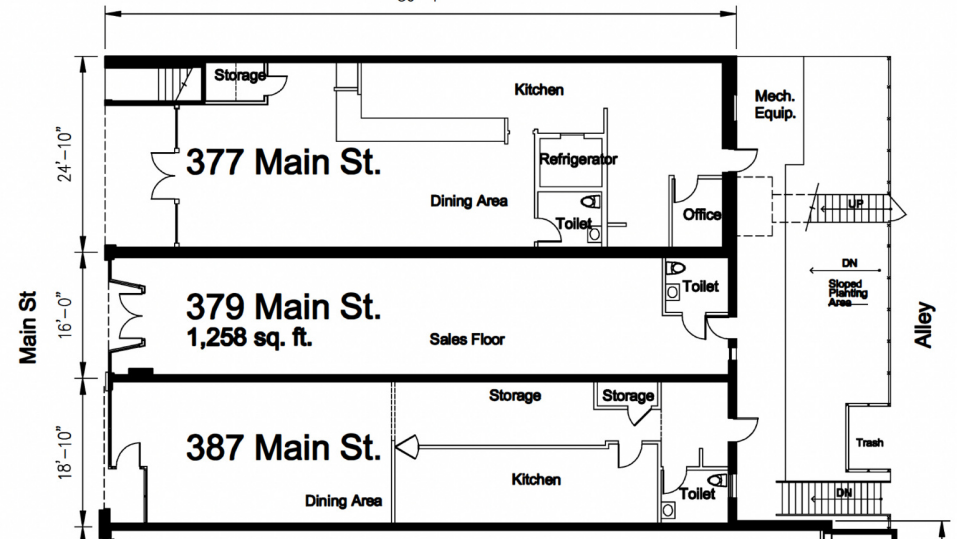
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CA DRE #01213236

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PROPERTY DESCRIPTION

A prime commercial property available for lease in Ventura, CA. This versatile 1,258 square foot space offers an ideal setting for retail, office, or restaurant use. Located in a vibrant commercial hub, this property is perfectly positioned for success. Don't miss the chance to make this highly desirable space the new home for your business.

LOCATION DESCRIPTION

Nestled in the heart of vibrant Ventura, this premier location offers an abundance of nearby attractions and points of interest for retail and street retail tenants. Just steps away from the beautiful Ventura Pier and Promenade, tenants can take advantage of the area's high foot traffic and breathtaking ocean views. The adjacent historic downtown district showcases a rich tapestry of boutique shops, diverse eateries, and cultural experiences.

OFFERING SUMMARY

Lease Rate:	\$2.35 SF/month (NNN)
NNN Estimate Value:	\$0.88
Available SF:	1,258 SF
Building Size:	10,361 SF

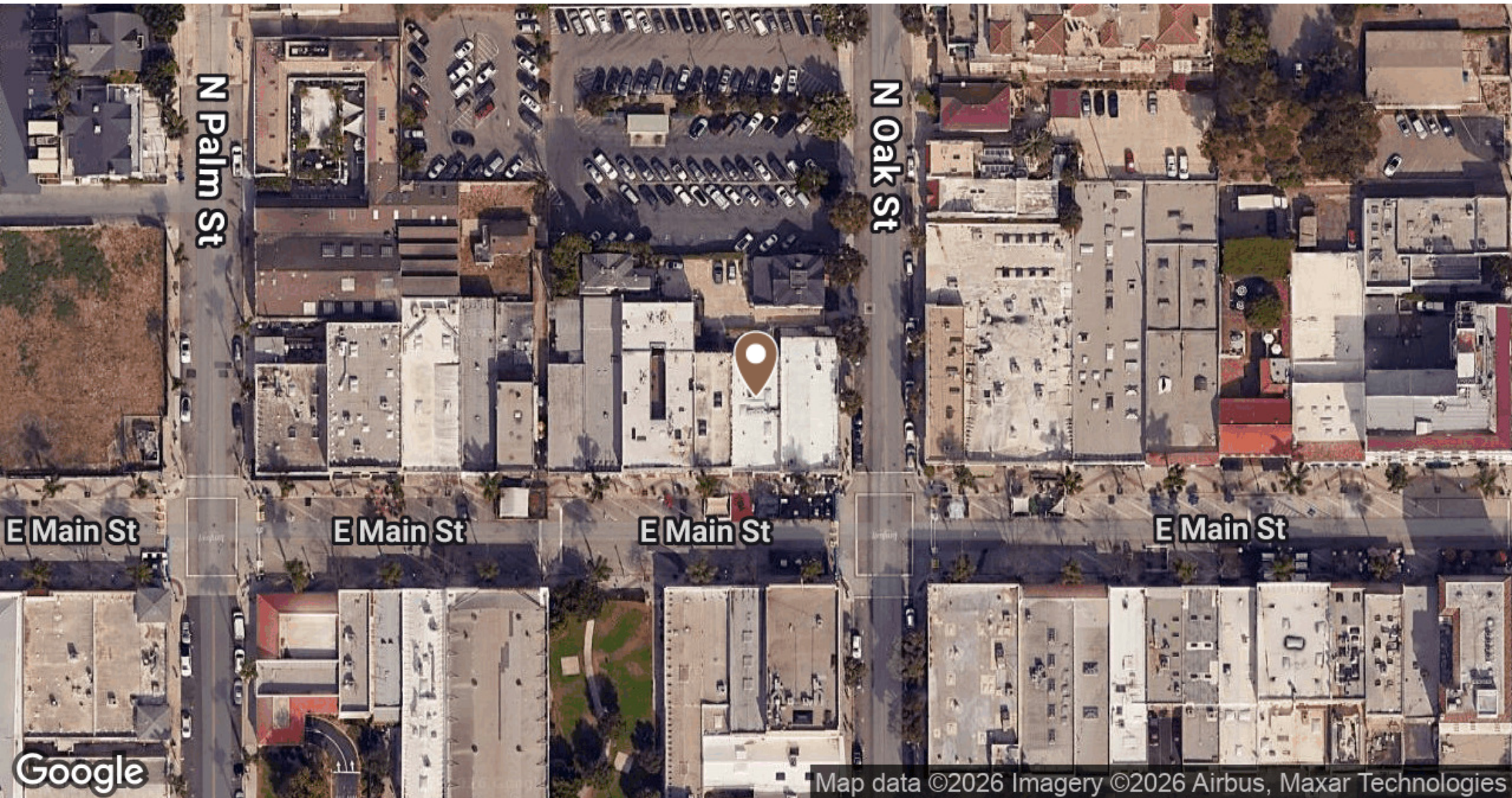
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	363	1,541	4,656
Total Population	606	3,047	10,720
Average HH Income	\$91,777	\$96,772	\$96,617

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