

For Lease

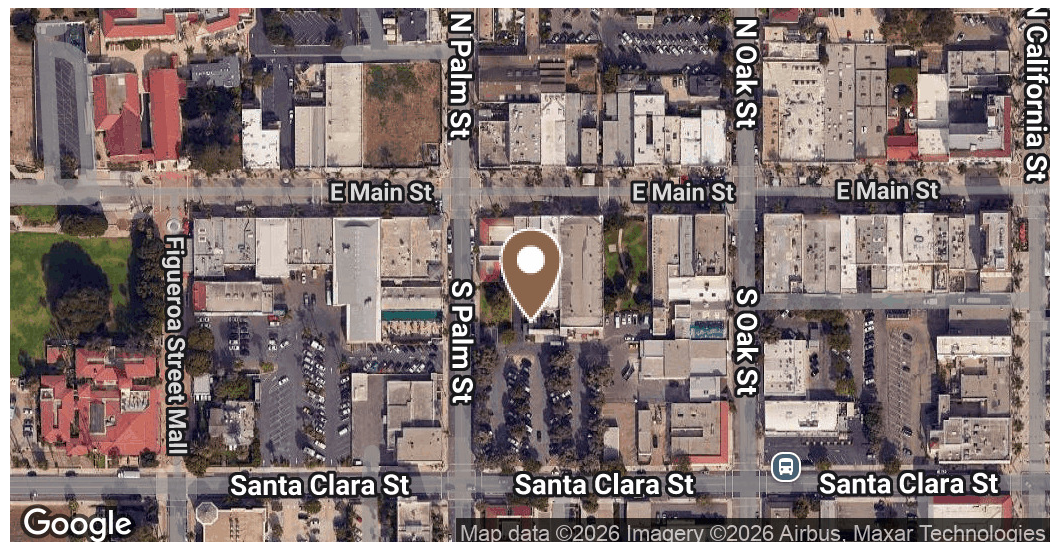
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CA DRE #01213236

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PROPERTY DESCRIPTION

Ventura's newest creative courtyard located just behind Iron & Resin, in the heart of Downtown. This repurposed shipping container offers a unique, high-visibility space perfect for a coffee concept, juice bar, boutique, or creative retail venture.

Designed by Tyler Wells, coffee brand developer/advisor, the container café was purpose built inside a shipping container as a full-service coffee house. The café has all required EHD approved infrastructure including additional storage located in the upper container as well as customer power outlets throughout the space.

Cafe: 384 SF
Additional Storage: 24 SF
Dedicated Garden: 1,200 SF

Featuring built-in counters, and an inviting outdoor seating area, the container sits within a shared courtyard surrounded by local makers, surf shops, and restaurants. The property enjoys strong walkability and steady foot traffic from Main Street and the Ventura Pier.

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LOCATION DESCRIPTION

Nestled just off of Main Street inside The Yard, the area offers a rich tapestry of local shops, dining destinations, and cultural attractions. With its picturesque oceanfront location, Ventura is a magnet for visitors and residents alike. Your future retail space is surrounded by popular destinations such as Ventura Pier, Surfer's Point, and the historic San Buenaventura Mission. Embrace the coastal allure and entrepreneurial spirit of Ventura at this prime location.

OFFERING SUMMARY

NNN	\$1,010.00 PER MONTH
Lease Rate:	\$3,000.00 per month (NNN)
Available SF:	408 SF
Building Size:	408 SF



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THE YARD VENTURA, CA



VENTURA'S EXPERIENTIAL RETAIL DESTINATION

Be a part of transforming Downtown Ventura

The Yard is centrally located in the heart of Downtown Ventura, a lively, walkable area nestled just a few blocks from the beach and the Ventura Pier, California's oldest. Surrounded by a rich mix of local favorites like Iron & Resin, Rumfish, and Ventura Coast Brewing Co., the neighborhood blends coastal charm with a buzzing downtown energy.

The Yard is an easily accessible hub for both locals and visitors. With a mix of boutique shops, eateries, and creative offices like Findings Market, Fit Buddha Pilates, and Arthouse, the area fosters a dynamic ecosystem of small businesses and lifestyle brands.