



1895 East Main Street

Ventura, California

Commercial Opportunity

7,194 SQ. FT.

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Location is everything, and Midtown Ventura delivers. Prominently positioned at the corner of E. Main Street and Santa Rosa Street, 1895 E. Main Street sits at the heart of the Midtown Revitalization area, offering exceptional visibility and long-term upside. This impressive 7,194± sq ft commercial building spans three parcels totaling 10,454± sq ft, zoned for mixed use, providing rare frontage, flexibility, and development potential. The first floor features a spacious retail showroom, expansive reception and waiting area, large open-concept workspace, six private rooms (each plumbed and currently configured as spa therapy rooms), and two bathrooms. Expansive glass roll-up doors open to a charming red-brick courtyard, creating seamless indoor-outdoor functionality. A separate commercial roll-up door supports additional storage and operational needs. The upper level loft offers a private office, employee breakroom, storage, kitchenette, and laundry area. Plans are included for a 2-bedroom, 2-bath apartment with a private entrance, adding valuable residential or income-producing potential. A true signature Midtown property in one of Ventura's most active and evolving neighborhoods—ideal for owner-users, investors, or redevelopment opportunities.



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