

POINSETTIA PLAZA · RETAIL FOR LEASE

4220 - 4360 E. MAIN ST & 4687 - 4731 TELEPHONE RD | VENTURA, CA 93003



 poinsettia-plaza.com



Property Highlights

- Located in the heart of Ventura, CA along Telephone Rd., providing convenient access to the US 101 Freeway
- Strong demographics with Avg HHI \$138,886 within 3-mile radius of property
- Regional anchors including Aldi & Ross draw customers from West Ventura County

Available Space

- ±1,038 SF — ±3,593 SF
- Contact Listing Agents For Lease Rates

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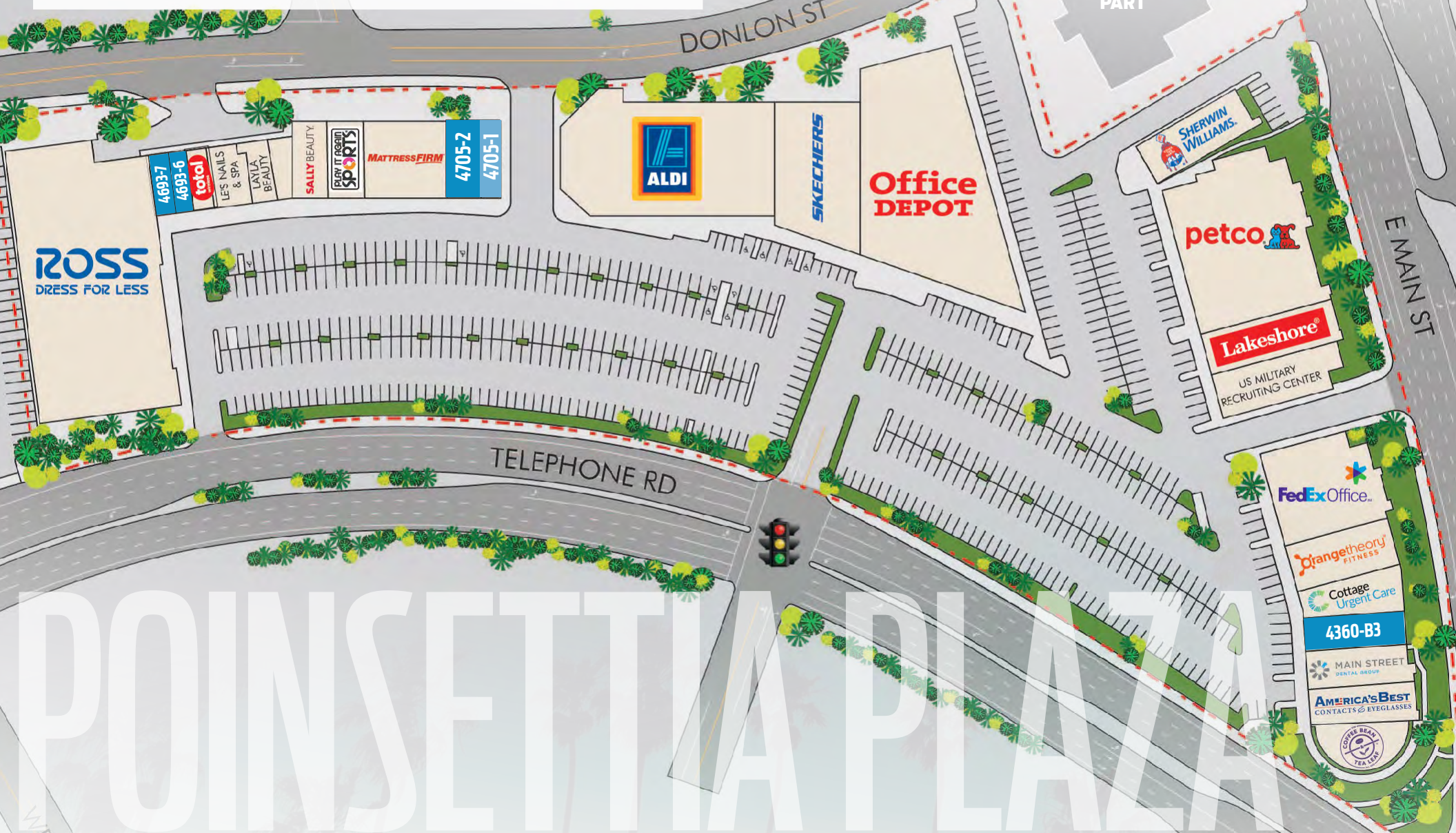
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AVAILABLE SPACES

STE	SPACE	SIZE
4360-B3	Pad/In-line	±3,048 SF
4705-1**	2nd Gen Restaurant (MTM)	±1,203 SF
4705-2**	In-line Space	±2,390 SF
4693-6	In-line Space	±1,038 SF
4693-7	In-line Space	±1,038 SF

**4705-1 & 2 can be combined (±3,593 SF)



Surrounding Centers & Retailers



Demographics (2026 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	12,444	67,835	181,070
Average Household Income:	\$105,562	\$138,886	\$131,348
Daytime Population:	19,714	62,753	125,682

Source: Sites USA

Traffic Counts

E. Main St. @ Donlon St.: 47,401 ADT

Telephone Rd. at 101 Fwy: 143,606 ADT

Source: Sites USA

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