



SANTA PAULA FWY 48,329 CPD



VENTURA FWY 130,635 CPD

**SITE**



E MAIN ST 47,166 CPD

**For Lease**

4001 E Main Street | Ventura, CA

**±8,000 SF Available**





## For Lease

4001 E Main Street |  
Ventura, CA

### Property Specifications

#### SPACE AVAILABLE

±8,000 SF

#### PARKING

Ample



### About the Property

- Prominent endcap opportunity along Ventura's primary retail corridor with exceptional visibility and signage exposure.
- Strategically positioned on E Main Street surrounded by high-performing national retailers including Target, HomeGoods, and Lassens Natural Foods & Vitamins.
- Flexible floor plan.
- Excellent accessibility to both Highway 126 and Highway 101.

### Traffic Counts

Highway 101 Bus	47,166 CPD
Highway 126	48,329 CPD
Highway 101& 1	130,635 CPD

Year: 2025 | Source: Insert Source Name Here

### Join These Retailers

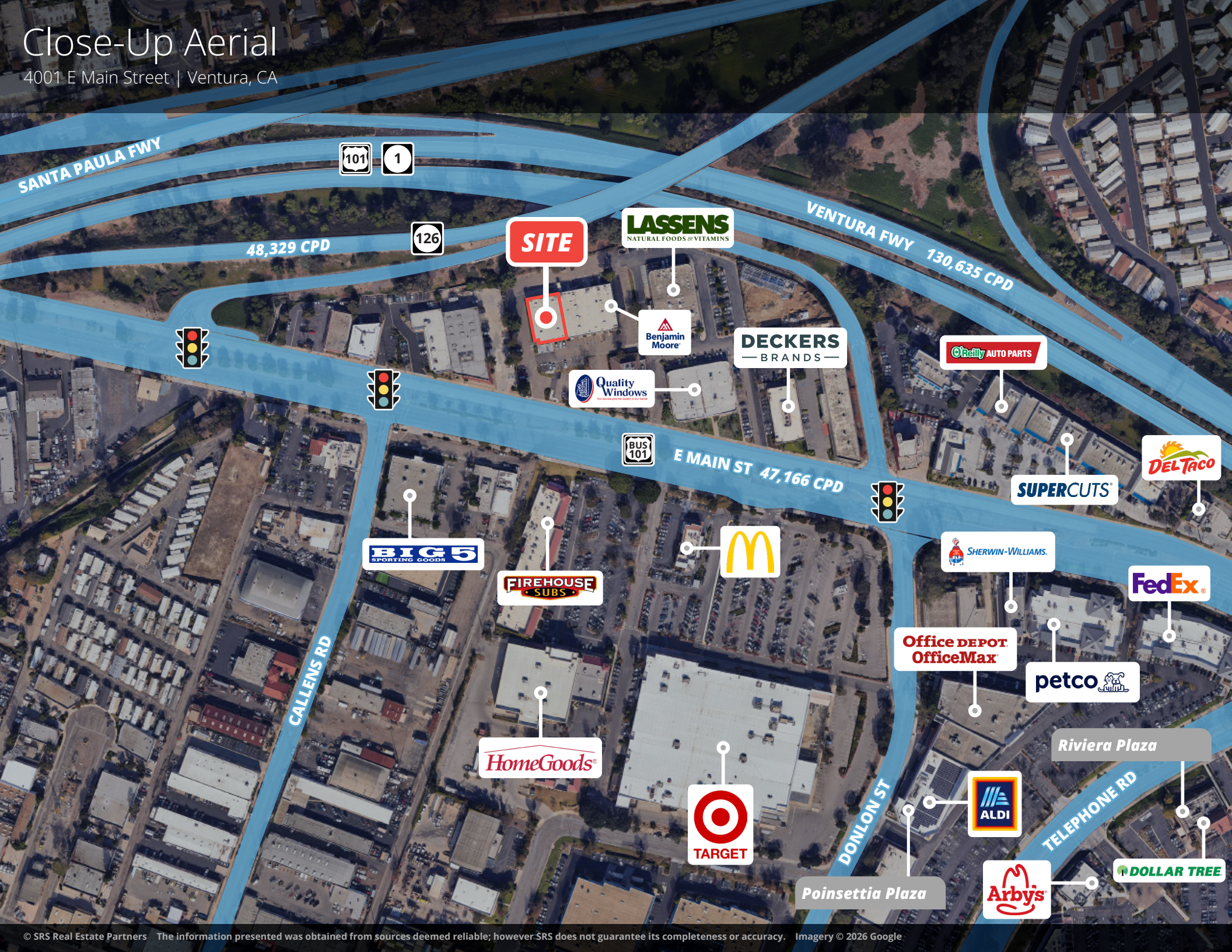


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# Close-Up Aerial

4001 E Main Street | Ventura, CA



# Market Aerial

4001 E Main Street | Ventura, CA



Mission Plaza

**VONS**

Creally AUTO PARTS

CINEMARK

Pacific View

Target

ROSS DRESS FOR LESS

BevMo!

macys

JCPenney

TRADER JOE'S

FITNESS

Poinsettia Plaza

Office DEPOT

OfficeMax

petco

ALDI

ROSS DRESS FOR LESS

FedEx

SHERWIN-WILLIAMS

**VONS**



Smart & Final extra!

Pep Boys

**VONS**

**LOWE'S**

**SITE**

LASSENS NATURAL FOODS & VITAMINS

Quality Windows

Ventura Gateway

SPROUTS FARMERS MARKET

KOHL'S

five BELOW

BARNES & NOBLE

THE VITAMIN SHOPPE

Michaels

GameStop

PET SMART

FAMOUS footwear

Ventura Village

**VONS**

COSMO PROF

Walmart

TRADER JOE'S

IHop

Victoria Village

HARBOR FREIGHT

Wendy's

Marina Village

**VONS**

Black Bear Diner

Target

McDonald's

HomeGoods

BIG 5 SPORTING GOODS

Riviera Plaza

WinCo FOODS

Burlington

DOLLAR TREE

Arby's

ULTA BEAUTY

the Habit BURGER GRILL

Montalvo Square Shopping Center

Ralphs

LAIFITNESS.

# Demographics

4001 E Main Street | Ventura, CA

## Area Snapshot

### 1 MILE

**12,233**  
Population

**22,858**  
Total Daytime  
Population

**\$119,520**  
Average Household  
Income

**5,127**  
Total  
Households

### 3 MILES

**65,326**  
Population

**88,818**  
Total Daytime  
Population

**\$133,491**  
Average Household  
Income

**26,367**  
Total  
Households

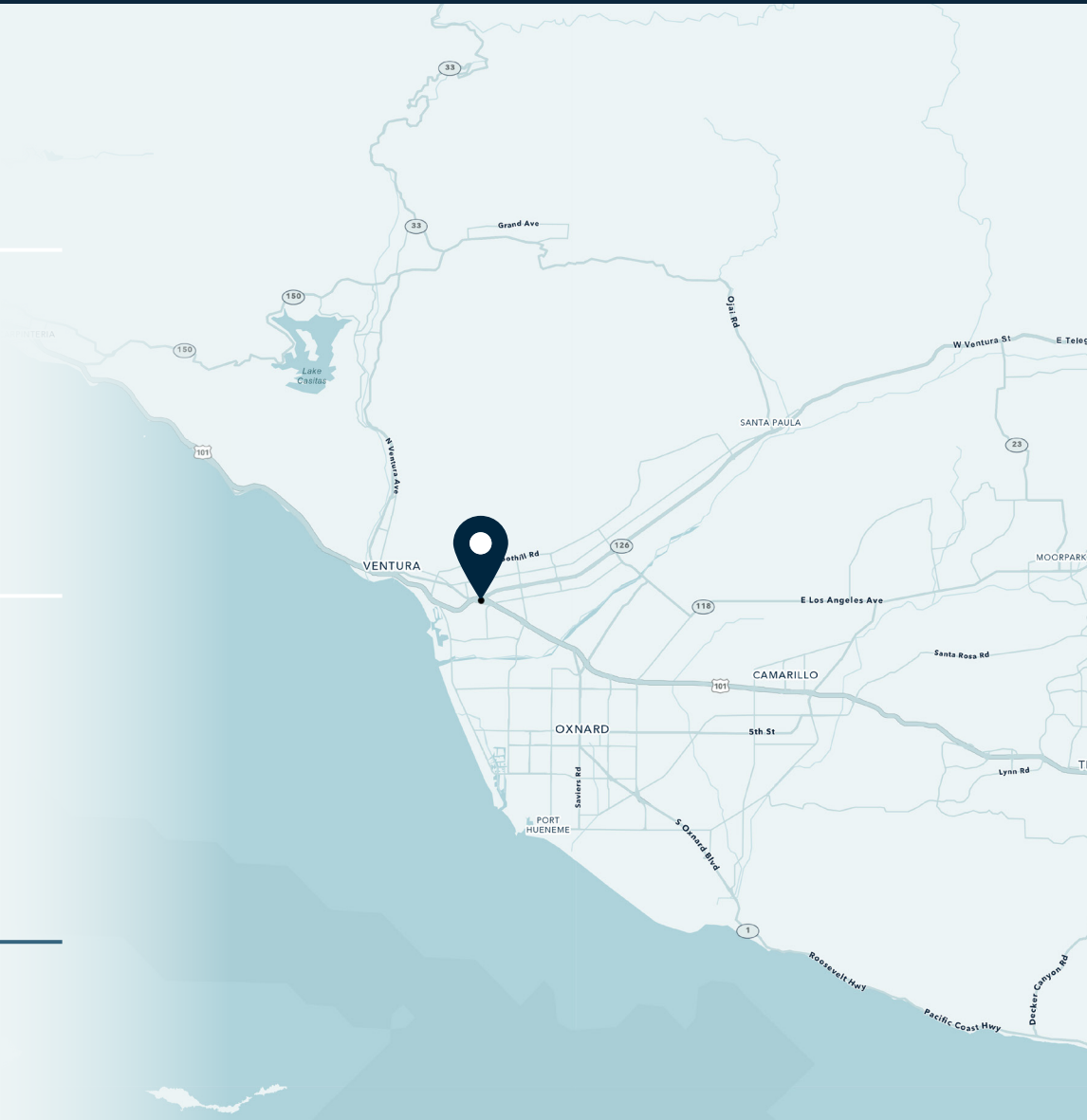
### 5 MILES

**166,042**  
Population

**168,085**  
Total Daytime  
Population

**\$130,418**  
Average Household  
Income

**59,690**  
Total  
Households



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 

4001 E Main Street, Ventura, CA 93003

FOR LEASING CONTACT

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