



FACADE REMODEL COMING SOON!

**FOR LEASE
OFFICE & RETAIL**

3639 HARBOR BLVD.

VENTURA | CA 93001

CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

MITCHELL CONLEE

P: 805.384.8815 | M: 805.443.3346

E: mconlee@daumcommercial.com

CA License #00912213

MICHAEL WURTZEL

P: 805.384.8843 | M: 213.705.6454

E: mwurtzel@daumcommercial.com

CA License #01916821

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VENTURA HARBOR

3639 HARBOR BLVD. is located at the entrance to VENTURA HARBOR. Ventura Harbor is operated by the Ventura Port District, The Harbor is a 274 acre multiple use recreational and commercial fishing small craft harbor. Ventura Harbor Village consists of 18 restaurant/food businesses, 15 retail boutiques, and 3 hotels. Ventura Harbor Village completed its re-fresh exterior paint project in March 2020. Island Packers Cruises is the exclusive operator taking visitors to Channel Islands National Park.



PORTSIDE VENTURA HARBOR is a new development of 270 ocean side rental units featuring Spanish-Mission style architecture Exclusive amenities, including a private clubhouse, pool, spa, tennis, pet park, 104 new boat slips, with 21,000 SF of retail.



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PROPERTY DESCRIPTION

Plimsoll Mark Plaza has Flexible H-C Harbor Commercial Zoning which allows for Retail, Restaurant, Boat related and Office uses.

PROPERTY HIGHLIGHTS

- Plimsoll Mark Plaza is Located at the Entrance of Ventura Harbor
- Amenities - Excellent Parking, Center Garden Atrium & Common Restrooms
- Easy Access to 101 Freeway
- Walk to Restaurants and Retail at Ventura Harbor Village.
- Minutes to Telephone / Main, Midtown, Historic Downtown, Channel Islands Harbor, 126 and 33 Freeways

OFFERING SUMMARY

Available SF:	244 SF -2,500 SF
Building Size:	37,967 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,102	14,156	47,131
Total Population	4,470	33,847	125,320
Average HH Income	\$84,477	\$79,871	\$84,316



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SUITE 106 | 1,396 RSF

OPEN AREA WITH ONE RESTROOM - IDEAL FOR RETAIL OR CREATIVE OFFICE



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UNIT 121 | 1,979 RSF

GROUND LEVEL, KITCHENETTE, 4 PRIVATE OFFICES, RECEPTION & BULLPEN

UNIT 200 | 1,624 RSF

HARBOR VIEW OFFICE, KITCHENETTE, AND 3 PRIVATE OFFICES



UNIT 200 | 1,624 RSF

HARBOR VIEW OFFICE - INTERIOR



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UNIT 112 | 674 RSF
2 PRIVATE OFFICES



UNIT 108 | 1,311 RSF
3 PRIVATE OFFICES, RECEPTION, CONFERENCE ROOM



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UNIT 305 | 1,260 RSF
ONE GROUND LEVEL DOOR, ONE SMALL OFFICE



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AVAILABLE SPACES

FIRST FLOOR - \$1.70 SF / MO. [MINIMUM 3-YEAR TERM 4% ANNUAL INCREASES]

* Suite 106	1,396 RSF MG
^ Suite 107	1,053 RSF MG
^ Suite 108	1,311 RSF MG
^ Suite 112	674 RSF MG
^ Suite 121	1,979 RSF MG

SECOND FLOOR SUITES \$1.45 SF / MO [MINIMUM 3-YEAR TERM, 4% ANNUAL INCREASES]

^ Suite 200	1,624 SF MG (Kitchenette)
^ Suite 206	803 RSF MG
* Suite 207	2,438 RSF MG
^ Suite 209	735 RSF MG
* Suite 212	528 RSF MG
* Suite 213	712 RSF MG
* Suite 214	873 RSF MG

SECOND FLOOR MINI SUITES, SINGLE ROOM [NO WATER IN SUITES, MINIMUM 3-YEAR TERM, 4% ANNUAL INCREASES]

^ Suite 203-B	360 RSF MG - \$600.00 Mo.
^ Suite 203-C	385 RSF MG - \$600.00 Mo.
^ Suite 203-F	407 RSF MG - \$500.00 Mo.
^ Suite 203-H	496 RSF MG - \$500.00 Mo.

INDUSTRIAL UNIT WITH GROUND LEVEL DOOR [MINIMUM 3-YEAR TERM, 4% ANNUAL INCREASES ^ UNIT 305 1,260 RSF \$1.70 SF MG

THERE IS NO ELEVATOR TO 2ND FLOOR SPACES

^ \$0.15 SF PER MONTH UTILITY CHARGE WHICH IS RECONCILED QUARTERLY.

*ELECTRICITY IS SEPARATELY METERED, TENANT RESPONSIBLE FOR PLACING SERVICE IN THEIR NAME.

TENANT RESPONSIBLE FOR INTERIOR JANITORIAL, LIGHTING AND INTERNET \$0.14 RSF/MO CAM



*NOT TO SCALE



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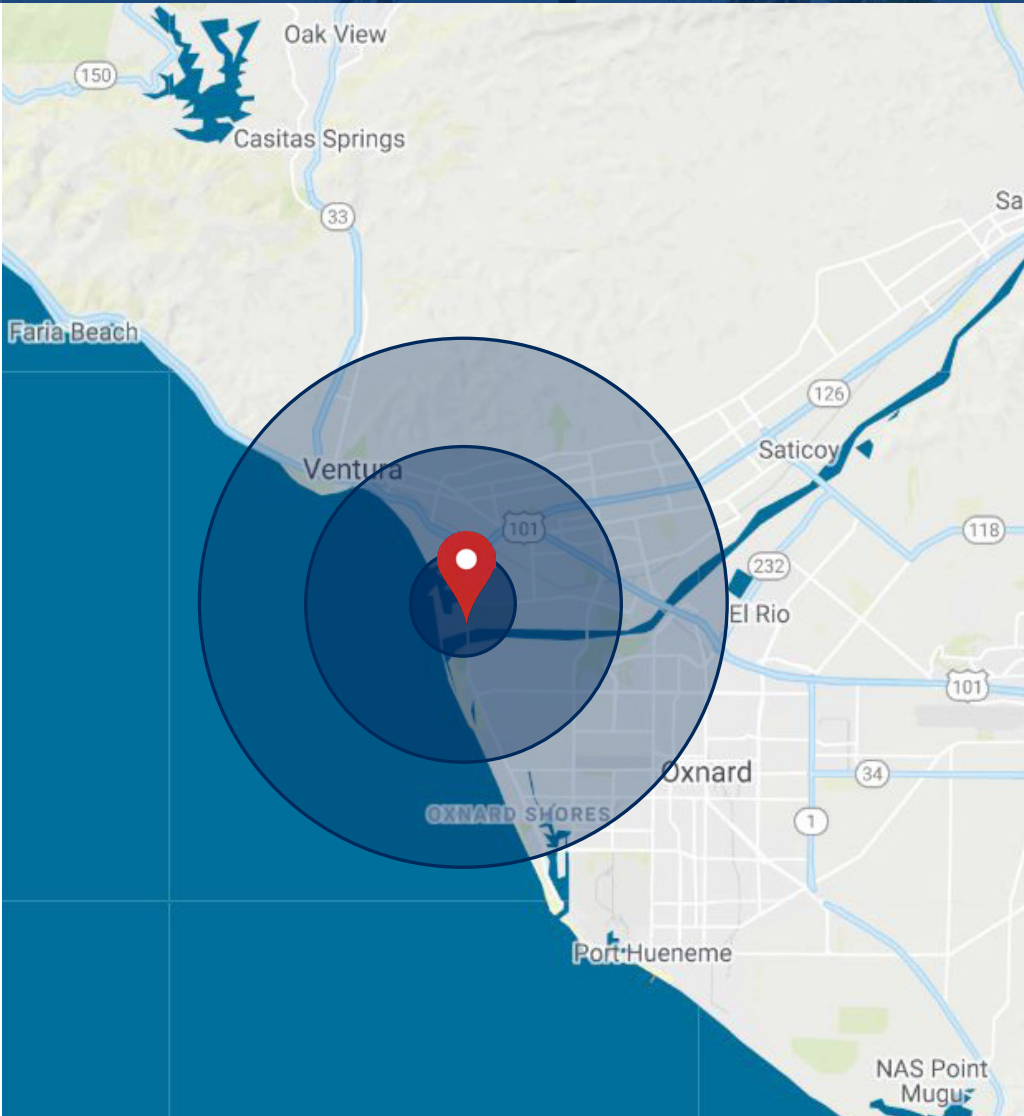
SITE PLAN



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,470	33,847	125,320
Median Age	43.4	39.8	37.7
Median Age (Male)	41.2	38.3	37.0
Median Age (Female)	46.0	41.7	38.7

*Demographics data derived from 2010 US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Harbor Blvd.	Quay Dr.	21,995
Spinnaker Dr	Navigator Dr NE	7,205
Olivas Park Dr	Spinnaker Dr W	9,701
Schooner Dr	Harbor Blvd E	2,091

*Traffic Count data derived from Costar



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