



2037 E
THOMPSON BLVD

*3,600 SF Retail or Office
Storefront with Dedicated
Parking Lot*

VENTURA, CA 93001

3,600 SF
RETAIL STOREFRONT

\$1.45
LEASE RATE (SF/MO NNN)



SUBJECT
PROPERTY

THOMPSON BLVD

2037 E Thompson Blvd presents an excellent opportunity to acquire a well-maintained retail or office storefront in a highly trafficked Ventura location (16,900 VPD).

ADDRESS	2037 E Thompson Blvd Ventura, CA 93001
BUILDING SIZE	3,600 SF Total
YEAR BUILT	1950
ACCESS DOORS	2
STORIES	2
FRONTAGE	51'
ZONING	Midtown Corridor T4.5
PARKING	6 Spaces (1.67/1,000 SF)
VEHICLES PER DAY	16,900 VPD
AVAILABLE	11/1/2026



PRIME VENTURA
LOCATION



RECENTLY
UPGRADED
BUILDING



SPACIOUS RETAIL
AREA

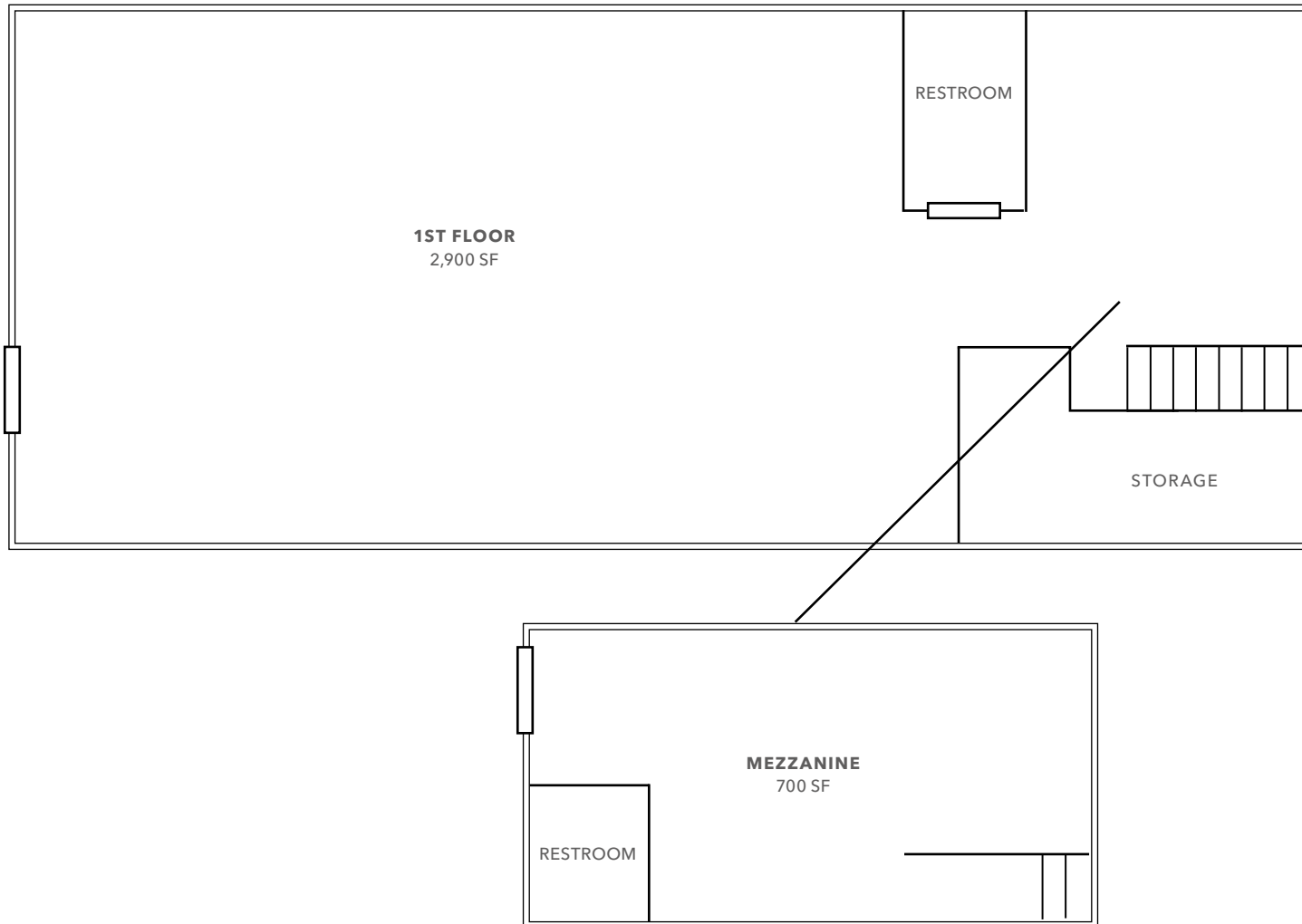


UPSTAIRS OFFICE
SPACE



*Quick access to Downtown
Ventura, The Ventura Mall, the
beach, the port and the harbor*

FLOOR PLAN



3,600 SF

AVAILABLE

\$1.45

LEASE RATE (SF/YR NNN)

11/1

AVAILABLE







2037 E THOMPSON BLVD



LINCOLN
ELEMENTARY
SCHOOL

CABRILLO
MIDDLE SCHOOL

BUDDY'S
WINE

VENTURA
HIGH SCHOOL

FRED LLOYD
FIELD



PIERMONT
RACQUET CLUB

Moons
The Cuisine

SUBJECT
PROPERTY

TACO
BELL

H&R BLOCK

COMMUNITY
MEMORIAL
HOSPITAL

VENTURA CTY
MEDICAL CTR

VENTURA
MUSIC HALL

THOMPSON BLVD

Stephens
market & grill

FITNESS ROSS
DRESS FOR LESS

WILL ROGERS
ELEMENTARY
SCHOOL

BevMo! TRADER JOE'S

SAN
BUENAVENTURA
STATE BEACH

101

VONS



VENTURA
BEACH

IN-N-OUT
BURGER

Ventura Coastal
School for the Gifted & Talented

the DOG
HOUSE
VENTURA

BLANCHE
REYNOLDS
PARK

LEMON GROVE
SCHOOL

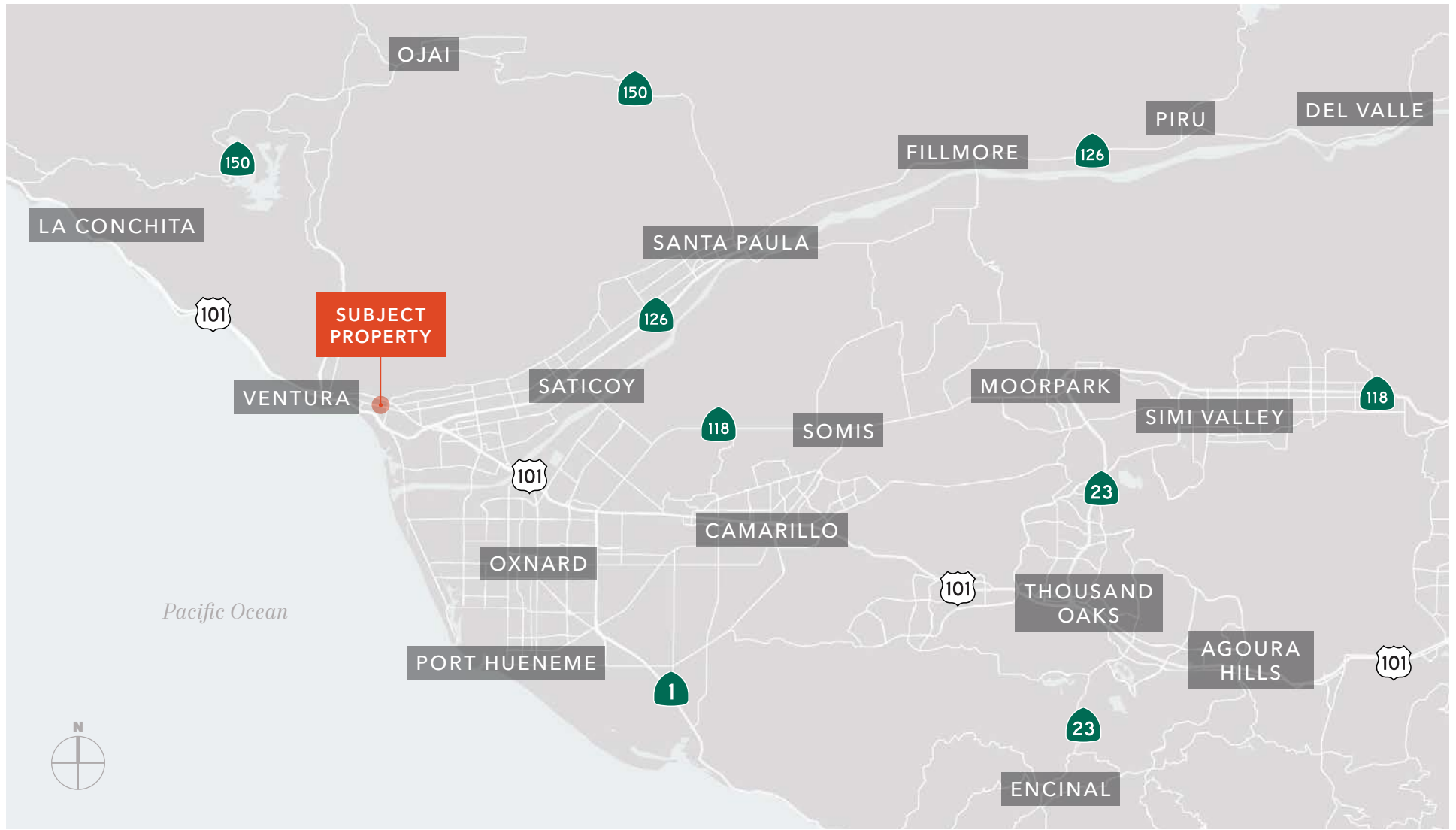
VENTURA
COUNTY
COURT HOUSE



AVAILABLE FOR LEASE

KIDDER MATHEWS

REGIONAL MAP



VENTURA, CA

Located in the heart of Southern California, the Ventura County industrial market is in the perfect location for growth.

Ventura County comprises the Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area, which is part of the Greater Los Angeles area (Los Angeles-Long Beach, CA Combined Statistical Area). It is also considered the southernmost county along the California Central Coast.

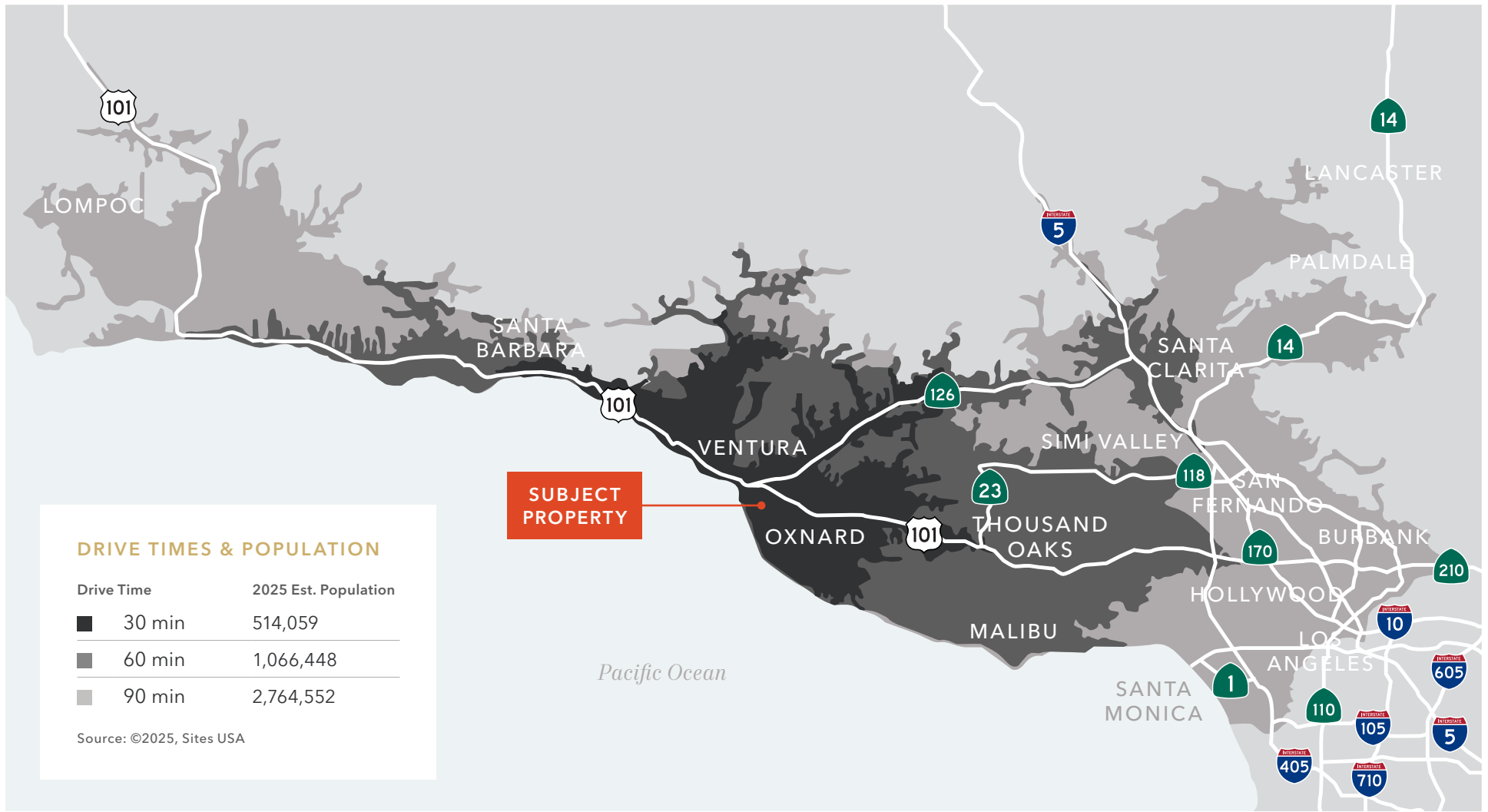
Its key industries include agriculture, biotechnology, advanced technologies, oil production, and tourism. The U.S. Military is a major employer, with bases like Naval Base Ventura County.

Ventura County can be separated into two major parts, East County and West County, which are divided by the Conejo Grade. East County consists of all cities east of the Conejo Grade. Geographically East County is the end of the Santa Monica Mountains, in which the Conejo Valley is located, and where there is a considerable increase in elevation.

https://en.wikipedia.org/wiki/Ventura_County,_California

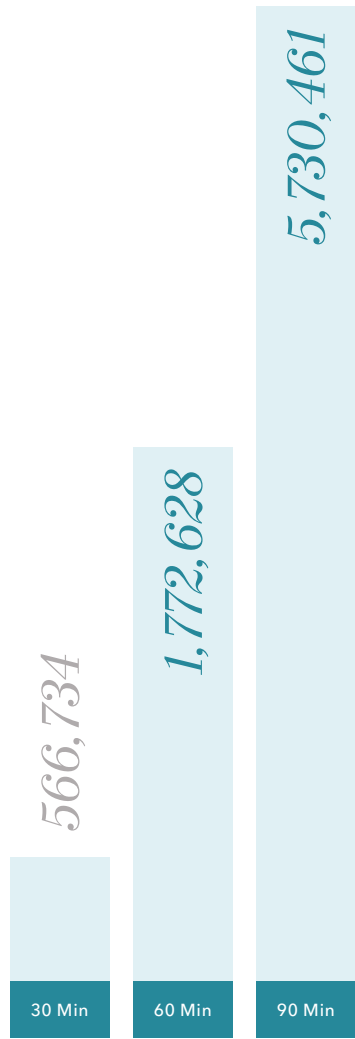


DRIVE TIME MAP

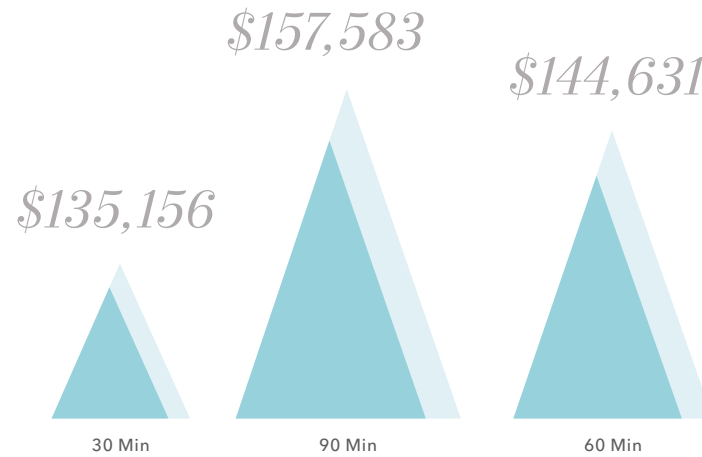


30, 60, & 90 MINUTE DRIVE TIME DEMOGRAPHICS

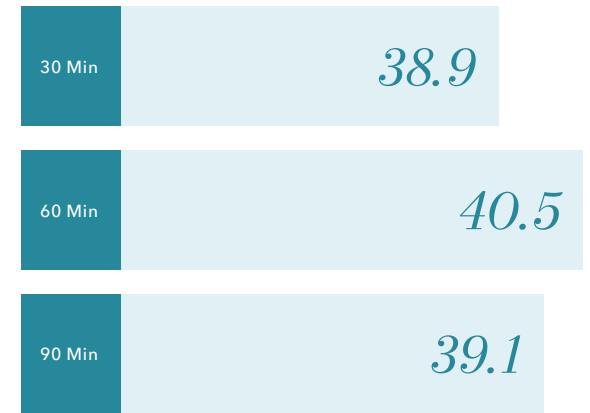
POPULATION



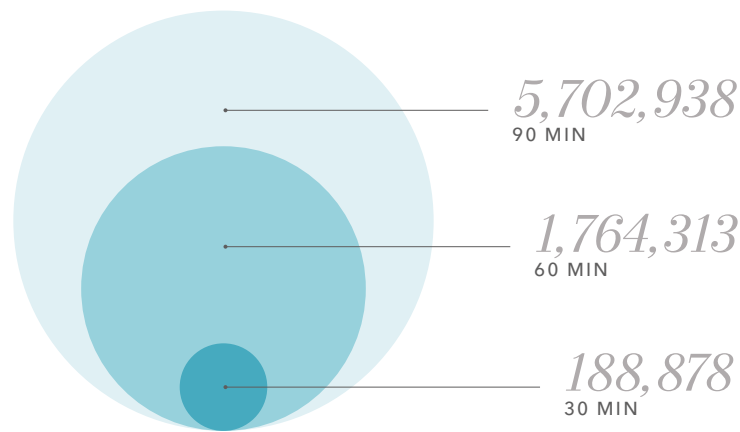
AVERAGE HOUSEHOLD INCOME



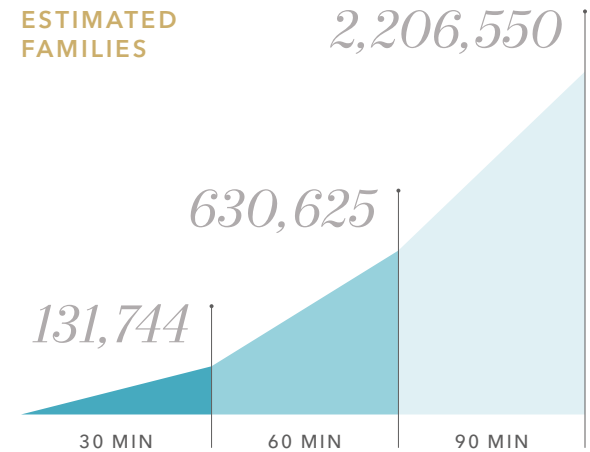
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED FAMILIES



Data Source: ©2026 Esri

2037 E THOMPSON BLVD



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