

# 302 EL PASEO ROAD

OJAI  
CALIFORNIA  
93023

**FOR LEASE**

**±3,400 SF Entire Ground Floor  
Space Available**

**\$6,000 + Internet & Janitorial  
As-Is Delivery**



PRESENTED BY

**LISA SHIELDS**

**805.879.9639**

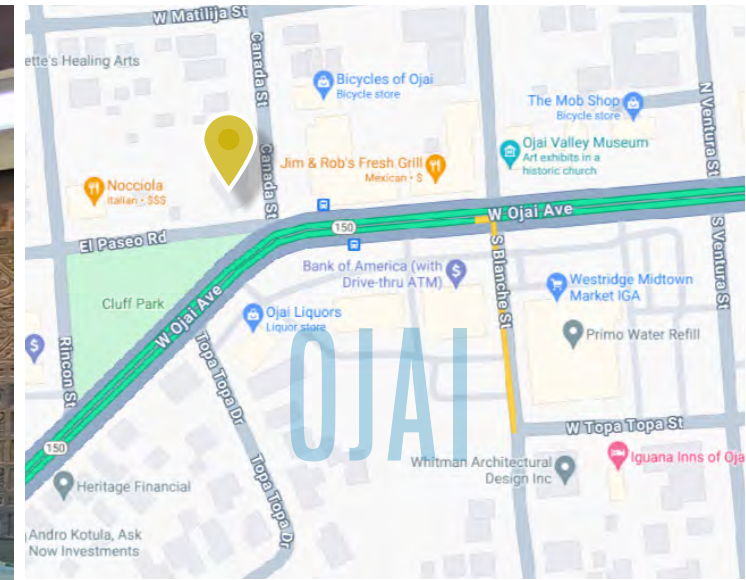
[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)

CA LIC. 01742786



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## Leasing Highlights

- Freestanding commercial bldg in the heart of downtown Ojai
- Entire Ground Floor available for lease
- Great exposure to W. Ojai Avenue
- C-1 zoning allows for a wide range of uses (retail, office, medical)

## Demographics

| 2026 Estimates           | 1 MILE    | 2 MILES   | 3 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 6,100     | 12,516    | 17,612    |
| Average Household Income | \$174,168 | \$149,805 | \$143,748 |
| Daytime Population       | 6,491     | 10,517    | 14,077    |

Source: Sites USA

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lease Rate      | \$6,000 (rate includes: electric, water & gas)<br>As-Is Delivery |
| Size            | ±3,400 SF                                                        |
| Tenant Expenses | Internet & Janitorial                                            |
| Zoning          | C-1                                                              |
| Parking         | 20 Spaces                                                        |
| HVAC            | Yes                                                              |
| To Show         | Contact Listing Agent                                            |

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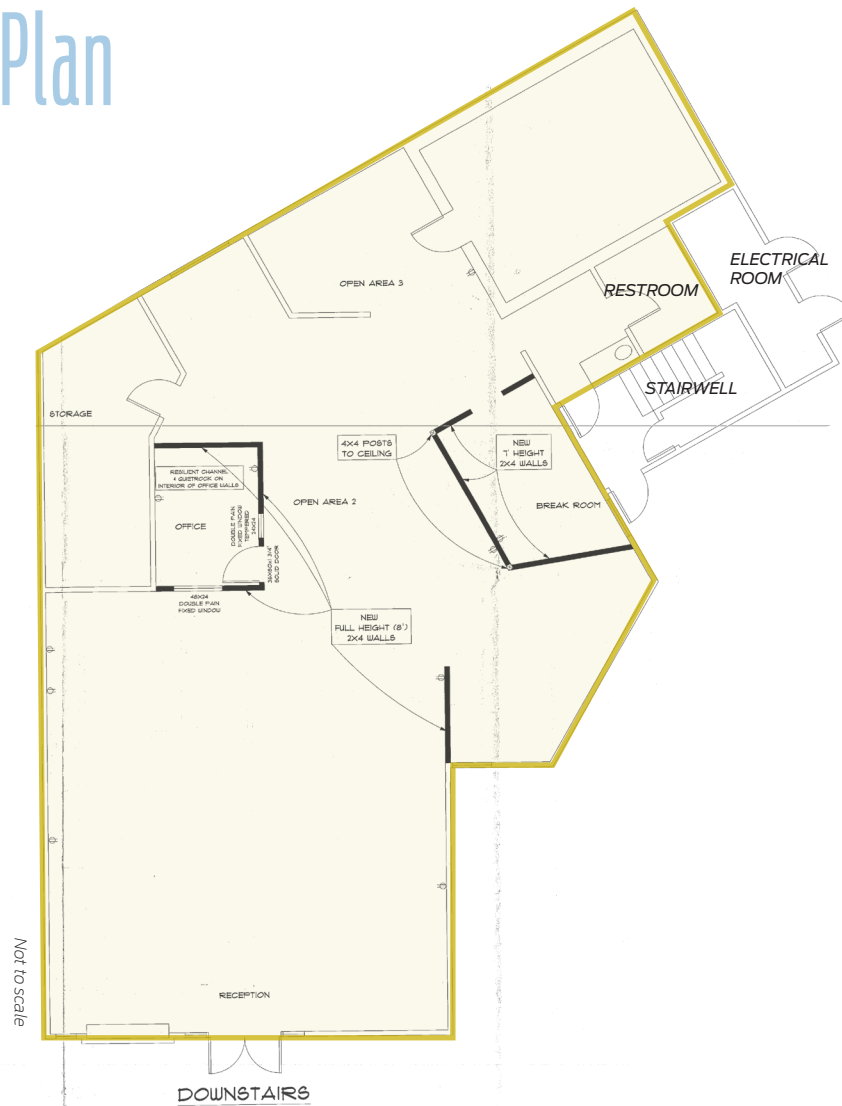


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## Floor Plan



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## SELECT NEARBY BUSINESSES & AMENITIES



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