

FOR SUBLEASE

4001 E. Main Street, Ventura, CA 93003
±8,000 SF AVAILABLE



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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.

SUMMARY

ADDRESS	4001 E. Main St., Ventura, CA
CROSS STREET	Main St. & Donlon St.
AVAILABLE	±8,000 SF
PARKING	Ample
ASKING RENTS	Contact Brokers
NNN	Estimated at \$0.40/SF
TERM	Negotiable
AVAILABLE	Now

HIGHLIGHTS

- Highly visible endcap along Ventura’s major thoroughfare
- Positioning on main street including nearby retailers such as Lassens, Target, and HomeGoods
- Flexible layout offers versatility for various uses
- Convenient access to both Highway 126 and Highway 101

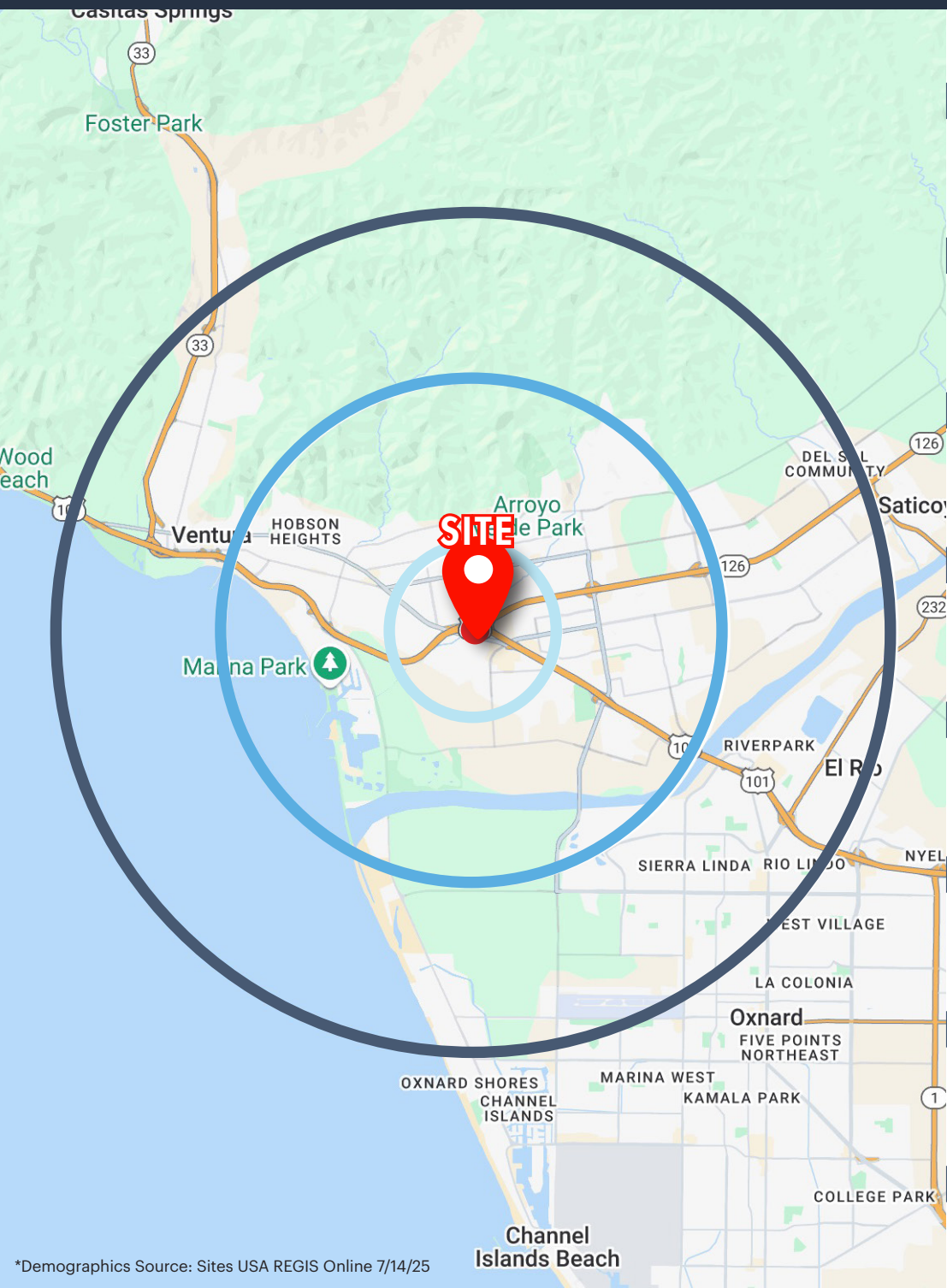








*Traffic Counts Source: Sites USA REGIS Online 7/14/25



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
12,686	66,279	164,913



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
18,409	62,129	118,828



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$120,845	\$136,400	\$130,176



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
37.1%	45.4%	37.5%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$271.37 M	\$1.49 B	\$3.41 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
4,040	2,345	2,101



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
28.1%	26.2%	33.0%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
15.6%	31.0%	22.9%



*Demographics Source: Sites USA REGIS Online 7/14/25