

FOR LEASE

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







MISSION PLAZA

VONS **RITE AID** **O'Reilly AUTO PARTS**

PACIFIC VIEW

target **ROSS DRESS FOR LESS** **24 FITNESS** **BevMo!**
TRADER JOE'S **jcpenney** **macys**

VENTURA GATEWAY

SPROUTS FARMERS MARKET **KOHL'S** **FIVE BELOW** **FAMOUS footwear**
PETSMART **BARNES & NOBLE BOOKSELLERS** **the Vitamin Shoppe** **GameStop**

Smart & Final **Peppercorns**

Lowe's
Home Improvement Warehouse

VONS **Starbucks** **Cosmo Prof**

HARBOR FREIGHT TOOLS **Wendy's**

Ralphs

MARINA VILLAGE

VONS **Starbucks** **Black Bear Diner**

VONS

LASSENS **Quality Windows**

target **McDonald's** **HomeGoods**

POINSETTIA PLAZA

ROSS DRESS FOR LESS **ALDI** **Office DEPOT**
FedEx **SHERWIN WILLIAMS** **petco**

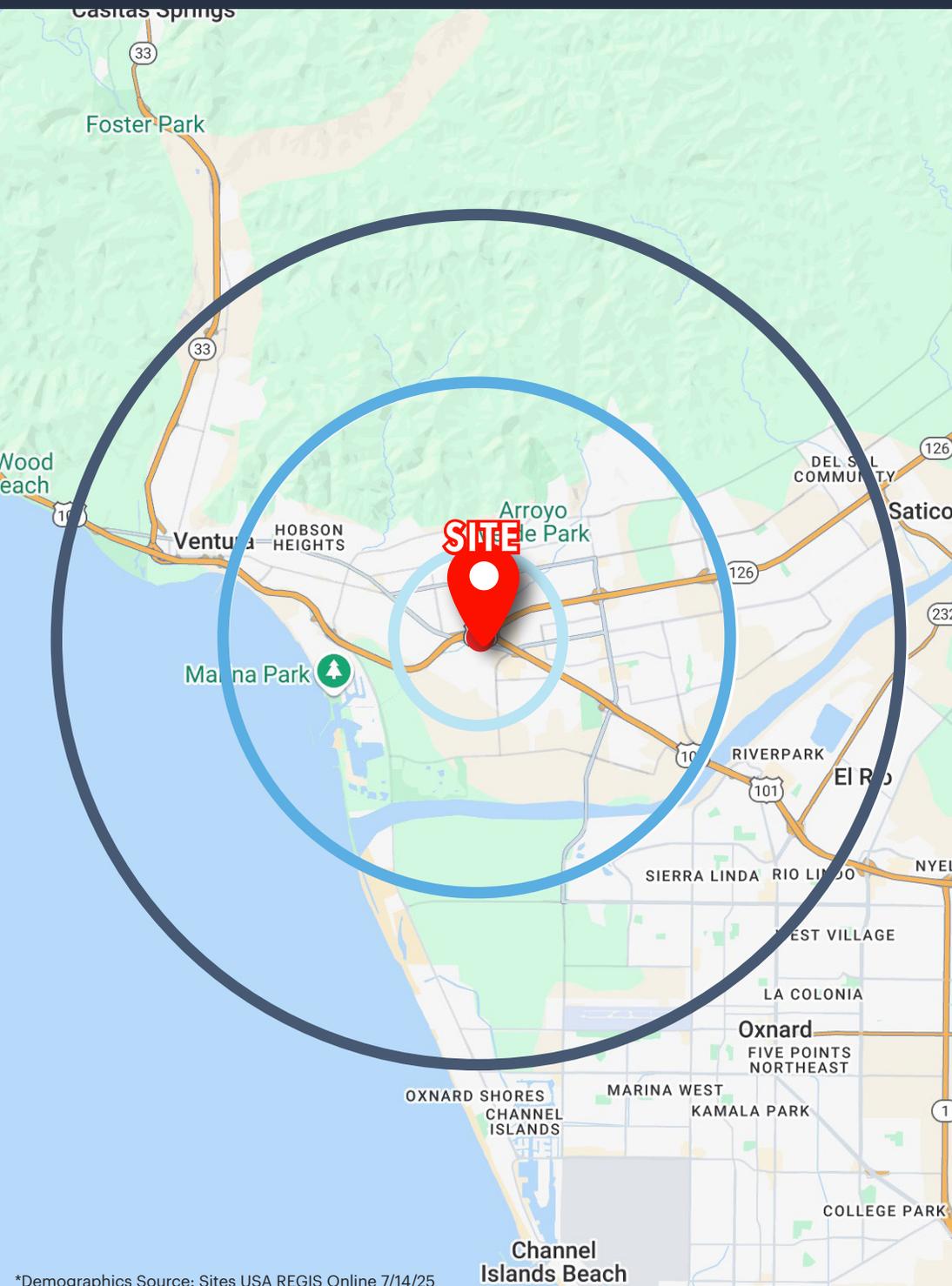
RIVIERA PLAZA

WinCo FOODS **Durlington** **the Habit BURGER GRILL** **Arby's**
DOLLAR TREE **ULTA** **Starbucks** **Chick-fil-A**

SITE



*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