

# HIGH VISIBILITY SHOPS SPACE

607 E. Main Street - Downtown Ventura, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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# 607 E. MAIN STREET - VENTURA, CA

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

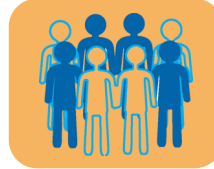
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**location:** 607 E. Main Street  
NEC E. Main Street & Chestnut Street  
Ventura, CA

**notable retailers in close proximity:** Century Theatres, E.P. Foster Library

**availability:** ±800 Square Feet

**asking rent & NNN charges:** \$3.00 psf  
\$1.38 psf NNN



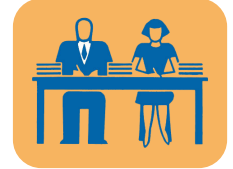
### 2023 total population

1-mile	12,957
2-mile	28,615
3-mile	41,300



### 2023 daytime population

1-mile	15,229
2-mile	30,250
3-mile	58,689



### 2023 total employees

1-mile	8,293
2-mile	15,538
3-mile	25,103



### 2023 total households

1-mile	5,320
2-mile	11,483
3-mile	17,008



### 2023 average HH income

1-mile	\$84,307
2-mile	\$105,005
3-mile	\$114,178



### traffic counts

E. Main Street (west of Chestnut)	9,626 ADT
Poli Street (north of E. Main St)	6,493 ADT



CIDER HOUSE  
TAPROOM



**CUERNAVACA**  
• TAQUERIA EXPRESS •

Adjacent to



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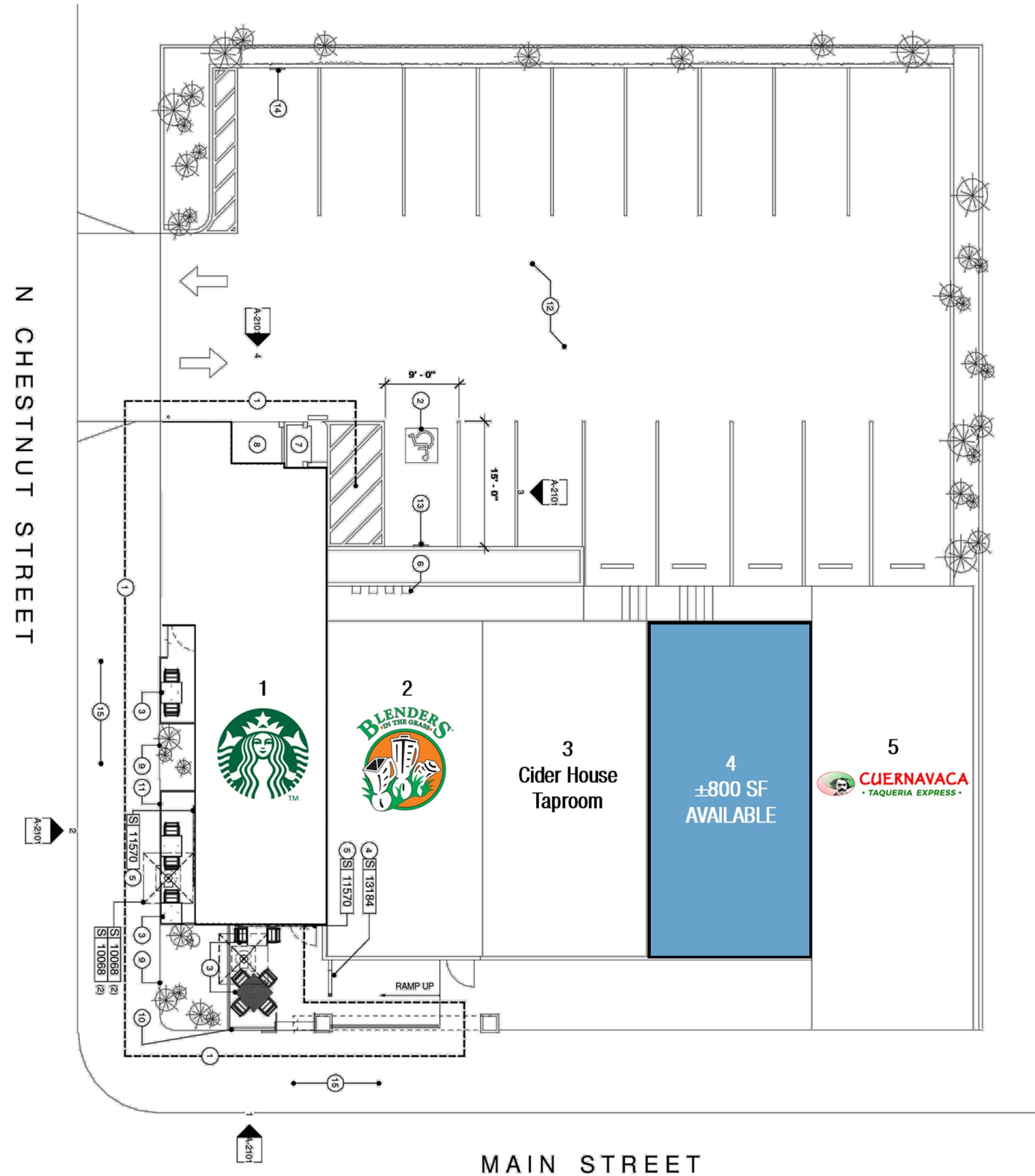


# 607 E. MAIN STREET

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SITE PLAN



For leasing information,  
please contact:

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## PROPERTY OVERVIEW

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**607 E. Main Street** is a high visibility  $\pm 4,370$  square foot multi-tenant retail pad at the northeast corner of E. Main Street and Chestnut Street in Downtown Ventura, California.

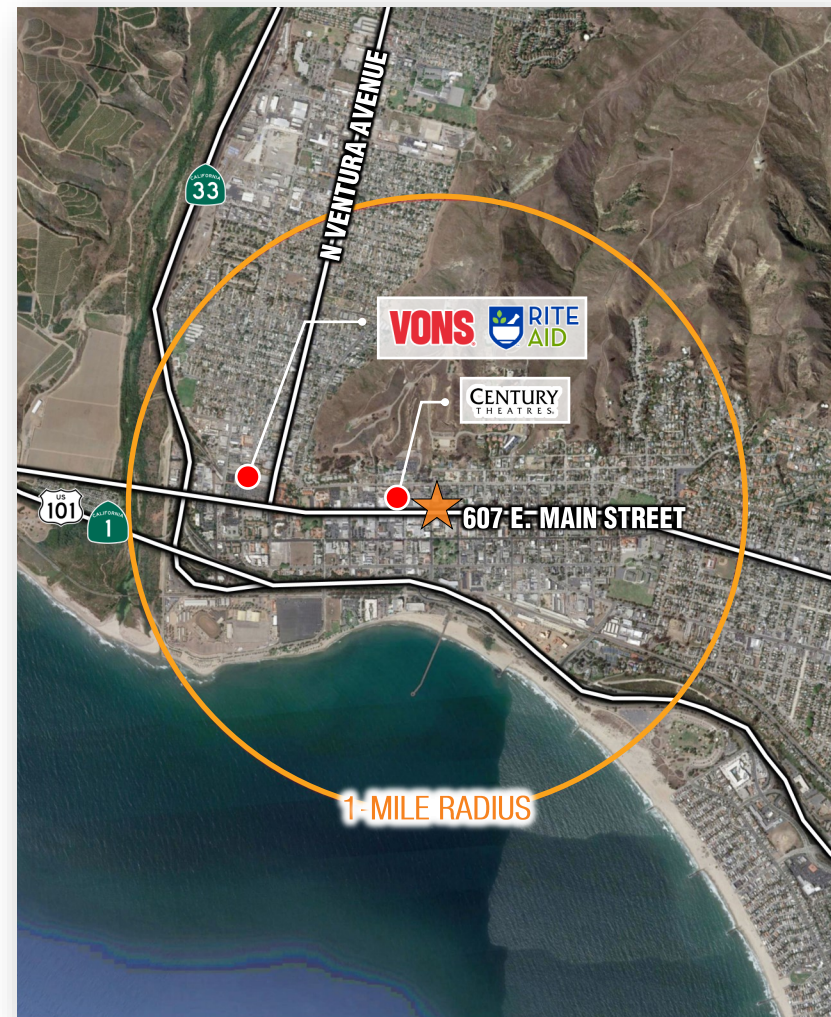
Just two blocks north of Highway 101, the building is positioned along E. Main Street, one of the area's primary east/west traffic corridors.

*This high identity retail leasing opportunity has one  $\pm 800$  square foot space available.*

Strong co-tenant mix includes Starbucks Coffee, Blenders in the Grass and Cuernavaca Taqueria Express.

Principal employers in the City of Ventura include County of Ventura (8,252 employees), Ventura Unified School District (2,624 employees), Community Memorial Health System (2,130 employees and Employers Depot Inc (831 employees).

The City of Ventura is a coastal city in Ventura County, half way between Santa Barbara and Los Angeles and is considered one of America's most desirable places to live.



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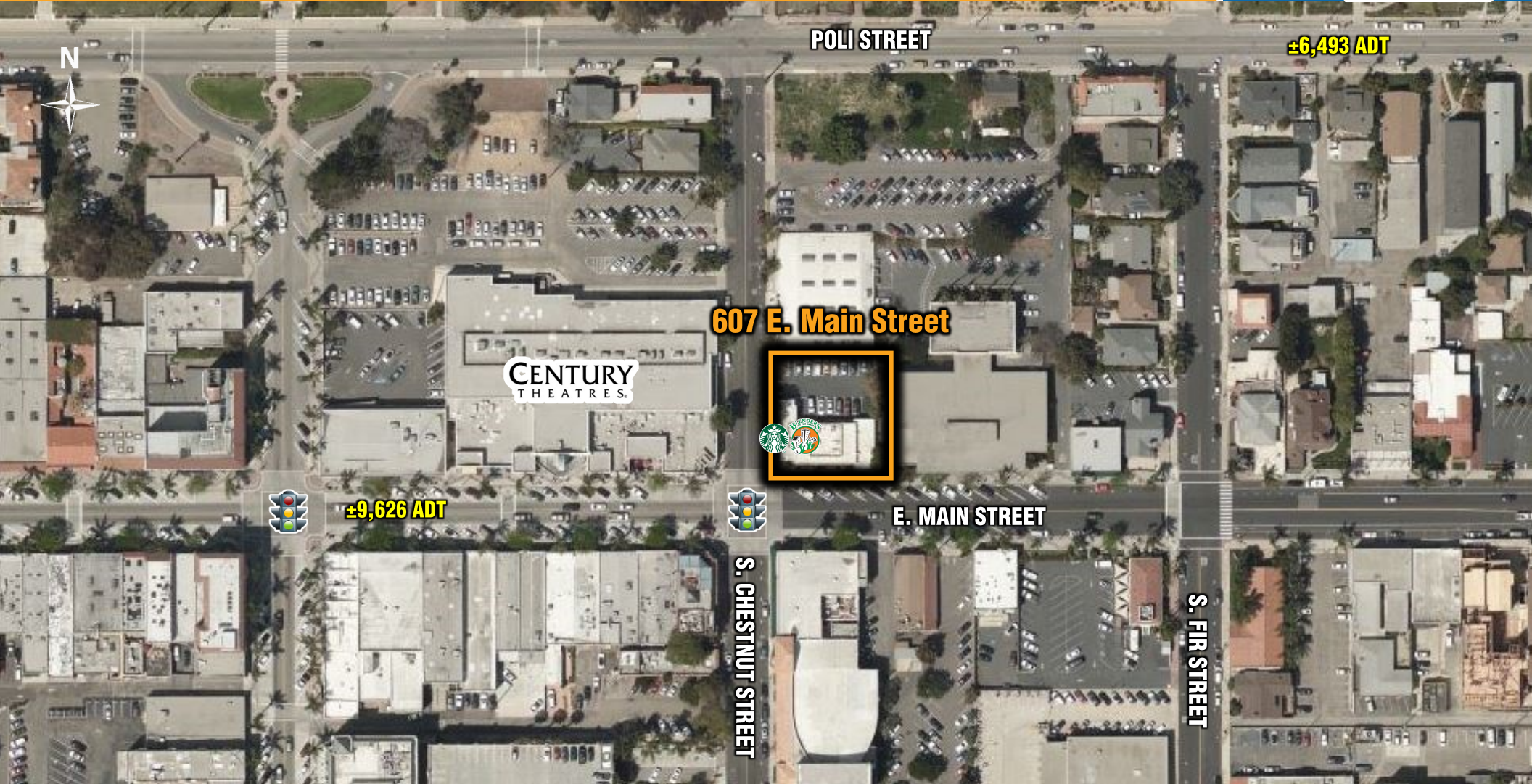
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# 607 E. MAIN STREET - VENTURA, CA

INTERSECTION AERIAL

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**CENTURY**  
THEATRES

**607 E. Main Street**

**POLI STREET**

**±6,493 ADT**

**±9,626 ADT**

**E. MAIN STREET**

**S. CHESTNUT STREET**

**S. FIR STREET**

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