

HIGH VISIBILITY SHOPS SPACE

607 E. Main Street - Downtown Ventura, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallellIRE.com

Gallelli Real Estate
P 805 892 6237
www.GallellIRE.com



 **GALLELLI**
REAL ESTATE

607 E. MAIN STREET - VENTURA, CA

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

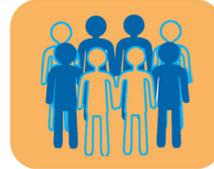
A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

notable retailers in close proximity: Cinemark/Century Theatre, Finney's Craffhouse, Majestic Theater, Lure Fish House, Starbucks, Blenders in the Grass

availability: ±800 Square Feet

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



2024 total population

1-mile	13,191
2-mile	28,715
3-mile	41,245



2024 daytime population

1-mile	15,553
2-mile	30,715
3-mile	59,554



2024 total employees

1-mile	8,487
2-mile	15,619
3-mile	25,289



2024 total households

1-mile	5,436
2-mile	11,569
3-mile	17,030



2024 average HH income

1-mile	\$94,064
2-mile	\$115,030
3-mile	\$122,720



traffic counts

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



In close proximity

Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallelliRE.com

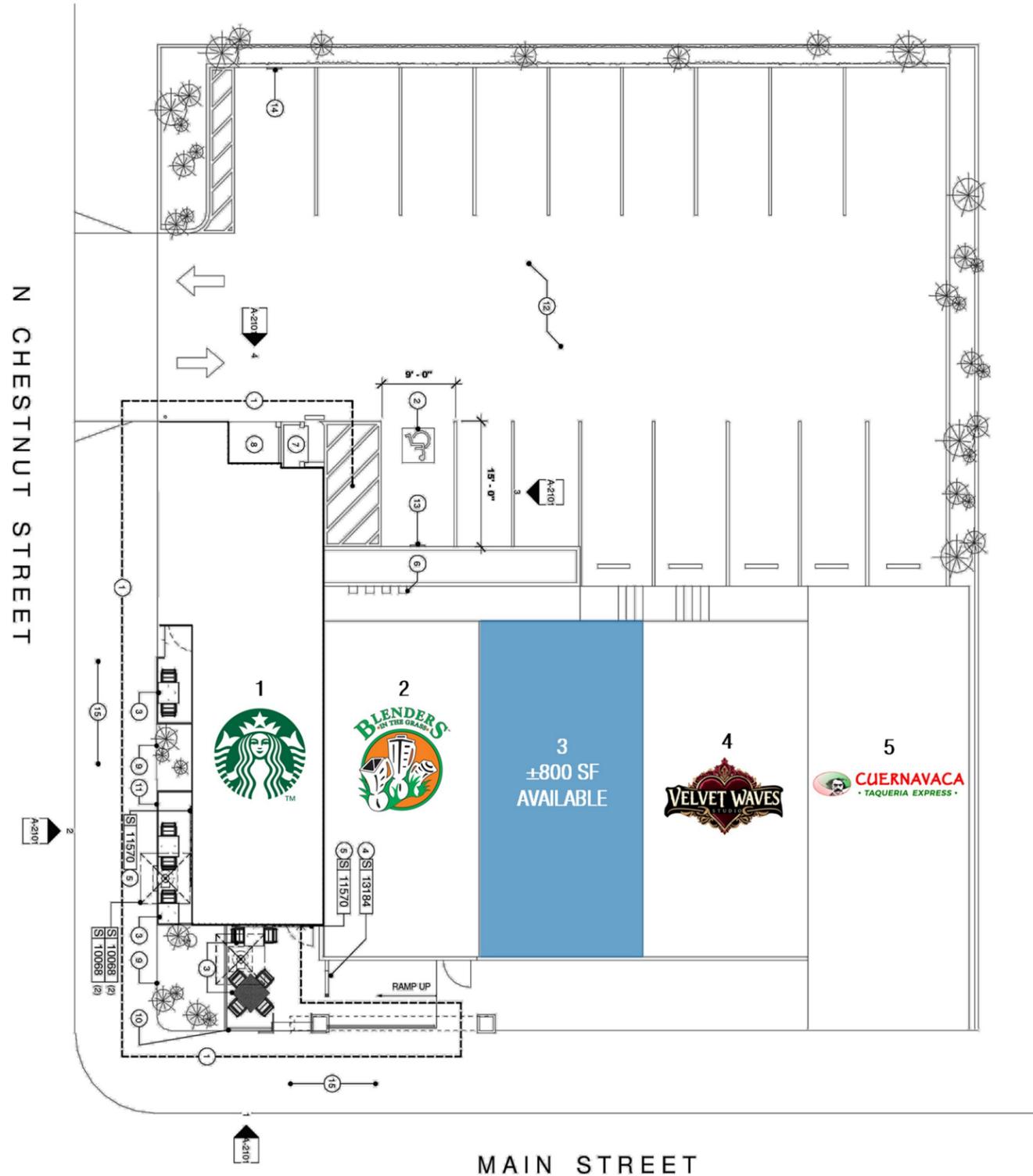
Gallelli Real Estate
P 805 892 6237
www.GallelliRE.com



607 E. MAIN STREET

NEC E. Main Street & Chestnut Street - Ventura, CA

A proud member of
CHAIN.LINKS
RETAIL ADVISORS



For leasing information,
please contact:

Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallelliRE.com

Gallelli Real Estate
P 805 892 6237
www.GallelliRE.com



607 E. MAIN STREET - VENTURA, CA

PROPERTY OVERVIEW

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

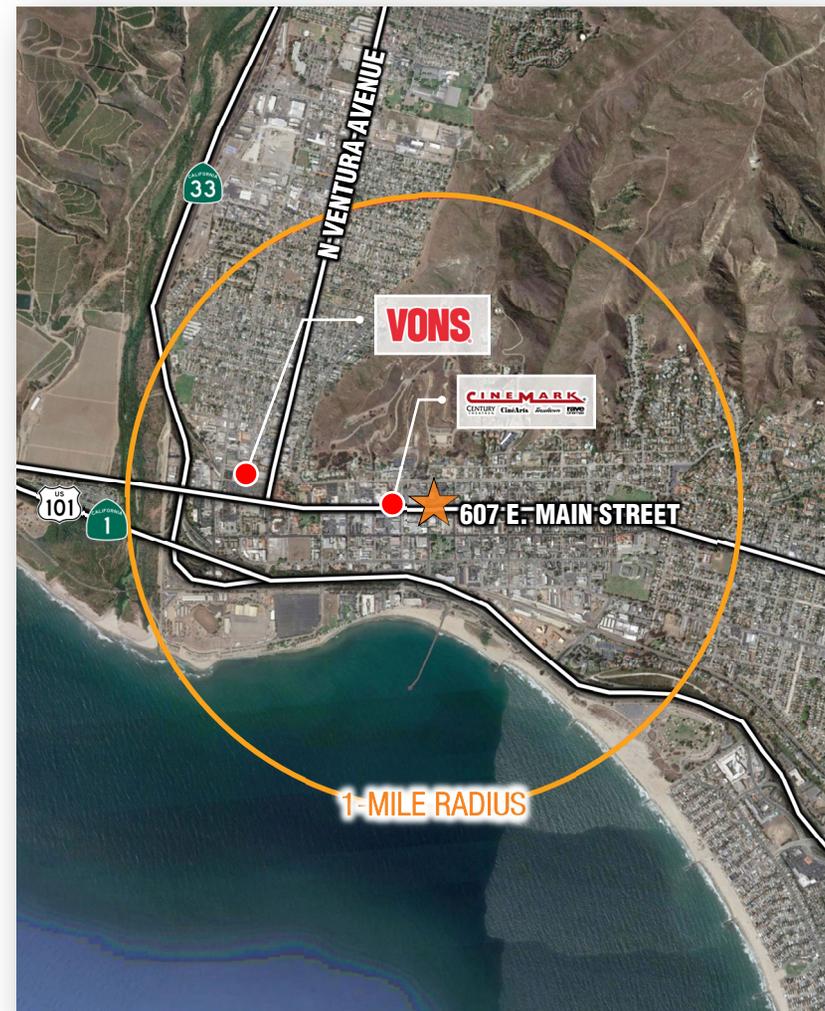
607 E. Main Street is a high visibility $\pm 4,370$ square foot multi-tenant retail pad at the northeast corner of E. Main Street and Chestnut Street in Downtown Ventura, California.

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.

Strong co-tenant mix includes Starbucks Coffee, Blenders in the Grass, Velvet Waves Studio 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.



Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallellIRE.com

Gallelli Real Estate
P 805 892 6237
www.GallellIRE.com



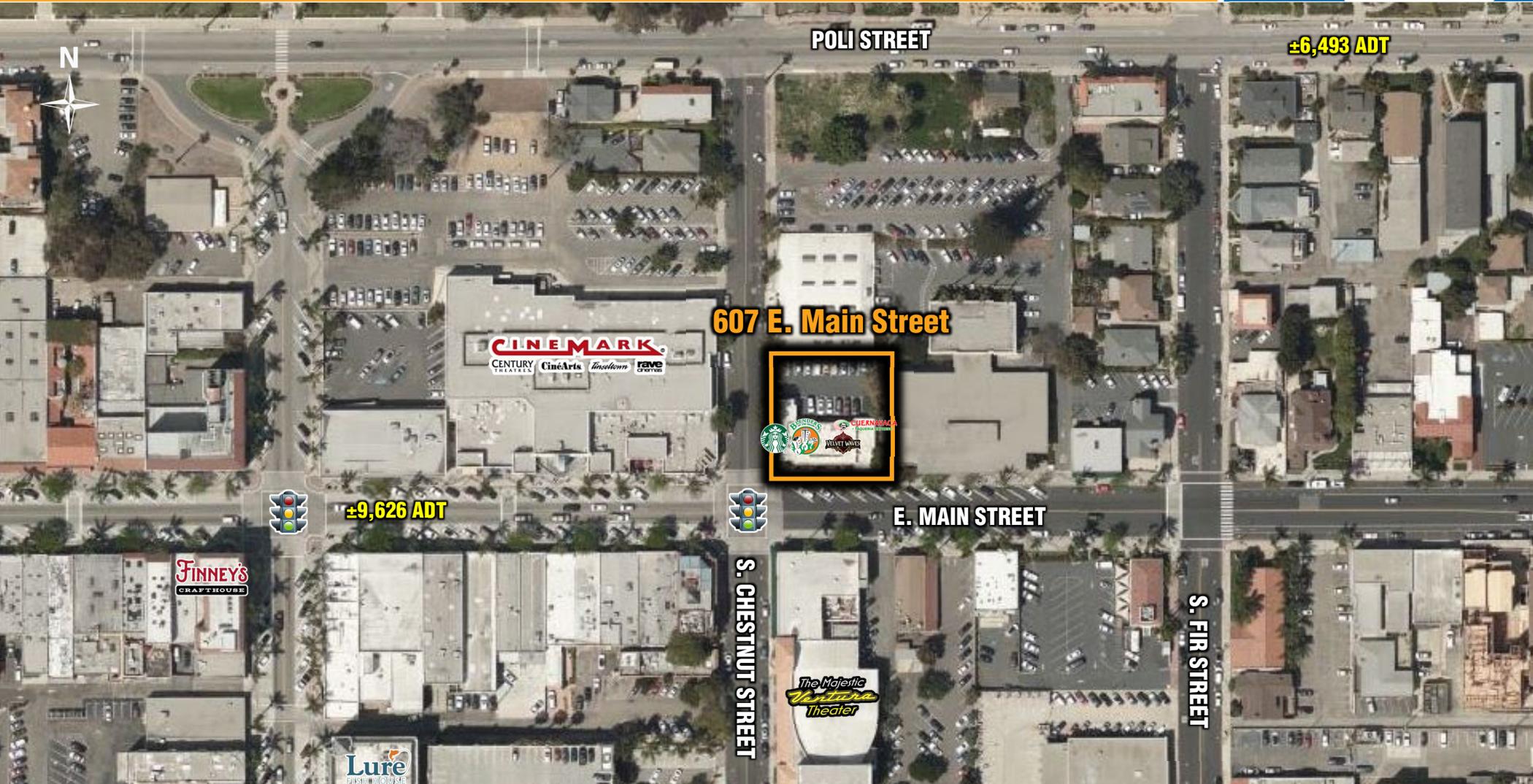
GALLELLI
REAL ESTATE



607 E. MAIN STREET - VENTURA, CA

INTERSECTION AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Phillip Kyle
Senior Vice President
CA DRE #01229165
pkyle@GallellIRE.com

Gallelli Real Estate
P 805 892 6237
www.GallellIRE.com



 **GALLELLI**
REAL ESTATE