

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

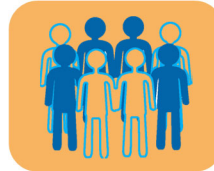
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location: 607 E. Main Street
NEC E. Main Street & Chestnut Street
Ventura, CA

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

availability: ±800 Square Feet

asking rent & NNN charges: \$3.00 psf
\$1.00 psf NNN



2021 total population

1-mile	12,629
2-mile	29,167
3-mile	42,114



2021 daytime population

1-mile	15,676
2-mile	30,752
3-mile	52,713



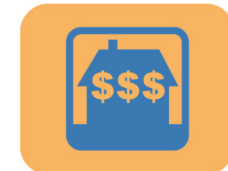
2021 total employees

1-mile	8,920
2-mile	15,566
3-mile	30,534



2021 total households

1-mile	5,145
2-mile	11,370
3-mile	16,550



2021 average HH income

1-mile	\$73,359
2-mile	\$92,470
3-mile	\$99,909



traffic counts

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



HAPPY ACCIDENTS
WINE CO.



CUERNAVACA
• TAQUERIA EXPRESS •

Adjacent to

CENTURY
THEATRES®

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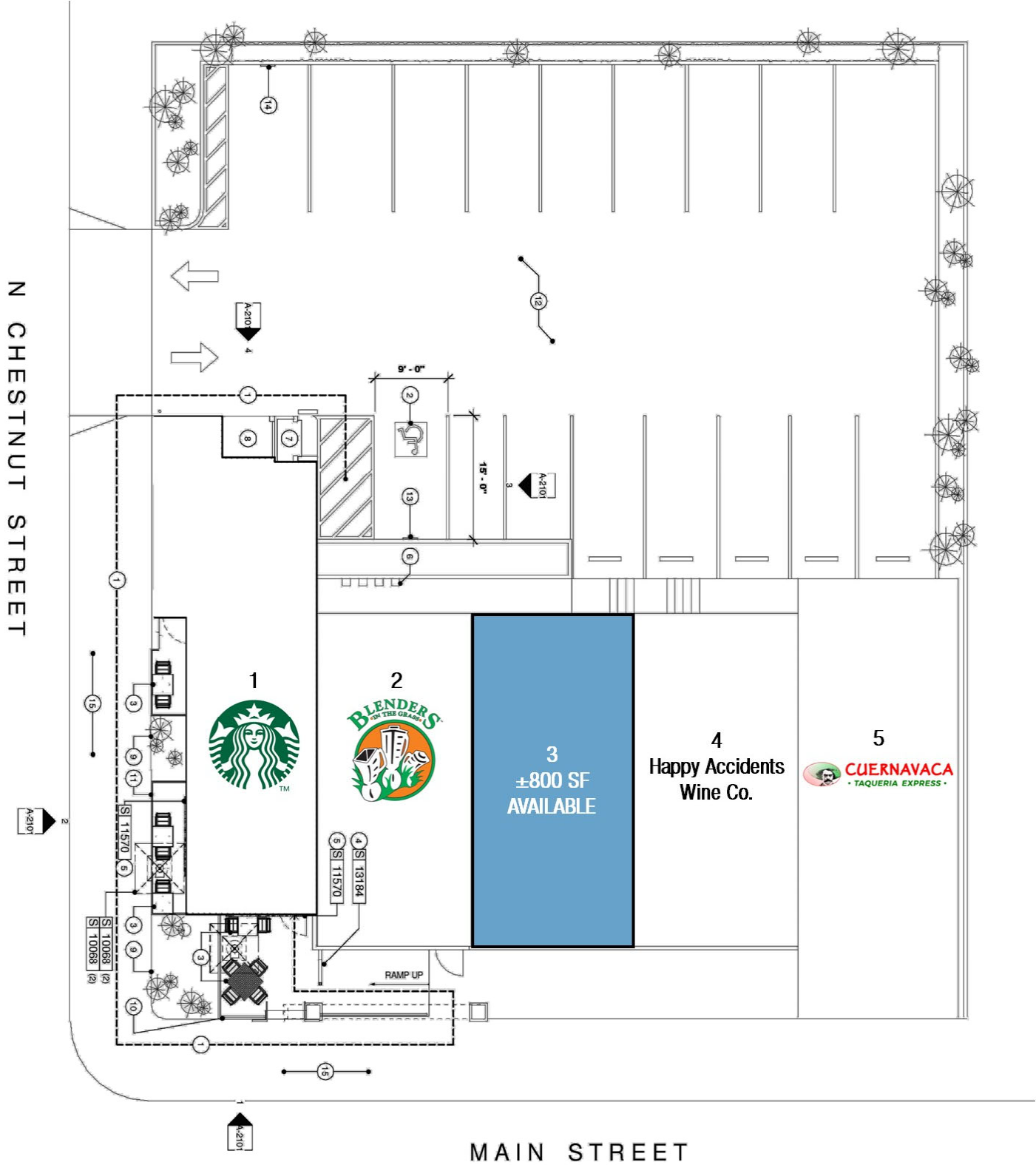
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PROPERTY OVERVIEW

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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.

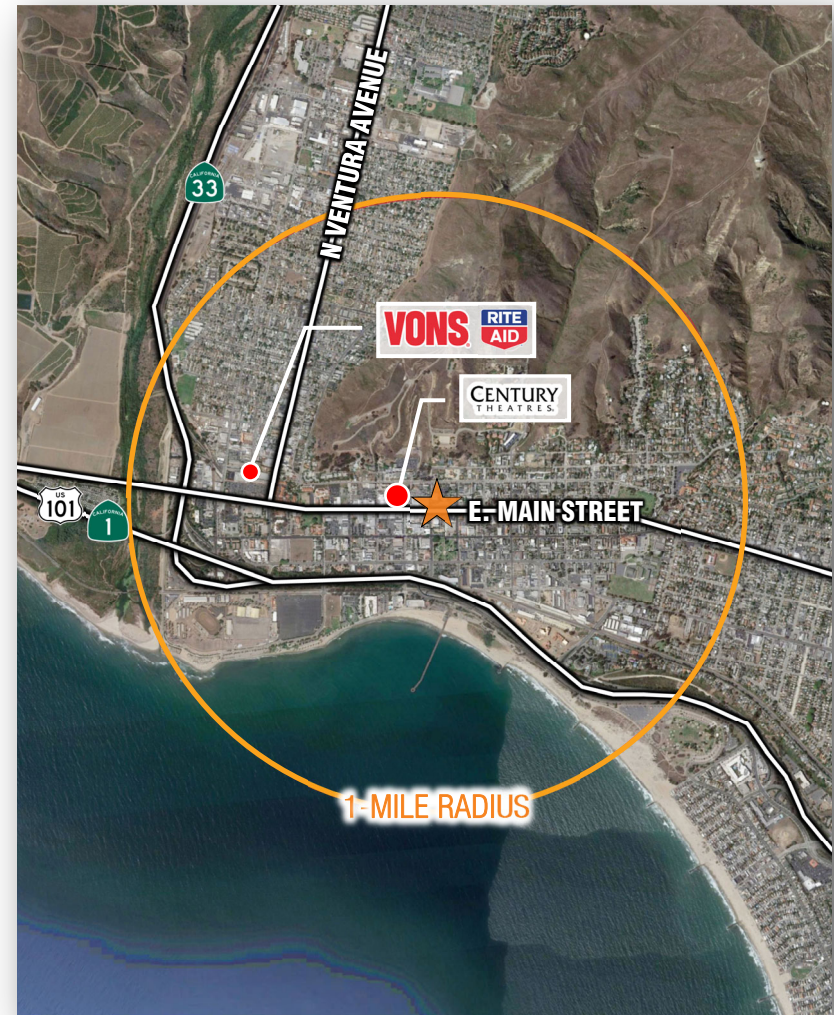
Just two blocks north of Highway 101, the building is positioned along E. Main Street, one of the area's primary east/west traffic corridors.

This high identity retail leasing opportunity has one ± 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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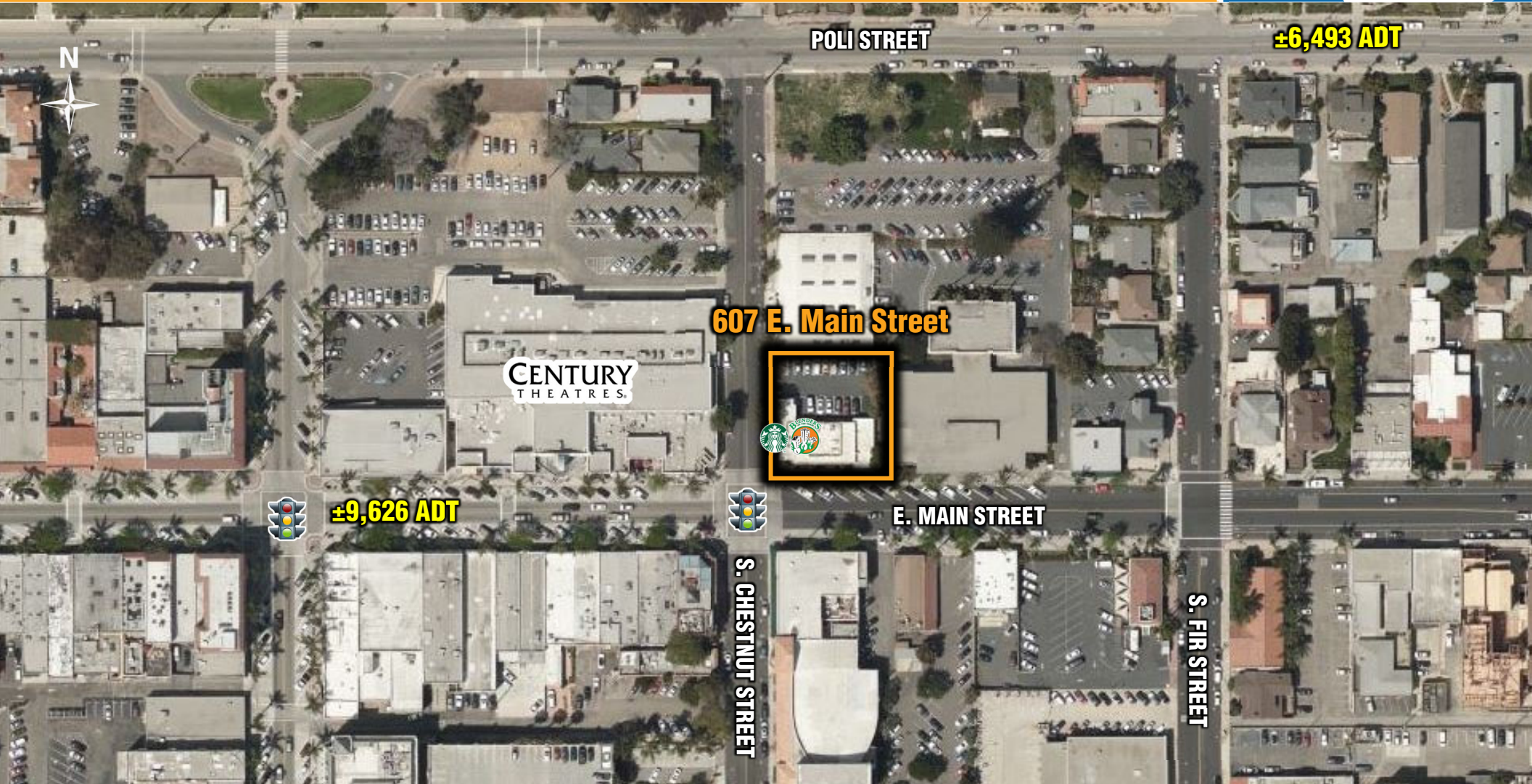
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INTERSECTION AERIAL

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