



PROPERTY DESCRIPTION

Extremely rare and sought after restaurant site for lease in the heart of Downtown Ventura. The property features a 2,444 sq ft fully-operation kitchen and equipped restaurant with existing beer/wine license in place. The space also features a 600 (+/-) sq ft patio area and temporary "Main Street Moves" patio on Main Street. Includes parking (2-4 tandem) spaces at rear entrance.

Perfectly situated in Downtown Ventura, a California coastal community that boasts idyllic beaches, incredible surf, and year-round sunshine. Frequently named one of the most desirable places to live, Ventura offers a little something for everyone. From the mountains to the beaches, the restaurants and craft breweries to the theaters and galleries, Ventura has so much to offer. The Downtown area in particular is the arts and cultural hub of the community, with scores of locals and tourists strolling, dining and shopping the area daily.

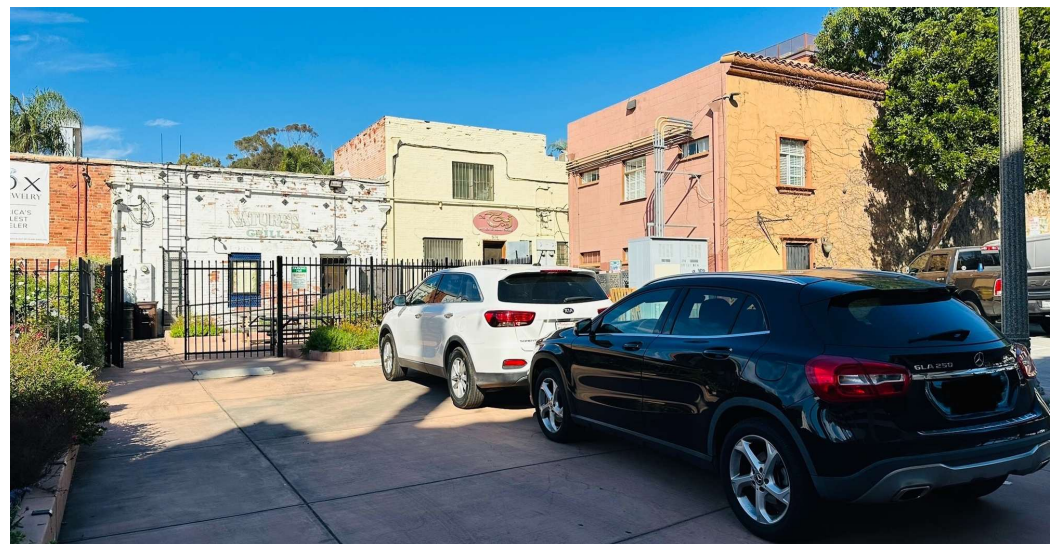
Lease Rate:	Contact Agent
NNN Estimate Value:	Est. (\$60)
Number of Units:	1
Available SF:	2,444 SF
Building Size:	2,444 SF

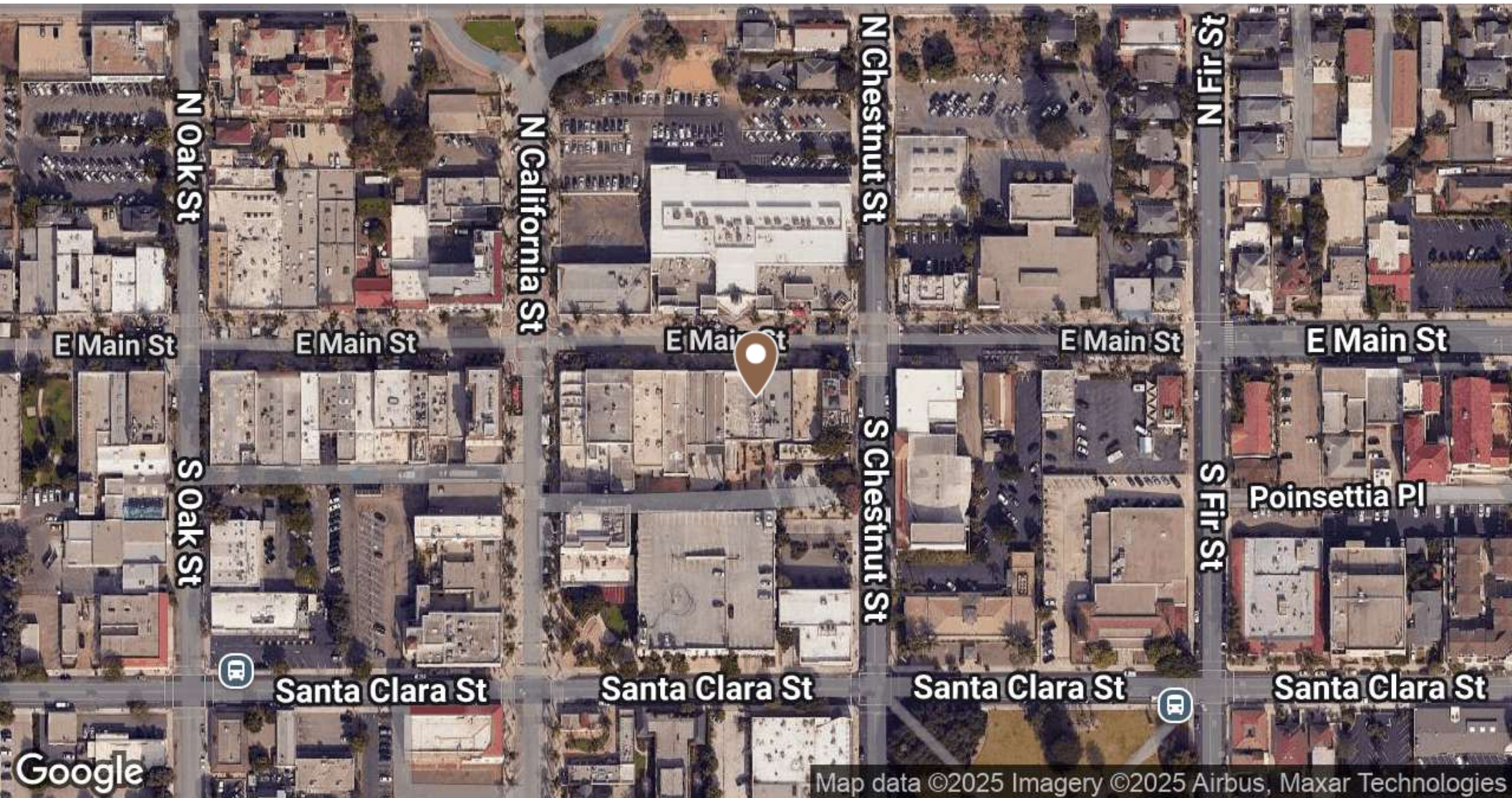
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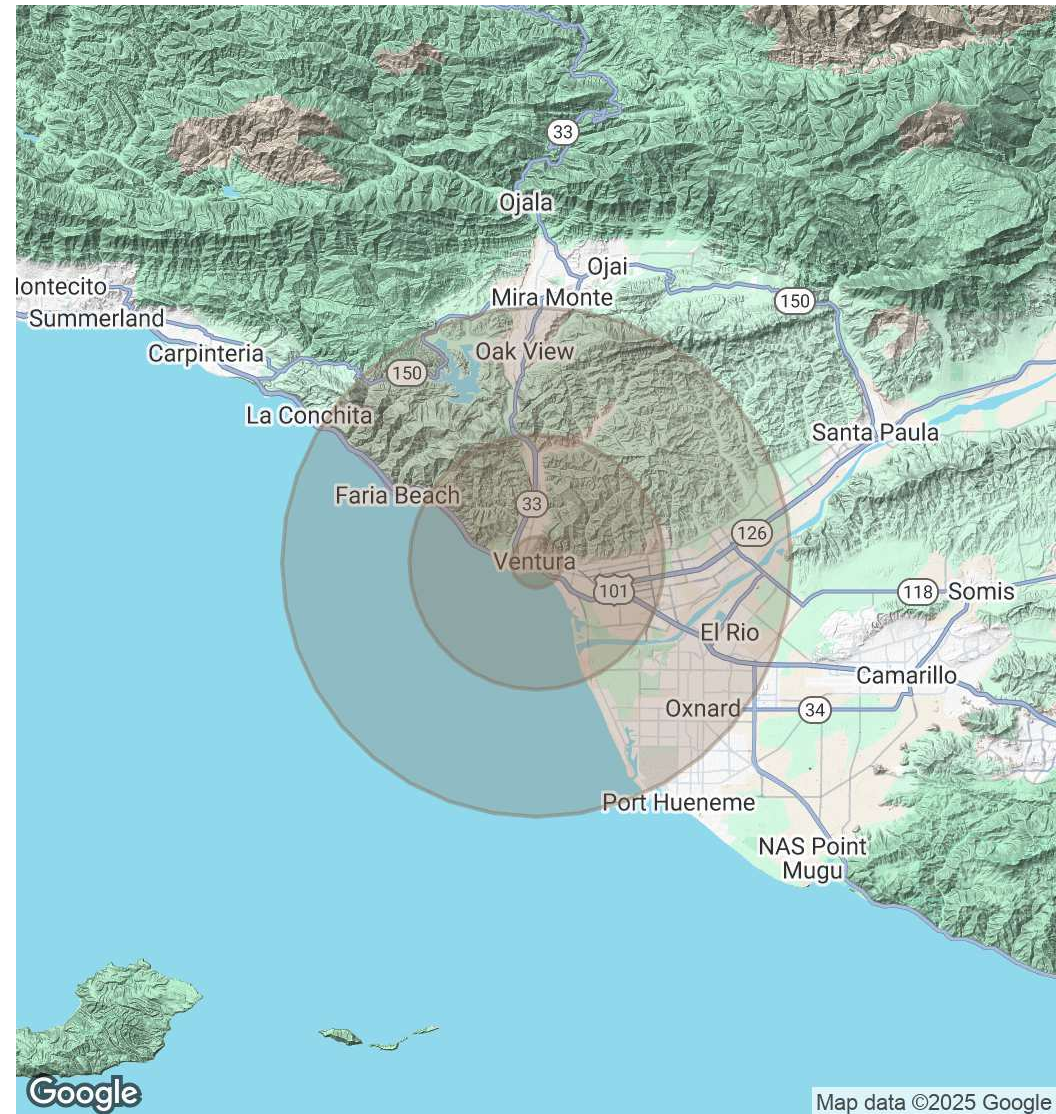
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,175	64,416	293,270
Average Age	38.9	40.8	37.6
Average Age (Male)	39.0	39.2	36.3
Average Age (Female)	41.3	42.3	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,285	26,699	99,834
# of Persons per HH	2.1	2.4	2.9
Average HH Income	\$65,599	\$88,885	\$89,551
Average House Value	\$516,383	\$602,660	\$526,895

2020 American Community Survey (ACS)

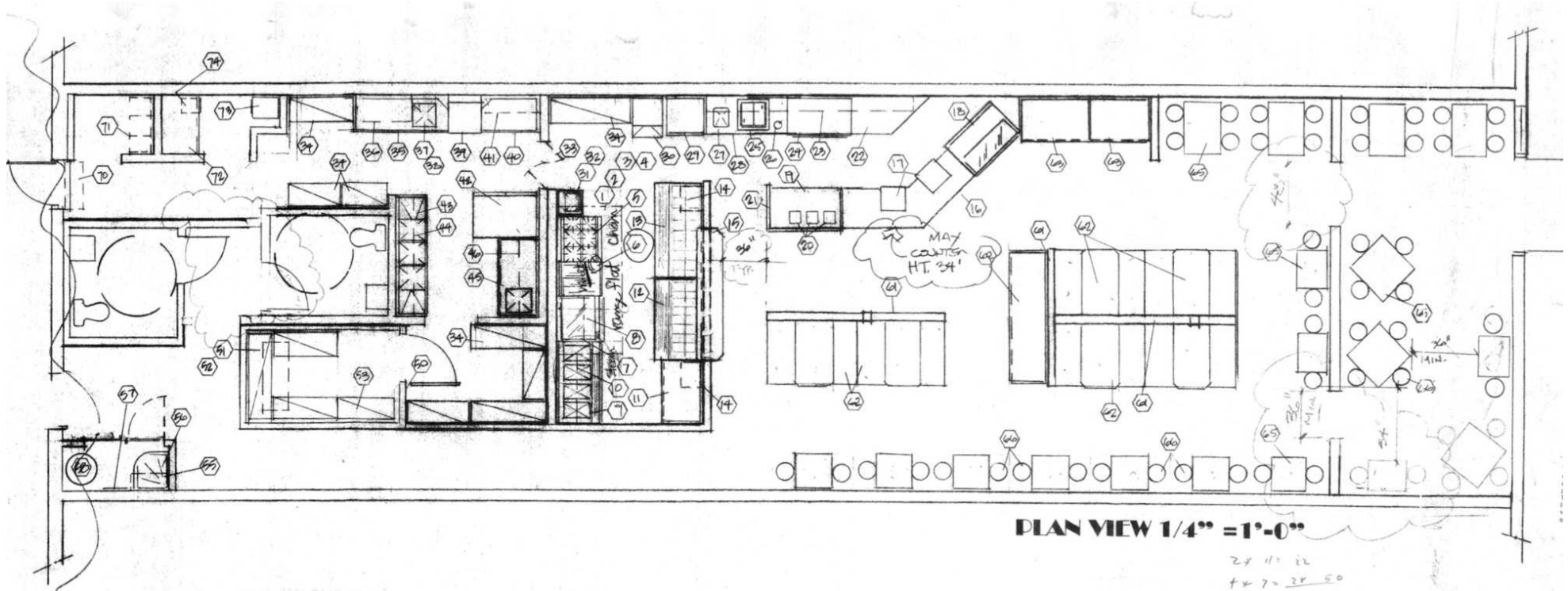


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