

VENTURA CA 93001

# 1450east THOMPSON BOULEVARD



## FOR LEASE

±2,087 SF Commercial Retail Building  
Including a Mezzanine

\$1.65/SF NNN

**ROB DEVERICKS**  
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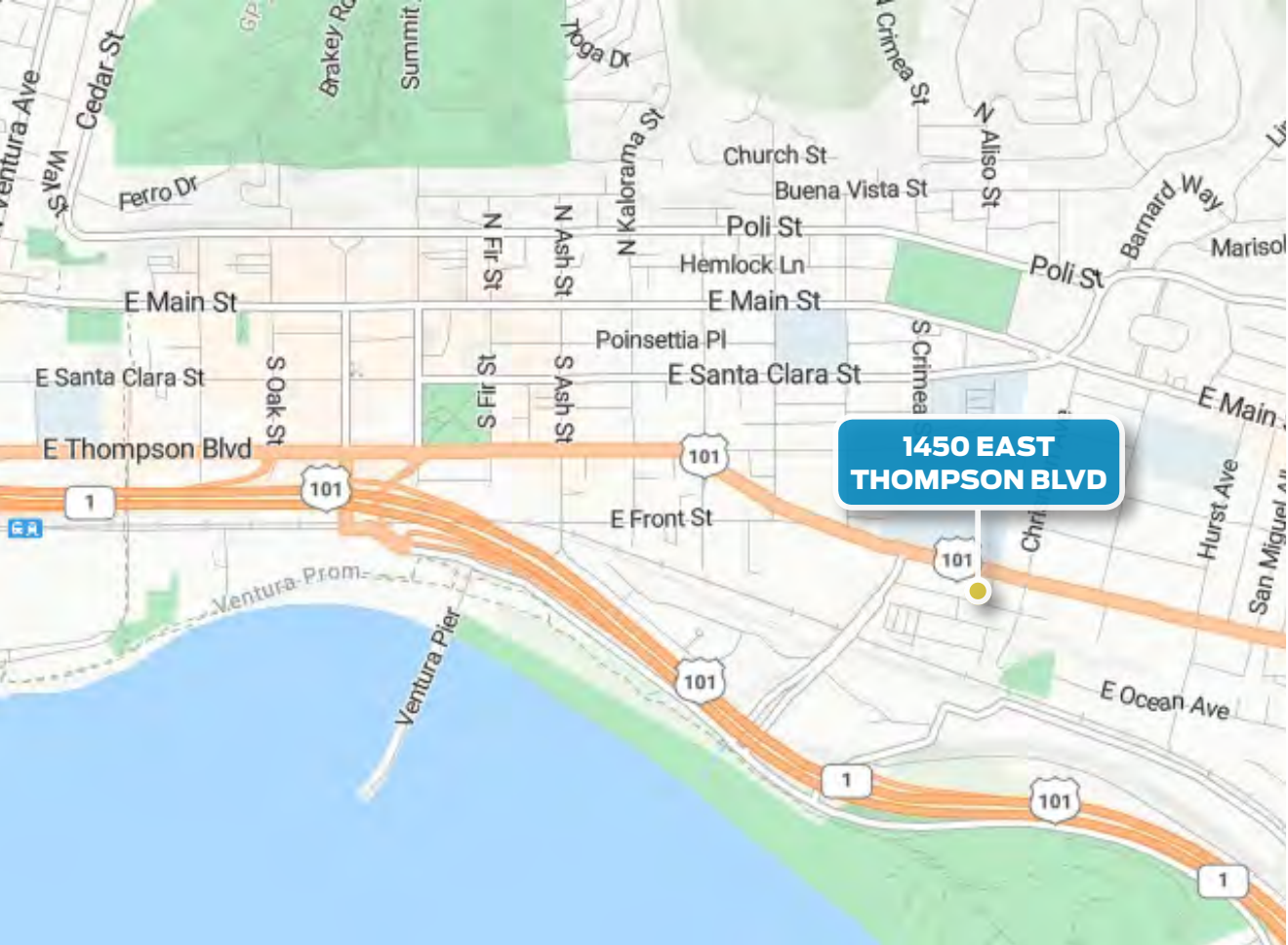
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# 1450east THOMPSON BOULEVARD VENTURA CA 93001

## OPPORTUNITY HIGHLIGHTS

**Type**  
Showroom & Mezzanine

**Lease Rate**  
\$1.65/SF NNN

**Size**  
±2,087 SF

**Available**  
Now

**Parking**  
Exclusive Parking

**Other**  
Excellent Visibility on Thompson Boulevard

## Demographics

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$133,363	\$128,834	\$132,552
Population:	12,106	48,720	82,225
Daytime Population:	13,156	43,307	77,768

2025 Estimates from SitesUSA

## Traffic Counts

	ADT
E Thompson @ Sanjon Rd:	10,115
US 101 Fwy @ Sanjon Rd:	121,835

Traffic Counts from SitesUSA

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### Nearby Downtown Eateries, Shops & Merchants

- |                         |                                   |
|-------------------------|-----------------------------------|
| 1 Cafe Zack             | 9 Golden Egg Cafe                 |
| 2 Transmission Brewery  | 10 Pete's Breakfast House         |
| 3 Toppers Pizza         | 11 The Green Olive Ventura        |
| 4 Neighborhood Car Care | 12 Edenic Smoothies               |
| 5 Art's Corner Cafe     | 13 Seaward Sushi                  |
| 6 Singing Sun Coffee    | 14 Foster's Donuts                |
| 7 U-Haul                | 15 A Secret Place Salon & Day Spa |
| 8 Café Nouveau          | 16 Sailor & Friends Pet Supply    |

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THOMPSON  
BOULEVARD VENTURA CA 93001

±2.087 SF Commercial Retail  
Building Including Mezzanine



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