

VENTURA CA 93001

1450 east THOMPSON BOULEVARD



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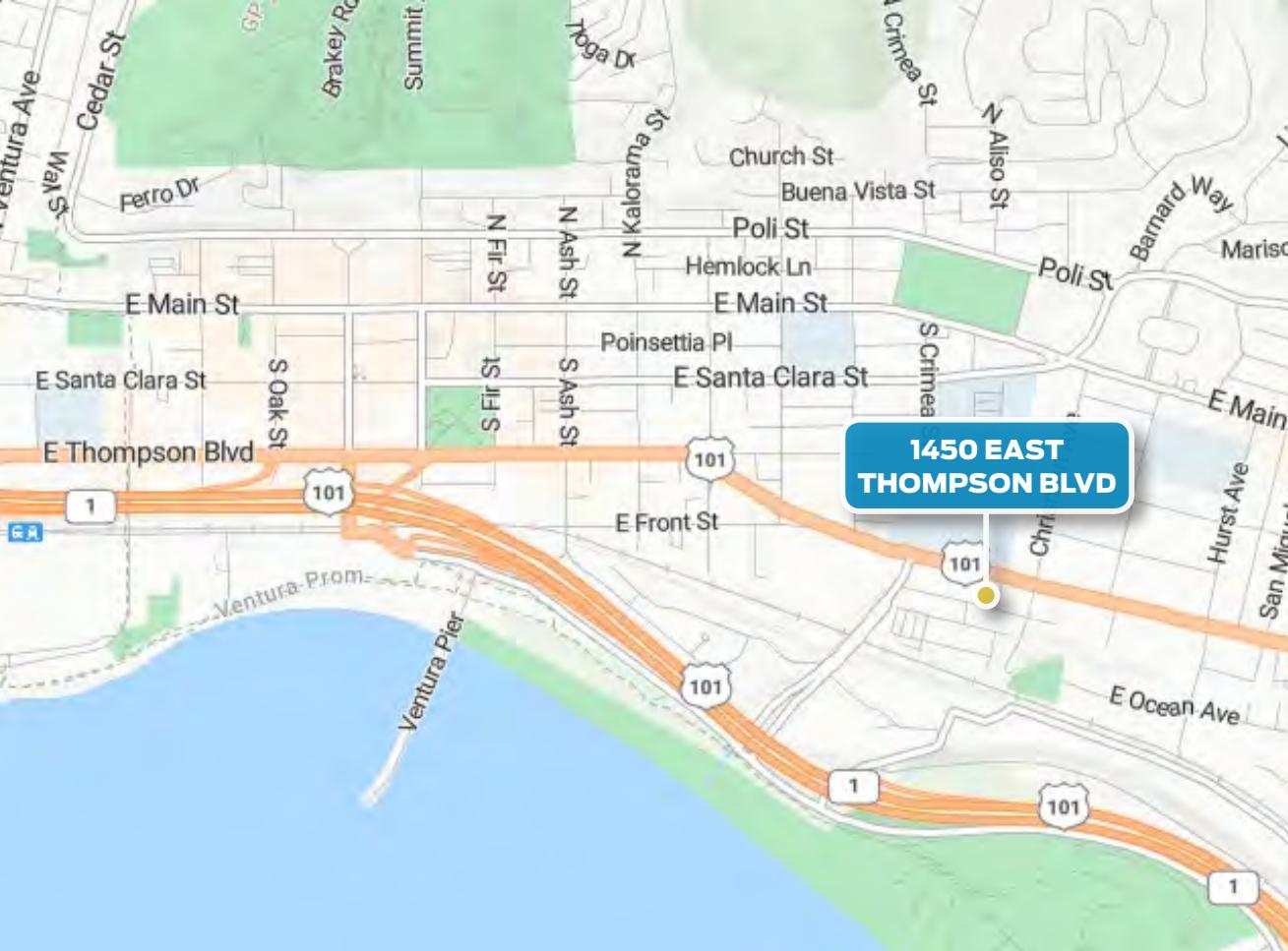
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Demographics

	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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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





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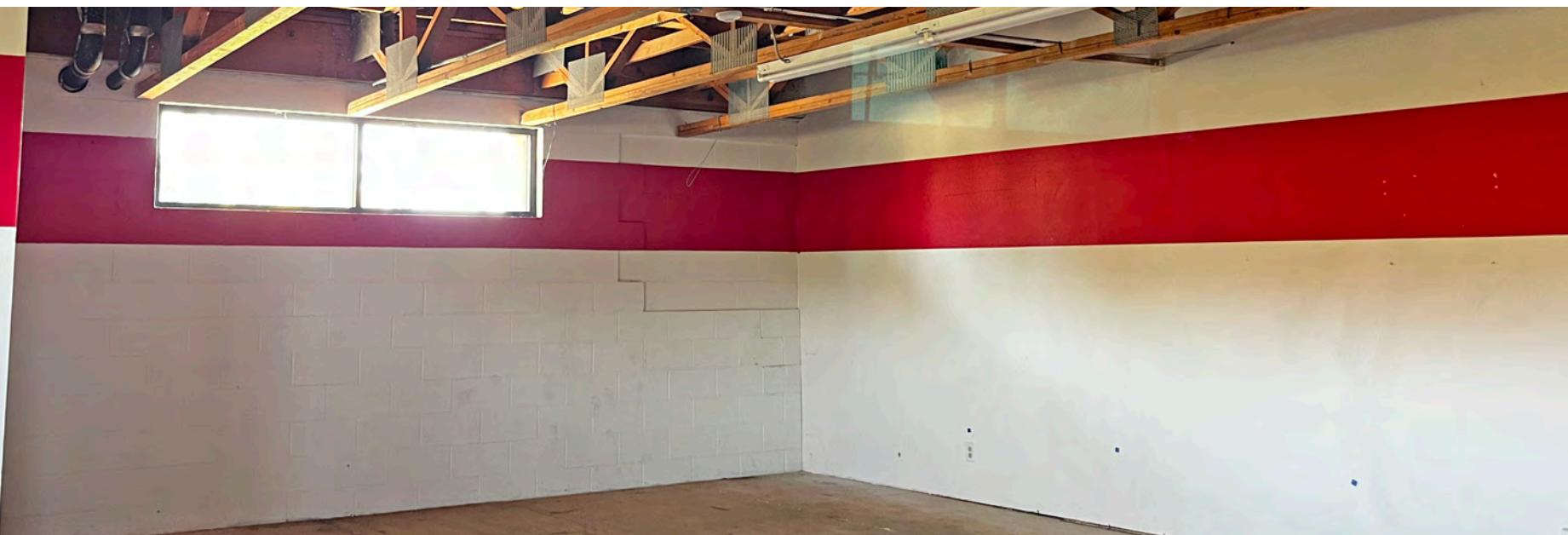
Nearby Downtown Eateries, Shops & Merchants

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

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±2.087 SF Commercial Retail
Building Including Mezzanine



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