

VENTURA CA 93001

1450east THOMPSON BOULEVARD



FOR LEASE

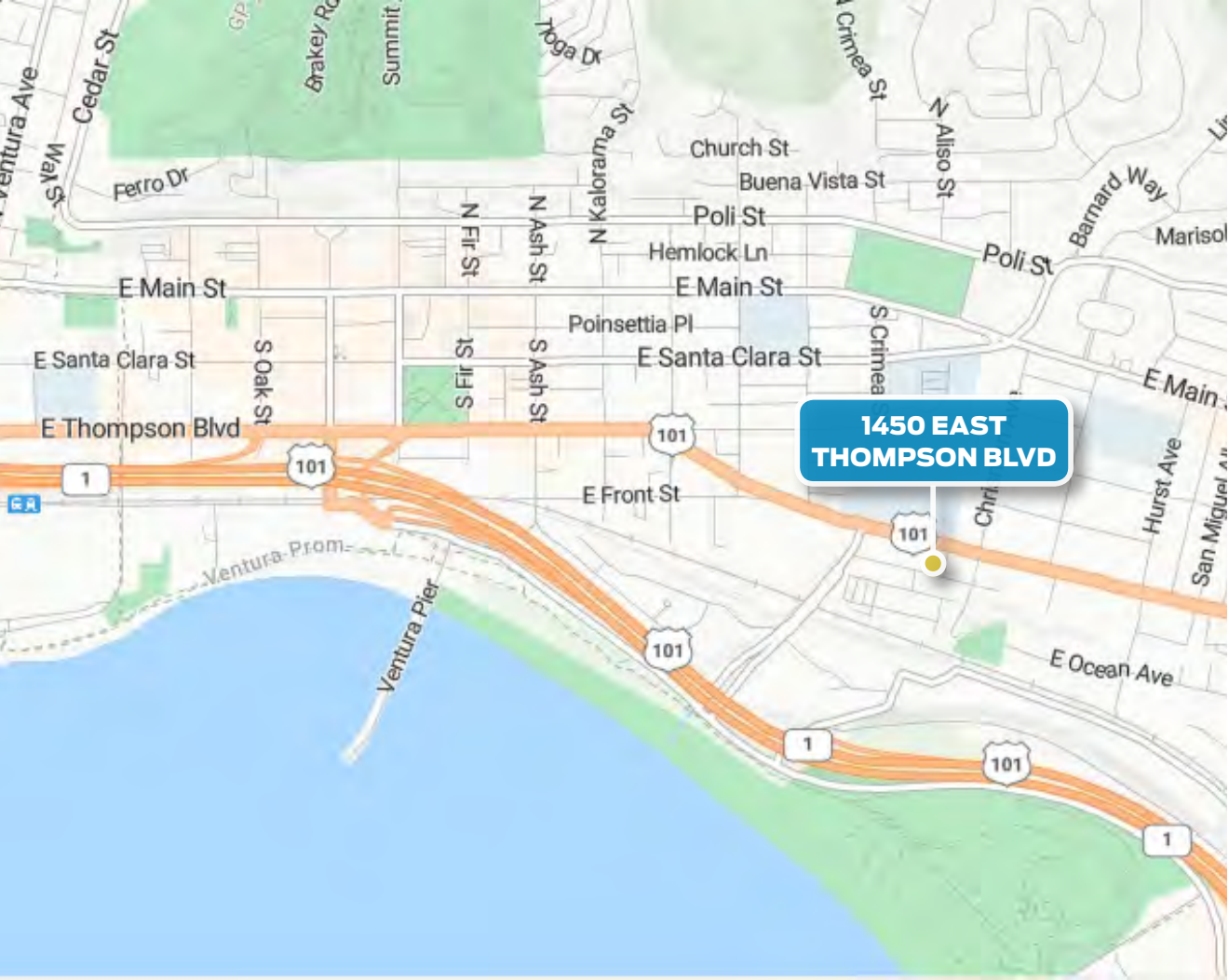
±3,813 SF Commercial Retail Building
Including Mezzanine, 8' Roll-up Door
& 20' Clear Height in Warehouse

\$1.65/SF NNN

ROB DEVERICKS
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OPPORTUNITY HIGHLIGHTS

Type
Showroom & Warehouse

Lease Rate
\$1.65/SF NNN

Size
±3,813 SF

Available
Now

Parking
Exclusive Parking Lot & Yard

Ceiling Height
20 ft. Clear Height in Warehouse

Roll-Up Doors
One 8 ft. Roll-up Door

Other
Excellent Visibility on Thompson Boulevard

Demographics

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$133,363	\$128,834	\$132,552
Population:	11,502	46,696	79,132
Daytime Population:	13,082	42,990	77,175

2024 Estimates from SitesUSA

Traffic Counts

	ADT
E Thompson @ Sanjon Rd:	12,053
US 101 Fwy @ Sanjon Rd:	73,111

Traffic Counts from SitesUSA

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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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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