



CORA

LUXURY APARTMENTS

\$1.75
SPECIAL RATE
FOR THE FIRST
YEAR!



160 VENTURA AVE

 WESTCORD



PROPERTY FEATURES

IDYLLIC SEASIDE COMMERCE

2,518 SF OF FLAGSHIP RETAIL SPACE

CHARMING COASTAL LIVING

140 LUXURY APARTMENT UNITS

BUZZING LOCAL AMBIENCE

HARVEST CAFE + BLUE AGAVE + THE WHARF + MORE

RESORT INSPIRED AMENITIES

ROOFTOP + POOL + FITNESS CENTER + SPA + MORE

FUTURE HOME TO YOUR BUSINESS

DON'T MISS OUT ...





LEASED!

RETAIL SUITE A

COMING SOON

RAGAMUFFIN
VC. COFFEE ROASTERS CO.



+/- 3,055 SF





+/- 1,259 – 2,518 SF
(divisible)



\$2.00 NNN



Fitness, Salon, Spa, Services, etc.



Can be delivered in grey shell condition



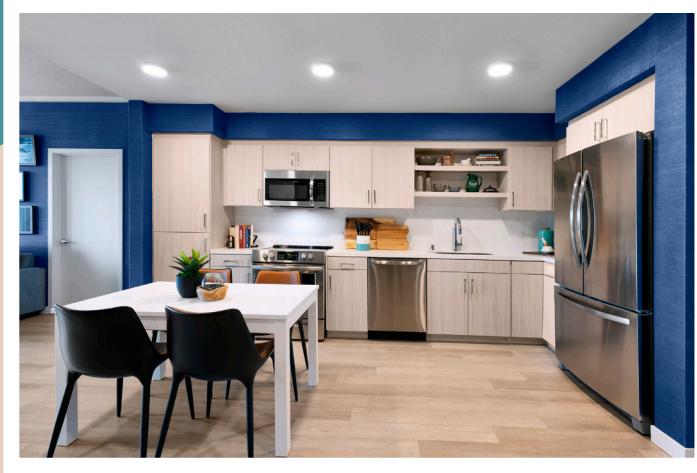
\$1.75
SPECIAL RATE
FOR THE FIRST
YEAR!

**RETAIL
SUITE B**

Coming soon

Available





AN IDYLLIC
COASTAL
LIFESTYLE

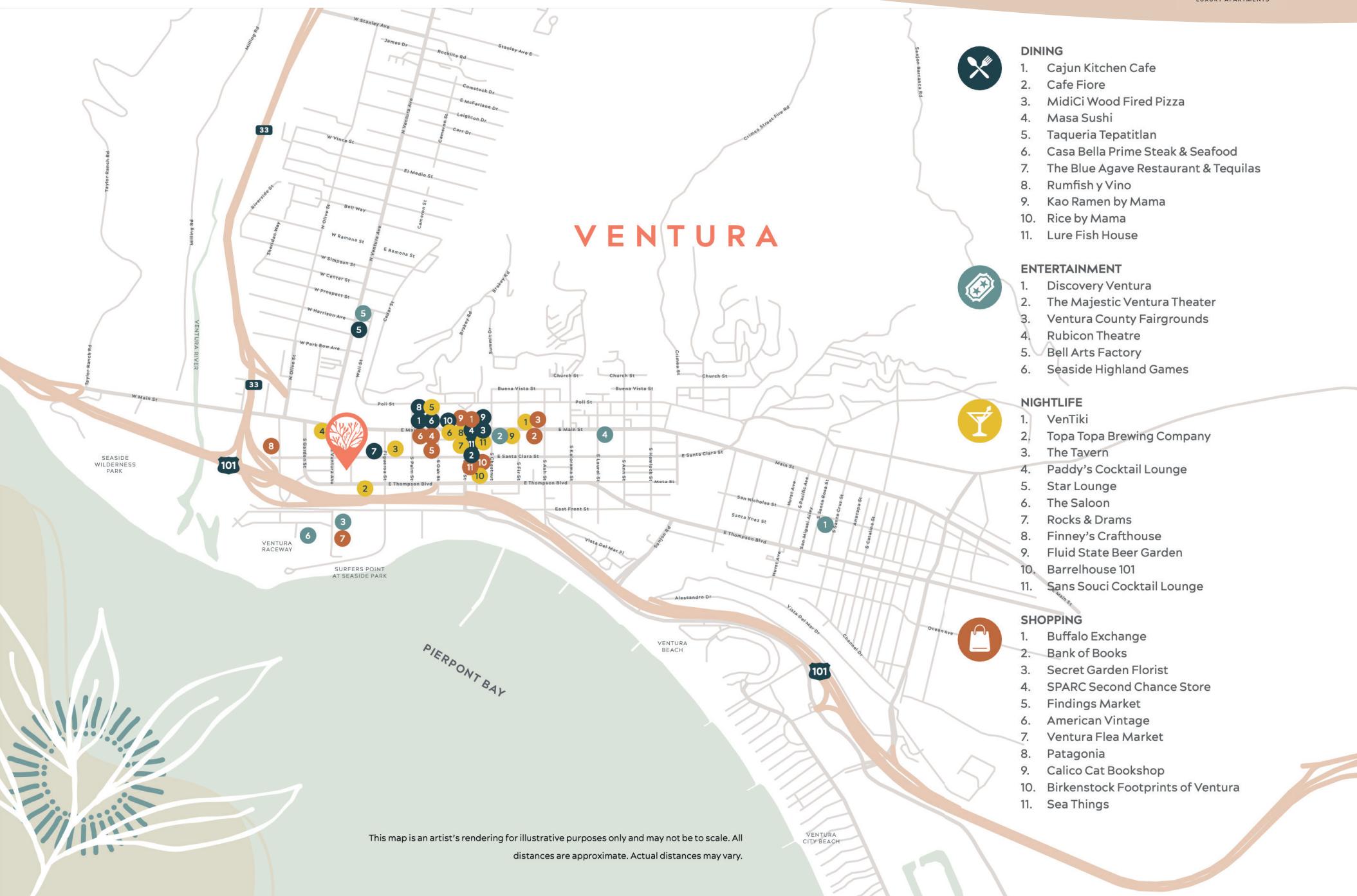


EXCEPTIONAL
SEASIDE
LIVING

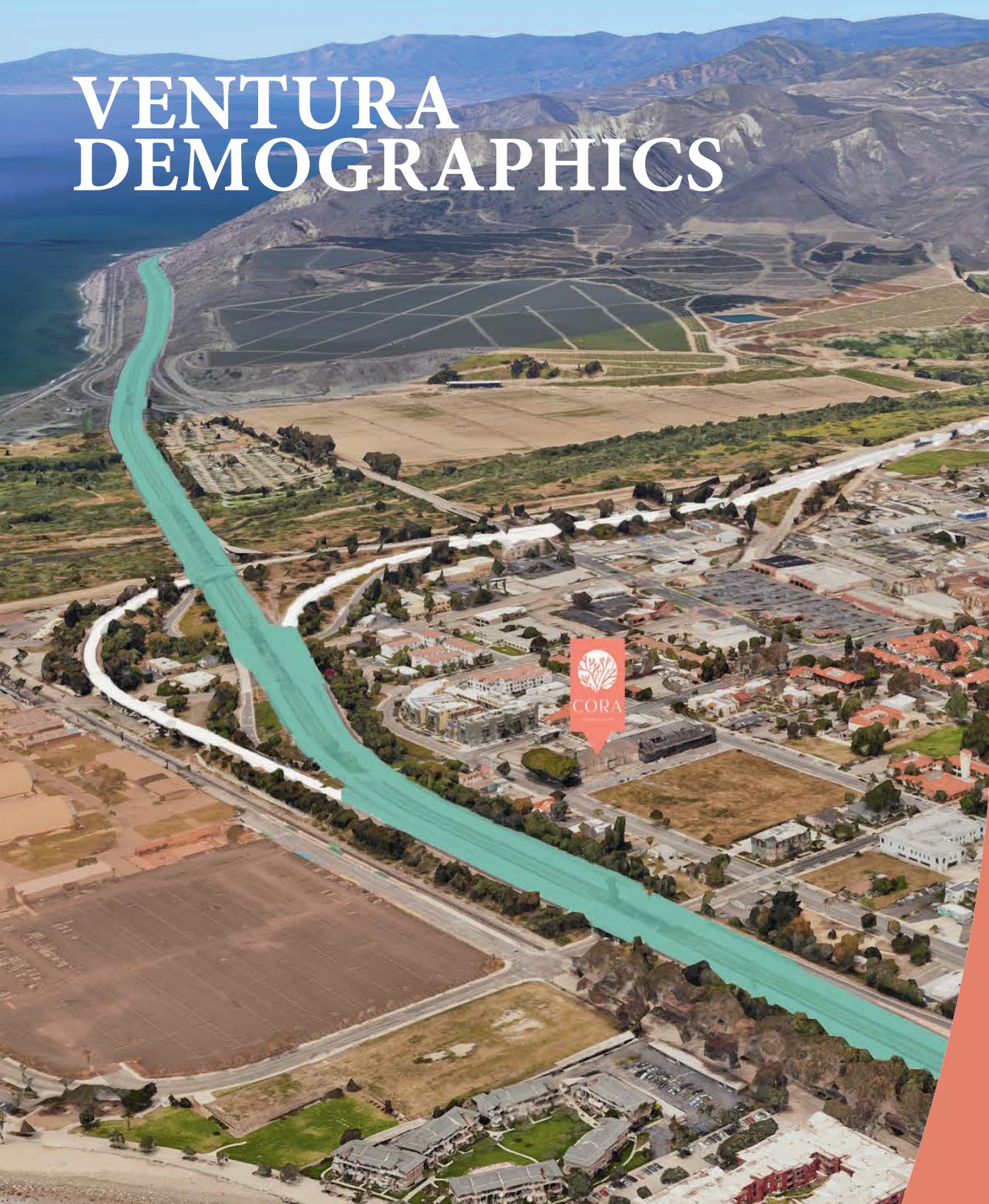




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VENTURA DEMOGRAPHICS



Why Consider Ventura for your Business?

1. Strong Demographics with Disposable Income- Affluent, educated residents seeking elevated retail, wellness, and F&B experiences
2. Underserved Market- Limited competition in many categories (modern wellness, boutique fitness, hybrid retail)
3. Tourism + Staycation Spending- Gateway to Ojai, Santa Barbara, and the Central Coast with consistent weekend traffic, especially in spring/summer, with year-round local spenders
4. Growth Without LA Headaches- Lower rent and operating costs than LA/OC coastal cities along with supportive city environment for business permits and parking
5. Brand Loyalty Opportunities- Ventura locals strongly support independent and emerging brands that align with their values (sustainability, community, wellness)



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