

# FOR SALE + LEASE

## PRIME VENTURA CORNER COMMERCIAL



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**300**  
**S. MILLS ROAD**  
*Ventura California*



# DETAILS

**300 S MILLS ROAD**  
**VENTURA, CA 93003**

*Prime Ventura Office/Retail\* asset on prominent corner with future upside.*

*Rare owner/user opportunity*

**SALE PRICE:** \$3,300,000

**PPSF:** \$242/SF

**LEASE RATE:** \$1.95/SF +NNN  
*Ground Floor*  
\$1.35/SF +NNN  
*Second Floor*

**LEASE TERM:** Negotiable

**BUILDING SIZE:** ± 13,628 SF

**LOT SIZE:** ± 35,719 SF

**APN:** 079-0-101-335

**ZONING:** C1-A

**YEAR BUILT:** 1972

**STORIES:** 2

**PARKING:** 31 spaces currently &  
up to \*\*48 spaces possible

*\*Buyer to confirm allowable uses.    \*\*Subject to city approval.*

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## LISTING TEAM



### JAKE ZACUTO

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DRE #01377441

### JOHN LALLY

Senior Director  
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PACIFIC VIEW MALL



DOWNTOWN MAIN STREET



SUBJECT PROPERTY

MILLS RD

MILLS RD



# HIGHLIGHTS

## OWNER/USER OPPORTUNITY

With versatile C-1A zoning, the property supports numerous retail and office possibilities. Bright interiors with high ceilings create an airy, open feel, enhanced by exceptional natural light. The ground level is well-suited for patios and indoor/outdoor activation, and the upper level enjoys expansive wrap-around balconies. Buyer to confirm allowable uses.

## STRONG MARKET FUNDAMENTALS

City of Ventura has very limited commercial real estate inventory, rising demand for community serving uses and long-term appreciation potential.

## IDEAL DEMOGRAPHICS FOR UPSIDE

- Affordable, Growing Family Oriented Beach Community
- Med. Home Value \$752,427 within 2 miles
- Avg. Household Income \$113,884





# HIGHLIGHTS

## FLEXIBLE CONFIGURATION

- Mix of private offices, conference rooms, open lobby, break room, vault room and second floor balconies
- Front and rear entry
- 5 Restrooms Total (2 Multi-Occupant and 3 Single Occupant)

## PRIME CORNER VISIBILITY

At the corner of Mills Rd + Maple St, near many shopping plazas and directly across from the Pacific View Mall.

## DRIVE-THROUGH

## ELEVATOR + STAIRS TO SECOND FLOOR



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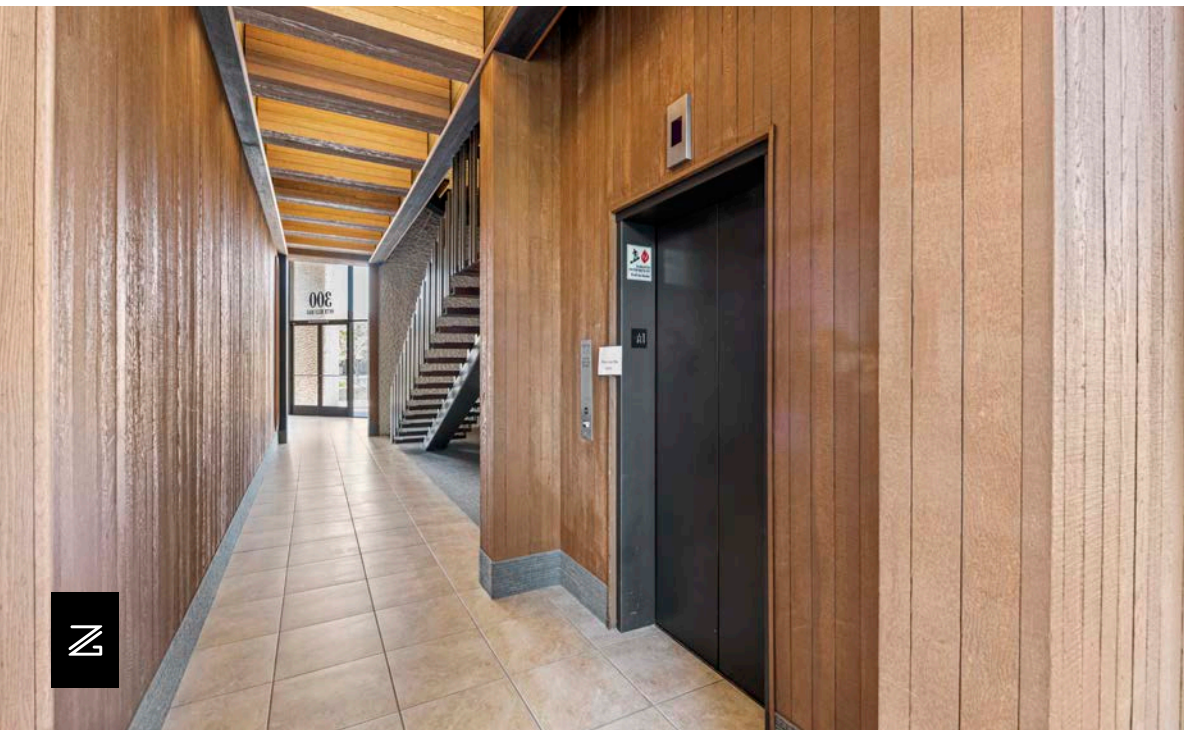




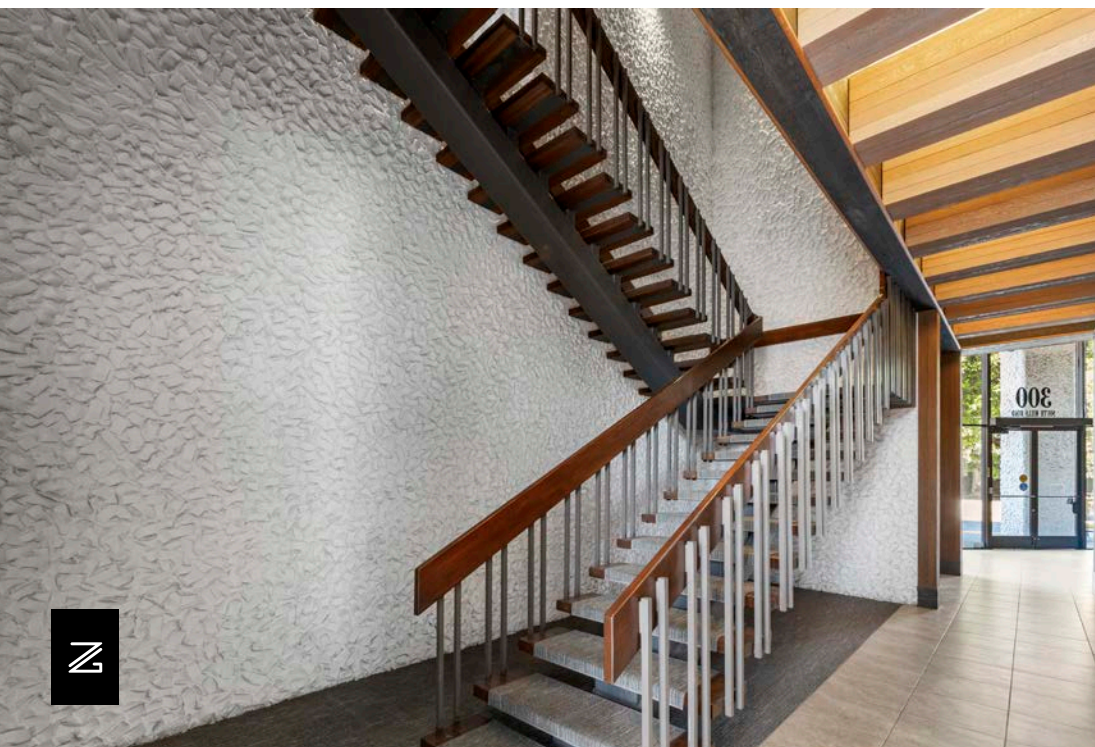


2ND FLOOR  
OFFICES













WRAP AROUND  
2ND FLOOR  
BALCONIES





DRIVE-THROUGH  
CURRENTLY  
IN-PLACE



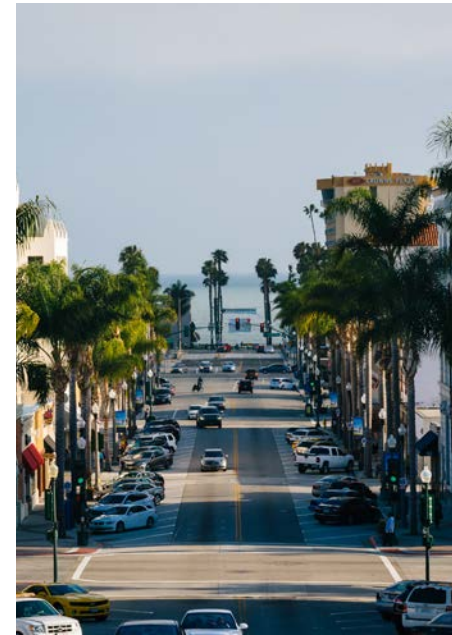
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# Ventura California

Offers the ideal balance of coastal charm and urban convenience. Known for its vibrant downtown, thriving local businesses, and easy access to beaches, marinas, and the 101 Freeway, Ventura continues to attract both residents and visitors seeking an authentic coastal lifestyle. The city's growing economy, walkable core, and steady tourism make it a strong market for both investment and long-term value.

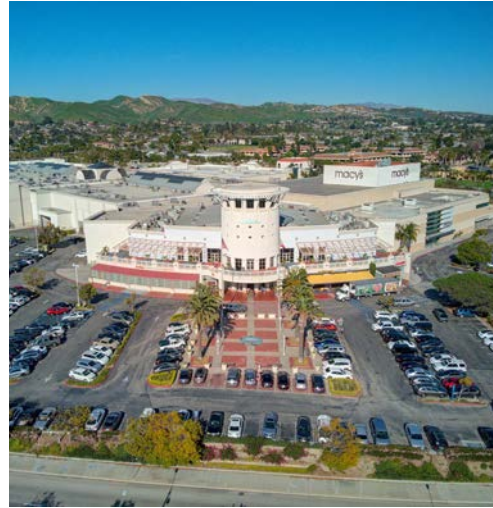




# EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES



📍 CORE POWER YOGA | 472 S. MILLS ROAD



📍 PACIFIC VIEW MALL | 3301 E MAIN STREET



📍 TRADER JOES | 103 S. MILLS ROAD



📍 TOPPERS PIZZA | 3940 E MAIN STREET



📍 MCCONNELL'S | 3241 E MAIN STREET



📍 CAFE FICELLE | 390 S MILLS ROAD



📍 LURE FISH HOUSE | 60 S CA STREET



📍 CAFE FIORE | 66 S CALIFORNIA ST



# DEMOGRAPHICS

## 2 MILE RADIUS

**Population:** 40,436

**Households:** 17,426

**Median Household Income:** \$113,884

**Median Home Value:** \$752,427

## 5 MILE RADIUS

**Population:** 140,578

**Households:** 51,925

**Median Household Income:** \$112,755

**Median Home Value:** \$714,860

## 10 MILE RADIUS

**Population:** 363,197

**Households:** 112,825

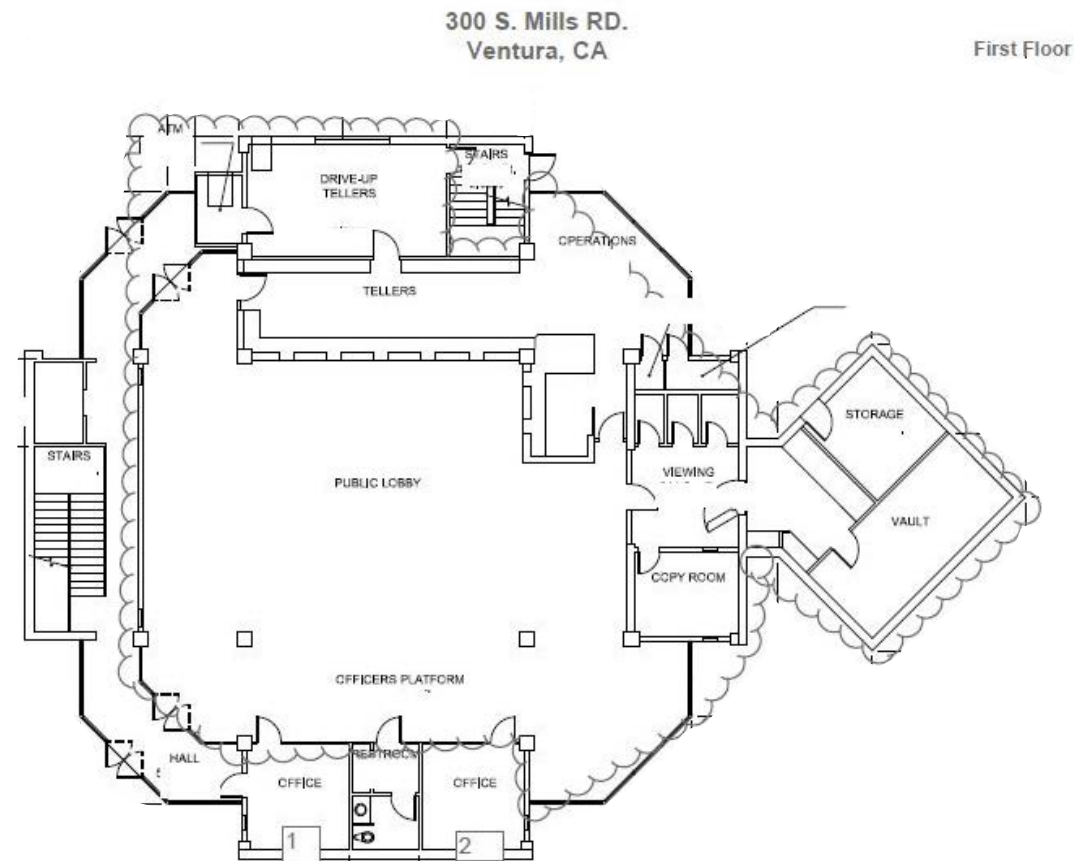
**Median Household Income:** \$106,424

**Median Home Value:** \$664,651





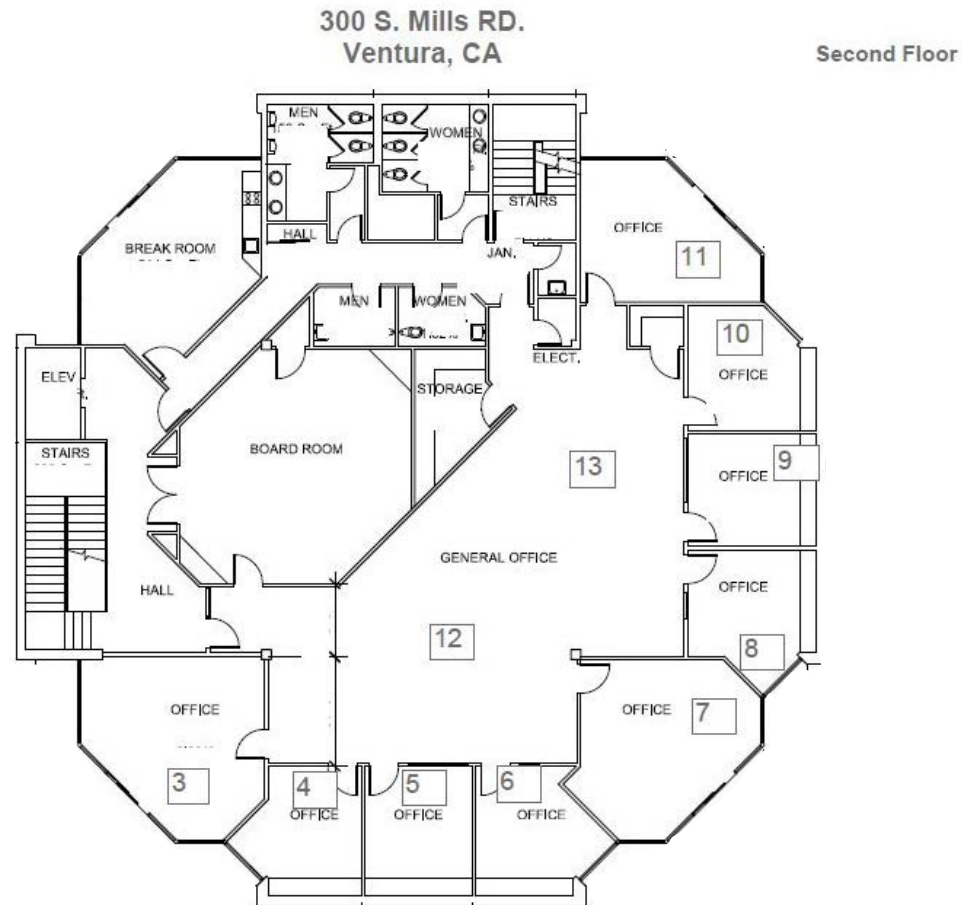
1ST FLOOR LAYOUT



For general overview purposes only. No warranties or other representations are expressed or implied.  
Layout and square footage to be verified by tenant or buyer.  
Source not verified or confirmed.



## 2ND FLOOR LAYOUT

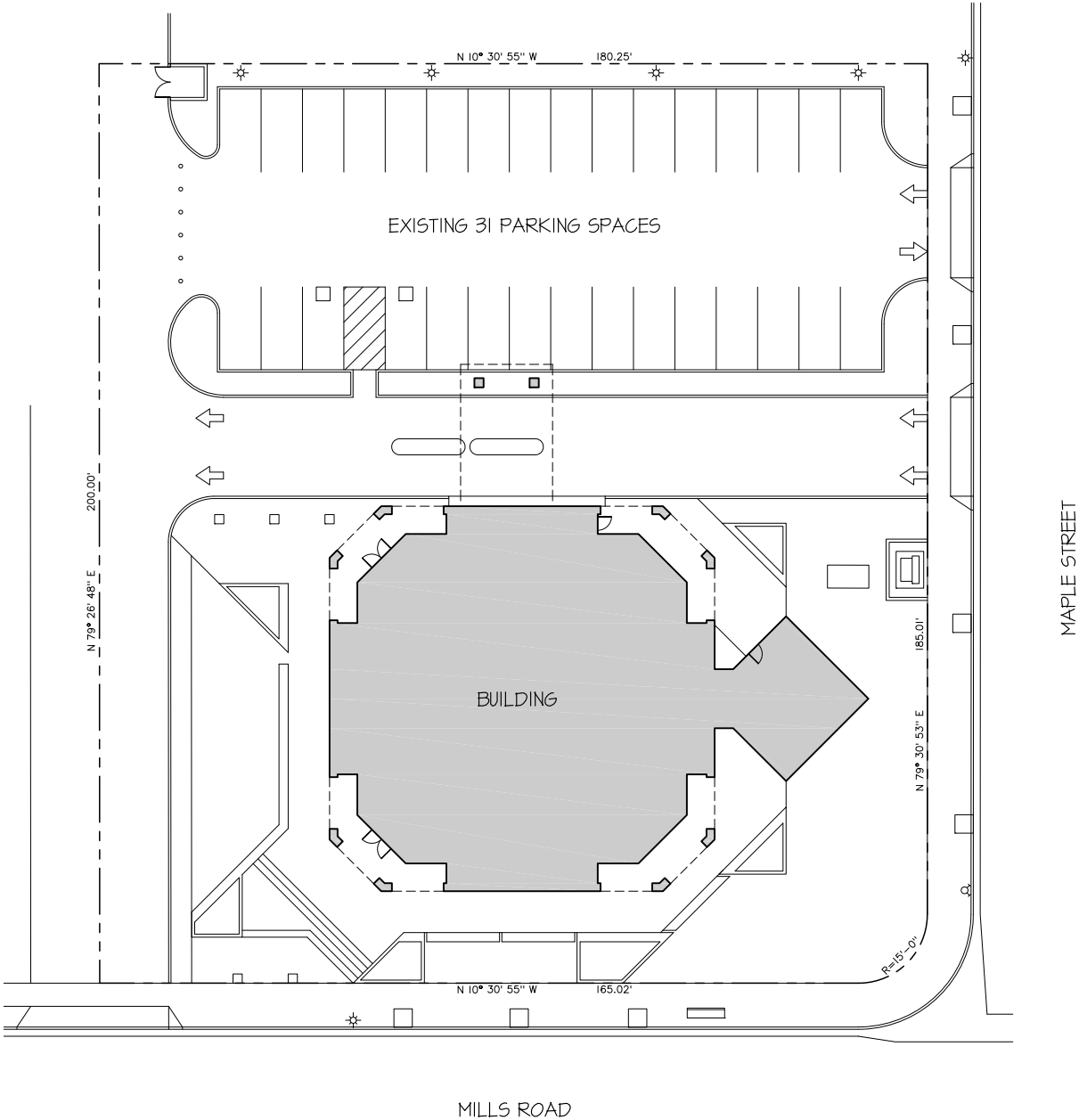


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EXISTING PARKING LAYOUT  
31 SPACES

300 S MILLS ROAD, VENTURA, CA 93003

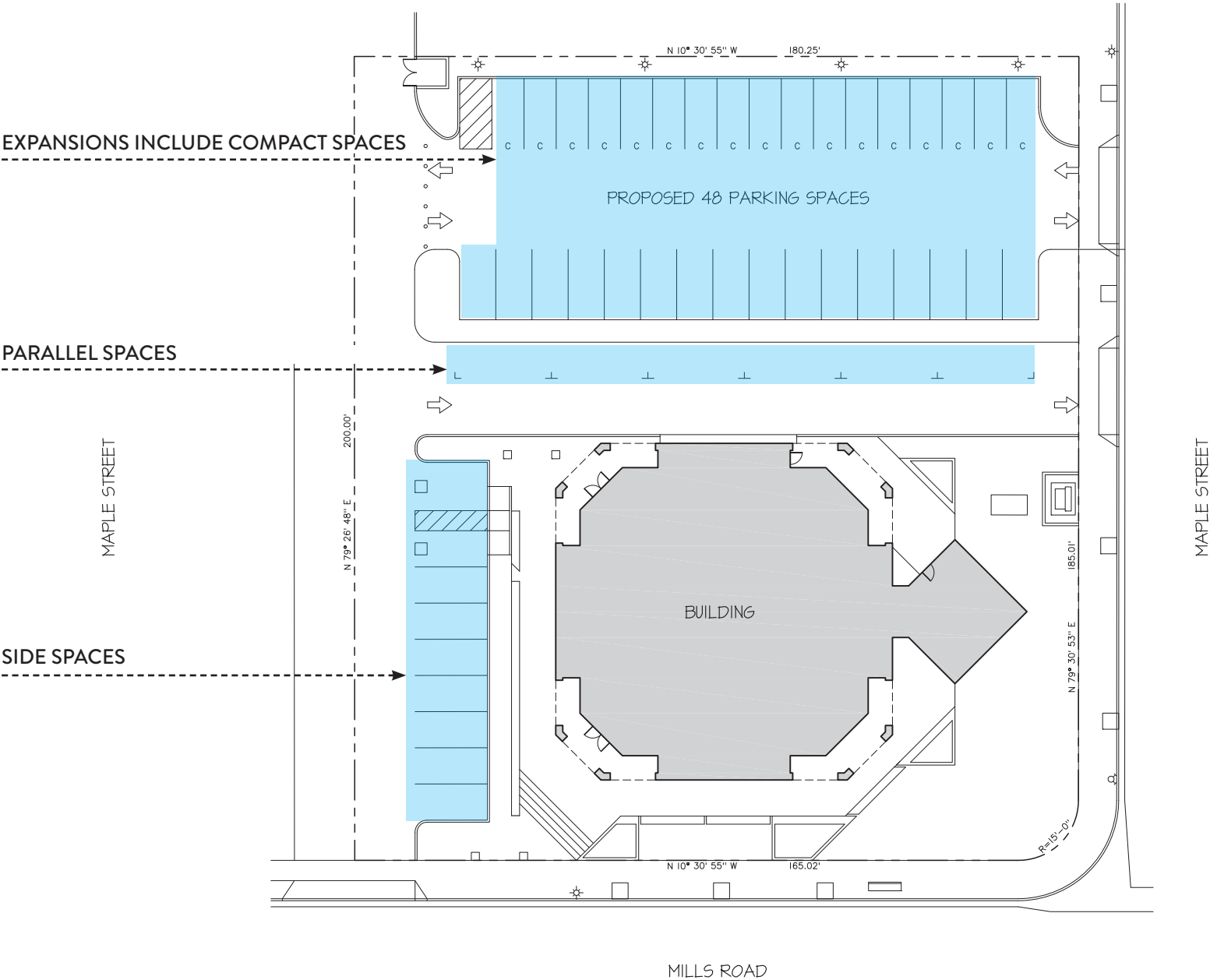




**HYPOTHETICAL PARKING PLAN**  
*SUBJECT TO CITY APPROVAL*

300 S MILLS ROAD, VENTURA, CA 93003

48 SPACES



\* Buyer to verify





# 300

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