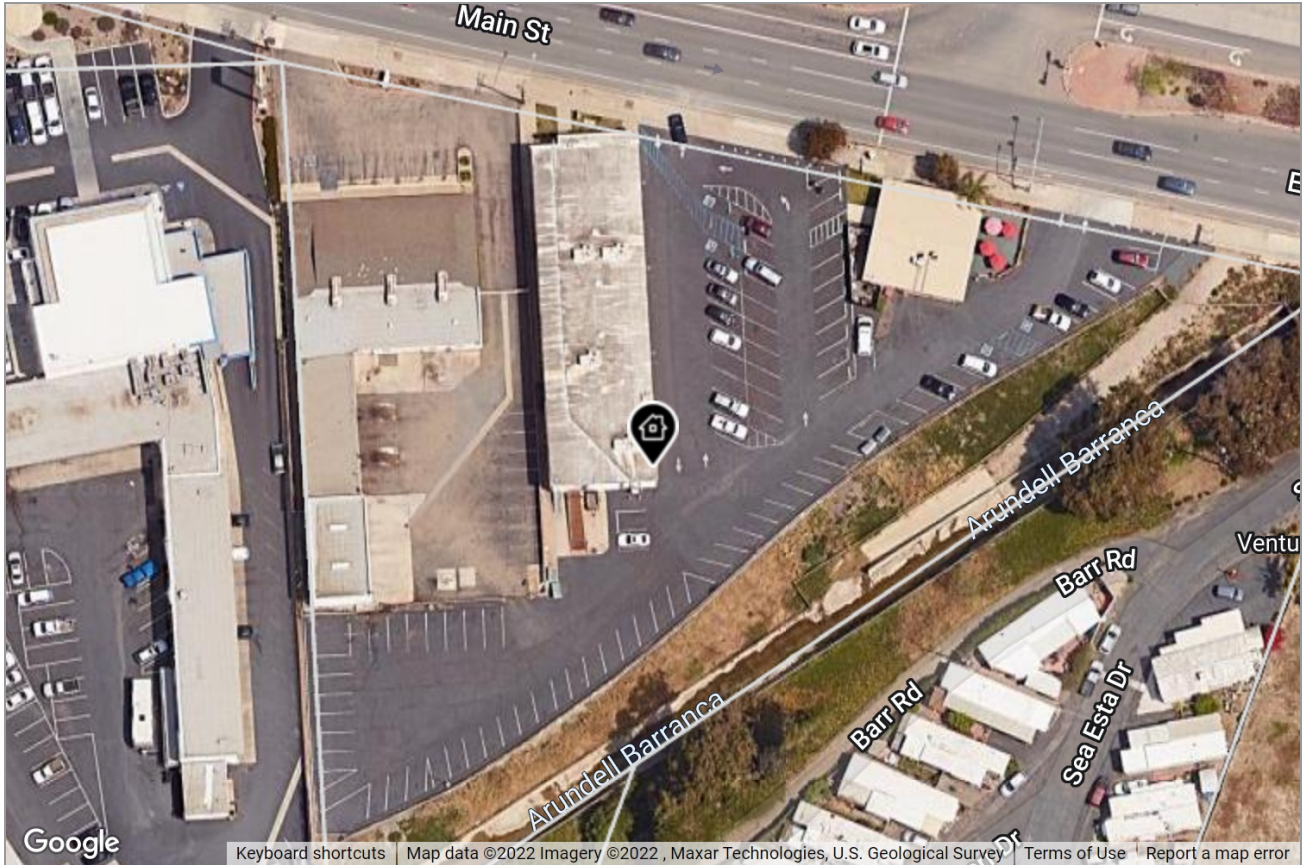




COMMERCIAL PROPERTY REPORT

3850 E Main St, Ventura, CA 93003



Presented by

Steven Canchola | REALTOR®

California Real Estate License: 01901722



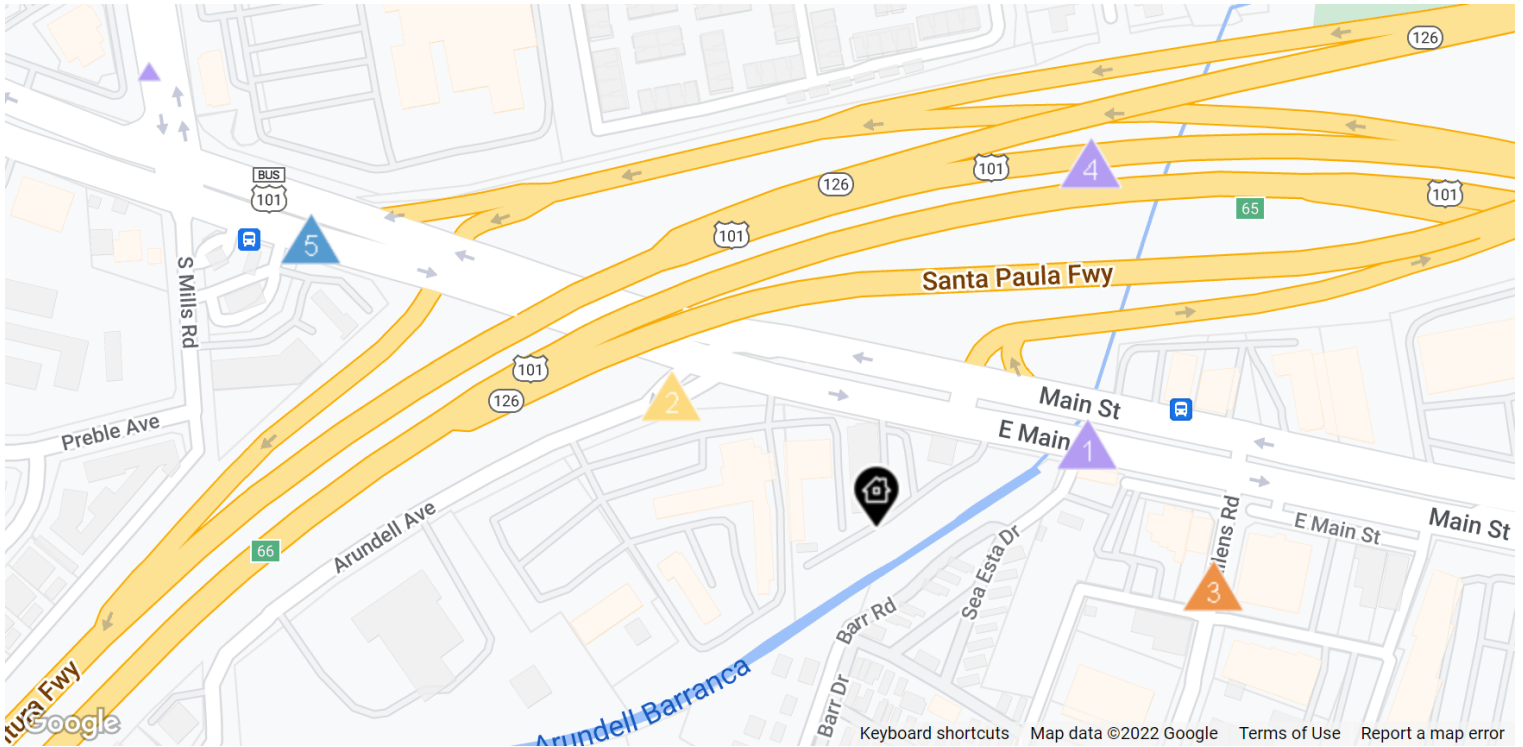
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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
47,997

2021 Est. daily traffic counts

Street: **E Main St**
Cross: **Sea Esta Pl**
Cross Dir: **W**
Dist: **0.01 miles**

Historical counts

Year	Count	Type
2007	46,637	ADT
2004	47,005	ADT
2001	46,034	ADT
1997	47,156	ADT

2
2,029

2021 Est. daily traffic counts

Street: **Arundell Ave**
Cross: **E Main St**
Cross Dir: **E**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2007	2,093	ADT

3
8,013

2021 Est. daily traffic counts

Street: **Callens Rd**
Cross: **Barr Dr**
Cross Dir: **SE**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2007	8,266	ADT
2000	7,522	ADT
1997	6,638	ADT

4
48,231

2021 Est. daily traffic counts

Street: **126**
Cross: **-**
Cross Dir: **-**
Dist: **-**

Historical counts

Year	Count	Type
2018	47,000	AADT

5
61,292

2021 Est. daily traffic counts

Street: **E Main St**
Cross: **S Mills Rd**
Cross Dir: **W**
Dist: **0.05 miles**

Historical counts

Year	Count	Type
2007	62,714	ADT
2004	56,253	ADT
2001	56,969	ADT
1997	54,115	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)