

# 302 EL PASEO ROAD

OJAI  
CALIFORNIA  
93023

**FOR LEASE**

±3,400 SF Entire Ground Floor  
Space Available

\$6,000 + Internet & Janitorial  
As-Is Delivery



PRESENTED BY

**LISA SHIELDS**

**805.879.9639**

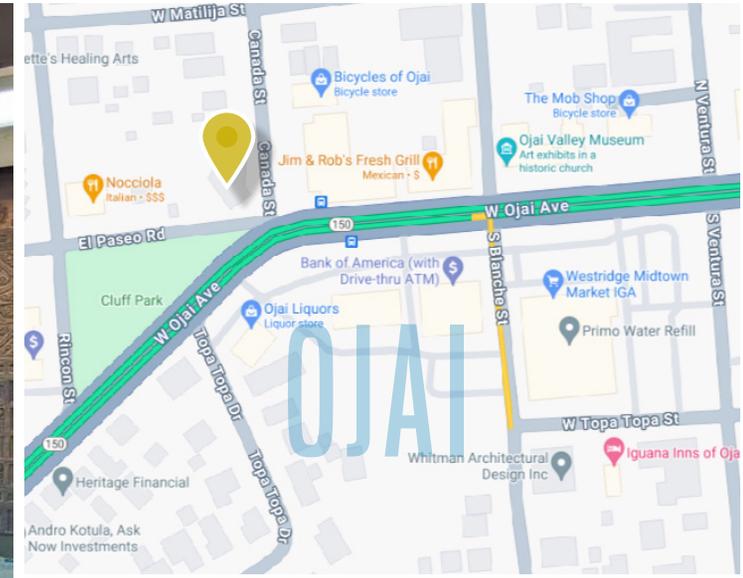
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CA LIC. 01742786



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### Leasing Highlights

- Freestanding commercial bldg in the heart of downtown Ojai
- Entire Ground Floor available for lease
- Great exposure to W. Ojai Avenue
- C-1 zoning allows for a wide range of uses (retail, office, medical)

### Demographics

2025 Estimates	1 MILE	2 MILES	3 MILES
Population	6,520	13,166	18,345
Average Household Income	\$176,518	\$149,936	\$143,569
Daytime Population	6,851	10,997	14,461

Source: Sites USA

Lease Rate	\$6,000 (rate includes: electric, water & gas) As-Is Delivery
Size	±3,400 SF
Tenant Expenses	Internet & Janitorial
Zoning	C-1
Parking	20 Spaces
HVAC	Yes
To Show	Contact Listing Agent

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## SELECT NEARBY BUSINESSES & AMENITIES



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