



COMMERCIAL  
REAL ESTATE

the sign of a profitable property

**AVAILABLE**



# RETAIL SPACE AVAILABLE IN VENTURA

1410 E Main Street, Ventura, CA 93001



**ARMEN TCHAPANIAN**  
(818) 697-9362 | armen@illicre.com  
DRE#02041876



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

# PROPERTY FEATURES

1410 E Main Street, Ventura, CA 93001



## APPROX. 1,030 SF

RETAIL SPACE AVAILABLE

- ✓ Ocean views
- ✓ Near many schools
- ✓ Open layout with private restroom and office
- ✓ Private parking lot plus ample street parking
- ✓ Abundant natural light with windows facing Main Street and the rear, plus a skylight
- ✓ Ideal for yoga or Pilates studio, creative workspace, retail, office, med spa, and more

## AREA AMENITIES

- ✓ Surrounded by dense residential neighborhoods and strong demographics
- ✓ Easy access to U.S. Highway 101 for regional connectivity
- ✓ Close proximity/walking distance to restaurants, shopping, beaches, Ventura Theater, Rubicon Theater, City Hall, and more!

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	10,878	50,248	82,959
 Avg. HH Income	\$104,663	\$105,304	\$107,322
 Daytime Pop	10,878	50,248	82,959
 Traffic Count	± 13,584 CPD ON E MAIN ST		

RETAIL SPACE  
VENTURA, CA

# INTERIOR PHOTOS

1410 E Main Street, Ventura, CA 93001





AVAILABLE

THE MAJESTIC VENTURA THEATER

Spencer Makenzie's

CABRILLO MARINES Cabrillo Middle School

IN-N-OUT BURGER

7 ELEVEN

CALIFORNIA Ventura

VONS

SUBWAY

CVS pharmacy

Jack in the box

Denny's

TRADER JOE'S

ROSS DRESS FOR LESS

target

E MAIN ST

US 101

US 101

US 101

Sleep

CHIPOTLE MEXICAN GRILL

VONS

SUBWAY

Burlington

ALDI

IN-N-OUT BURGER

citi

Walmart

Jack in the box

TRADER JOE'S

Starbucks

petco

CVS pharmacy

target

planet fitness

McDonald's

Denny's

the Habit BURGER GRILL

7 ELEVEN

Jersey Mike's SUBS

Chick-fil-E

AERIAL MAP



**COMMERCIAL  
REAL ESTATE**

**ARMEN TCHAPANIAN**  
SENIOR ASSOCIATE

(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)

DRE#02041876



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.