

NOW LEASING · ANCHOR OPPORTUNITY

POINSETTIA PLAZA · 4220-4360 E Main St & 4687-4731 Telephone Rd · Ventura CA 93003



 poinsettia-plaza.com



Property Highlights

- Located in the heart of Ventura, CA along Telephone Rd., providing convenient access to the US 101 Freeway
- Strong demographics with Avg HHI \$138,886 within 3-mile radius of property
- Regional anchors including Aldi & Ross draw customers from West Ventura County

Available Space

- **Anchor: ±22,000 SF**
- **Lease Rate: Contact Listing Agents**

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Commercial Real Estate

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Available Space

SPACE	SIZE	PRICE
Anchor	±22,000 SF	Contact Listing Agents



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Surrounding Centers & Retailers

Demographics (2026 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	12,444	67,835	181,070
Average Household Income:	\$105,562	\$138,886	\$131,348
Daytime Population:	19,714	62,753	125,682

Source: Sites USA

Traffic Counts

E. Main St. @ Donlon St.: 47,401 ADT

Telephone Rd. at 101 Fwy: 143,606 ADT

Source: Sites USA

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