

For *Lease*

488 S MILLS ROAD, VENTURA, CA



THE MARELLA GROUP
M.

A stylized map of the Ventura area in California, rendered in white lines on a dark teal background. The map shows major roads and several location markers, each represented by a white circle with a pin icon. The markers are placed at various points along the coast and inland. The text '488 S Mills Rd' is prominently displayed in the center of the map, indicating the location of the property being advertised. Other labeled locations include Ventura, Midtown, Saticoy, Camarillo, Oxnard, and Ventura Harbor. A specific landmark, 'Community Memorial Hospital', is also marked.

Surfers Point at
Seaside Park

Ventura

Midtown

Community
Memorial Hospital

488 S Mills Rd

Saticoy

Retail for Lease

Ventura
Harbor

Located at the gateway to Ventura's primary retail district, 488 S Mills Road offers a rare opportunity in a high-demand, supply-constrained market. Surrounded by top national retailers, regional favorites, and daily-needs shopping—including Lowes, Pacific View Mall, Trader Joe's, Target, and an array of established local businesses—the site benefits from exceptional visibility, steady consumer traffic, and strong surrounding demographics. With its prime Ventura location and proximity to major transportation corridors, this property is ideally positioned for tenants seeking a vibrant, high-performing trade area.

Camarillo

Oxnard

The Property

The Details

INTERSECTION

Mills Road & Main Street

ADDRESS

488 S. Mills Road, Ventura, CA

VISIBILITY

53,019 ADT at Mills & Main

PARKING

Ample parking, shared with Lowes

CO-TENANTS

Lenscrafters, Verizon, Blenders, Chipotle

ANCHORED BY

Lowe's

ACCESSIBILITY

Immediate access to I01 & Highway I26



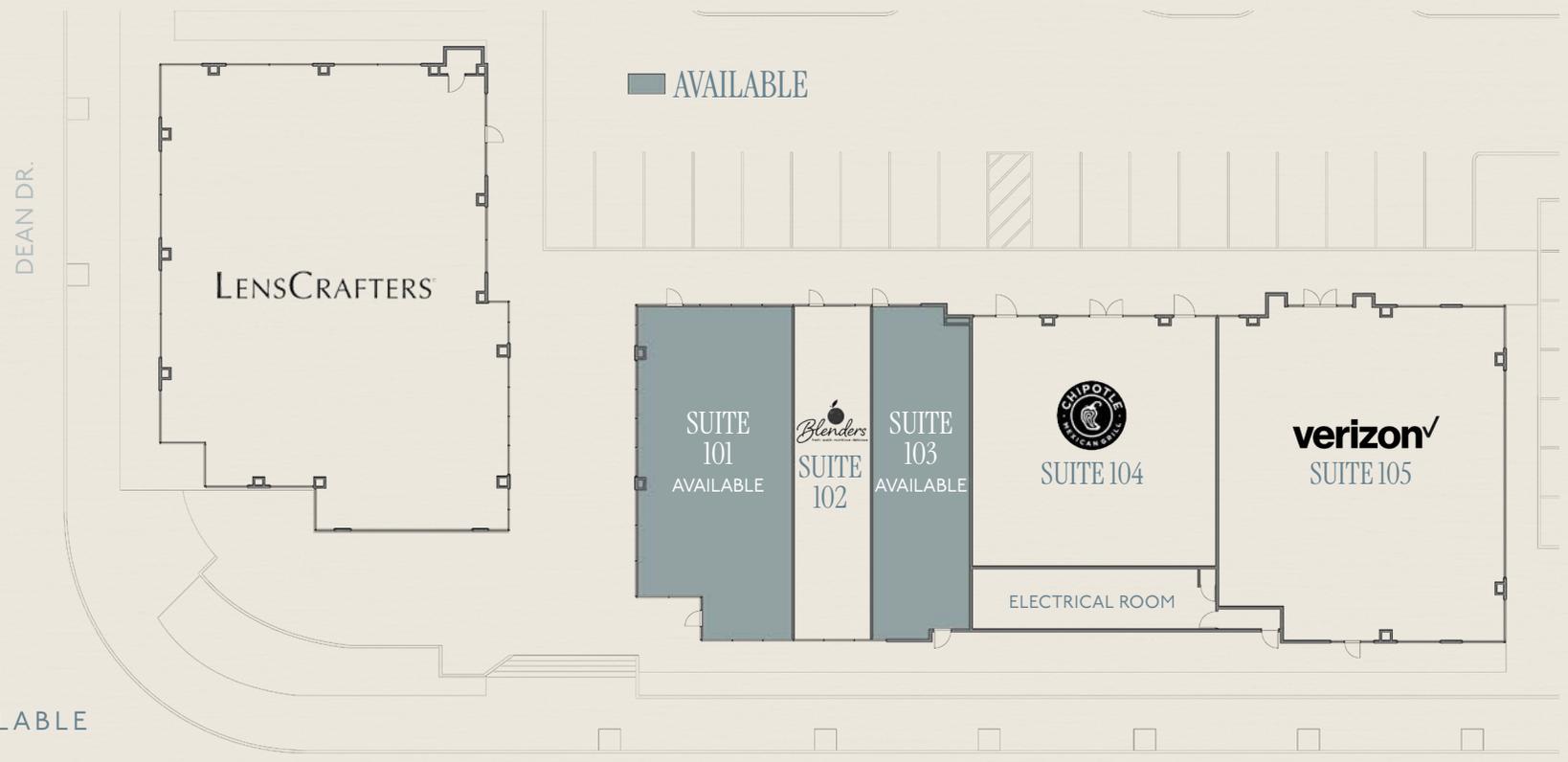
For Lease

488 S. MILLS ROAD



Site Plan

AVAILABLE



SPACES AVAILABLE

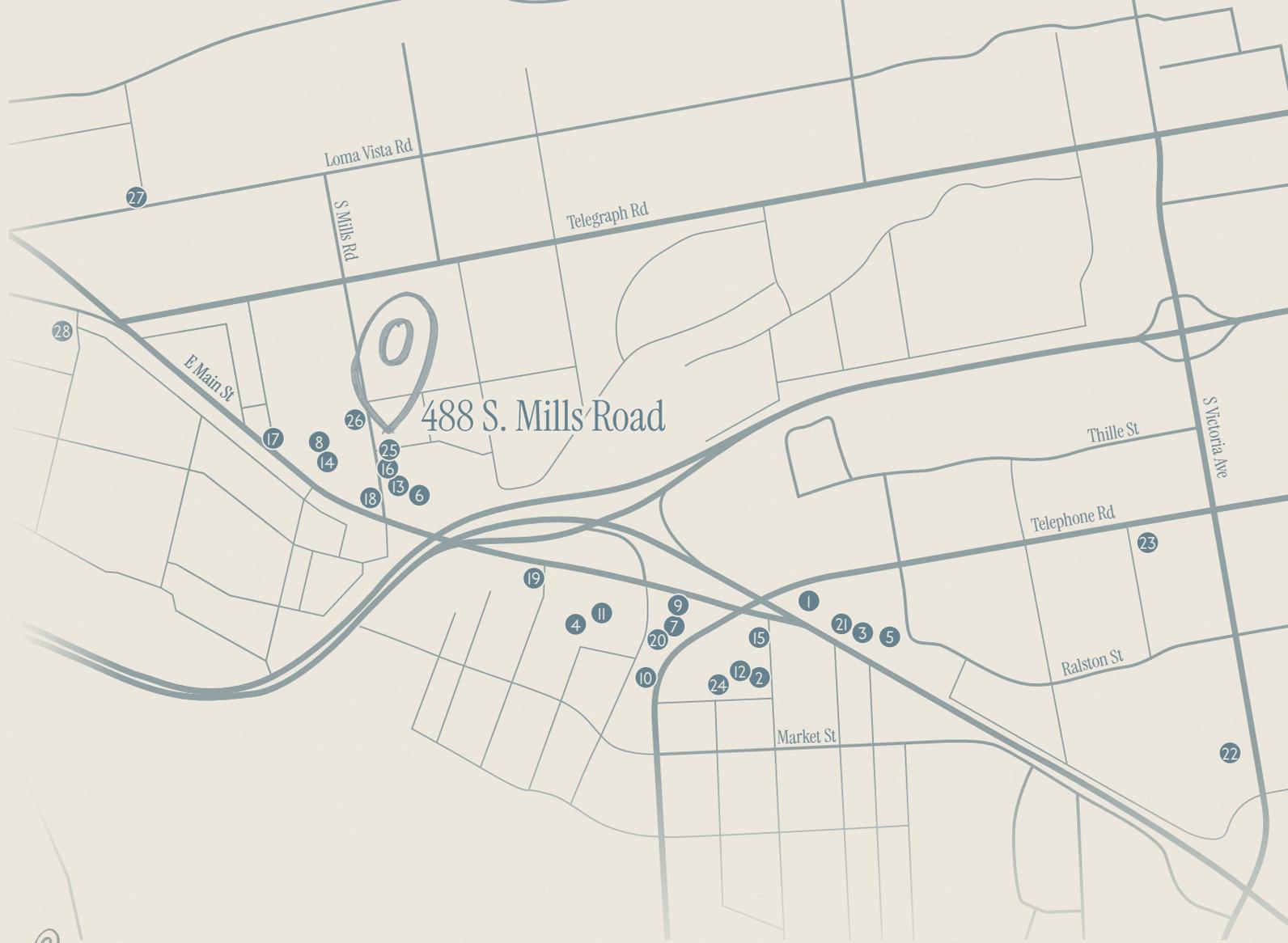
1,789 SF

Suite 101 - Former 2nd Gen Starbucks

1,051 SF

Suite 103 - Former Poke Location

Prime Location



RETAIL

1. Barnes & Noble
2. Burlington
3. Famous Footwear
4. Homegoods
5. Kohl's
6. Lowes
7. Office Depot
8. Pacific View Mall
9. PetCo
10. Ross
11. Target
12. Ulta
13. Verizon

RESTAURANTS

14. California Pizza Kitchen
15. Chick-fil-A
16. Chipotle
17. McConnell's Fine Ice Cream
18. Wood Ranch
19. Toppers Pizza

CAFES

25. Blenders
26. Café Ficelle
27. Daylight & Moon Coffee
28. Starbucks

GROCERY

20. Aldi
21. Sprouts
22. Trader Joe's
23. Vons
24. WinCo Foods

FITNESS

29. 24 Hour Fitness
30. Core Power

VEHICLES PER DAY

53,019

At Mills Road &
Main Street

118,413

At I01 Fwy &
Main Street

Demographics

PERFECT DEMOGRAPHICS FOR RETAIL USES

1 Mile	3 Miles	5 Miles
Population		
13,193	63,133	145,639
Households		
5,324	25,836	53,182
Average Household Income		
\$110,487	\$109,936	\$112,374
Total Consumer Spending		
\$194,736,100	\$928,057,007	\$1,999,246,871

