

# Commercial Lot Available For Ground Lease



**2833 E MAIN STREET | VENTURA, CA 93003**



**Total Site Area:**

0.38 Acres or 16,552 Square Feet

**Location:**

Off of Main Street, surrounded by Venutra Community Memorial Hospital, schools, commercial retail spaces, and residential properties

**Proximity:**

- Directly in front of Ventura Community Memorial Hospital
- Approx. 840K annual visitors to Community Memorial Hospital
  - Walk Score: 84 (highly walkable area)
  - Over 50,000 unique pedestrians per month

**Zoning:**

T 5.2, Neighborhood Core 2, Midtown Corridors Development Code [\[Link to Zoning\]](#)

**Permitted Uses:**

- Includes Medical Offices, Mixed- Use Multi-Family Development, Health/Fitness Facilities, Restaurants, Banks, Offices, Day Cares, and more.
- [\[Link to Permitted Uses\]](#)

**Building Potential:**

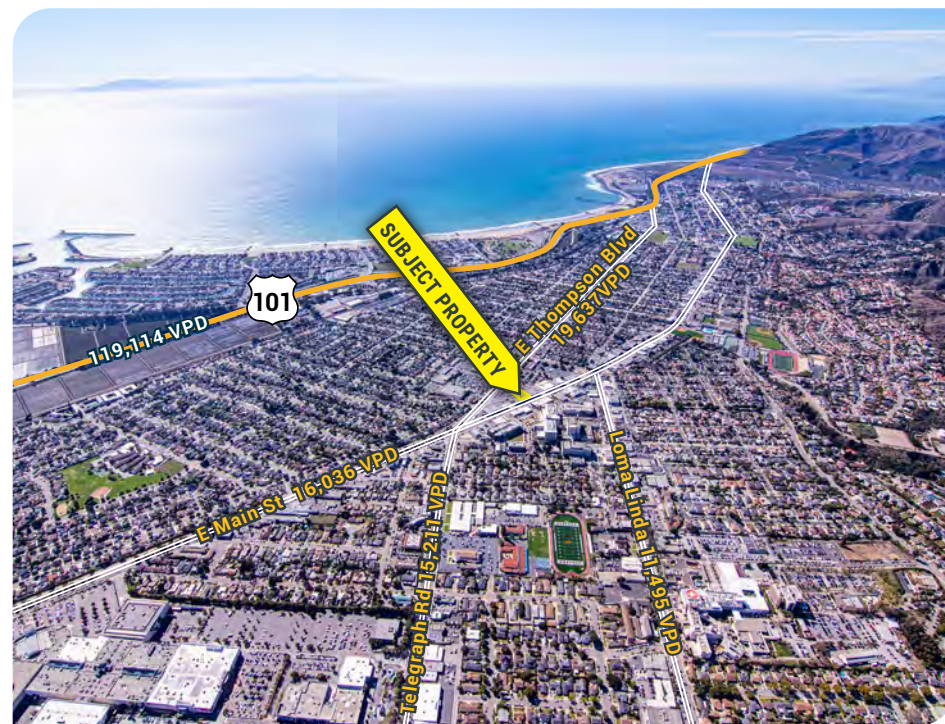
Height allows up to 75 feet or 6 stories.

**Current Use:**

The site is currently being occupied as a multi-tenant retail center and is 100% occupied, on month-to-month leases.

**Asking Rent**

Call Agent for Details



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	15,451	63,176	106,934
Households	6,507	25,752	41,193
Average HH Income	\$136,046	\$121,912	\$130,482

## TRAFFIC COUNTS

Street	VPD
CA-101	±119,000
E Main St	±16,000













**1**

**VONS** **SUBWAY**

**goodwill** **WELLS FARGO** **Wendy's**

**2**

**DOLLAR TREE** **Ventura Sandwich Co** **Yolanda's**

**Community Memorial HEALTHCARE Hospital with 250 Beds**

**3**

**TARGET** **ROSS DRESS FOR LESS** **TRADER JOE'S**

**CHASE** **24 HOUR FITNESS** **macy's**

**JCPenney** **Bath & Body Works** **california PIZZA KITCHEN** **sears HOME SERVICES**

**Pacific View Mall - 100 Stores!**

VENTURA BEACH



119,114 VPD

Will Rogers Elementary School

**1**

**Auto Zone**

**CVS**

**Jack in the box**

**PRIME ITALIAN STEAKHOUSE**

**Carl's Jr.**

**2**

**SUBJECT PROPERTY**

E-Thompson Blvd 19,637 VPD

E Main St 16,036 VPD

Telegraph Rd 15,211 VPD

Loma Linda 11,495 VPD

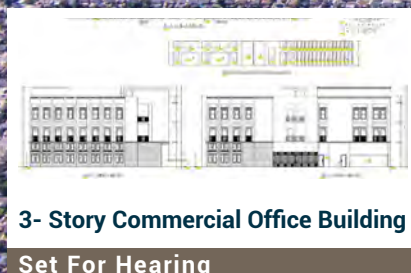
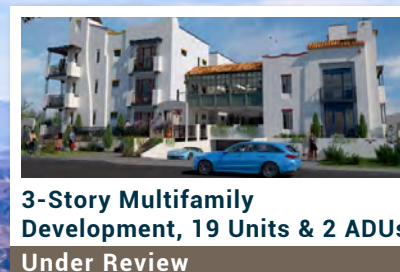
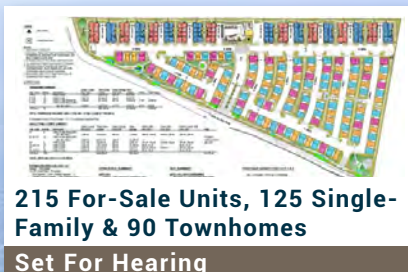
Saint Bonaventure High School

**3**





## NEARBY DEVELOPMENTS



**SUBJECT PROPERTY**



The City of Ventura is currently home to **219 active development projects**, with **106 already entitled** and **17 under construction**. This demonstrates a strong and ongoing wave of new development in the city.





## CITY OF VENTURA OVERVIEW

The City of Ventura is home to over 12,000 businesses and a strong workforce of more than 53,000 individuals. Ventura is the regional leader in healthcare and public administration, housing three prestigious medical institutions and the county's government center.

Ventura is renowned for its strong sense of community, earning multiple awards as one of the Best Places to Live. While the city is known for its historic buildings and downtown area, it remains highly supportive of development, with a clear vision for future growth. Main Street is identified as having the greatest potential for expanded mixed-use housing, offering a wide range of opportunities that can benefit the community.

## VENTURA DEMOGRAPHICS



109K

POPULATION



\$129K

AVG HH INCOME



12K

BUSINESSES



53K

EMPLOYEES





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