



### PROPERTY DESCRIPTION

Extremely rare and sought after restaurant site for lease in the heart of Downtown Ventura. The property features a 2,444 sq ft fully-operation kitchen and equipped restaurant with existing beer/wine license in place. The space also features a 600 (+/-) sq ft patio area and temporary "Main Street Moves" patio on Main Street. Includes parking (2-4 tandem) spaces at rear entrance.

Perfectly situated in Downtown Ventura, a California coastal community that boasts idyllic beaches, incredible surf, and year-round sunshine. Frequently named one of the most desirable places to live, Ventura offers a little something for everyone. From the mountains to the beaches, the restaurants and craft breweries to the theaters and galleries, Ventura has so much to offer. The Downtown area in particular is the arts and cultural hub of the community, with scores of locals and tourists strolling, dining and shopping the area daily.

|                     |                                |
|---------------------|--------------------------------|
| Lease Rate:         | \$3.75 SF/month (Est. (\$.25)) |
| NNN Estimate Value: | Est. (\$.25)                   |
| Number of Units:    | 1                              |
| Available SF:       | 2,444 SF                       |
| Building Size:      | 2,444 SF                       |

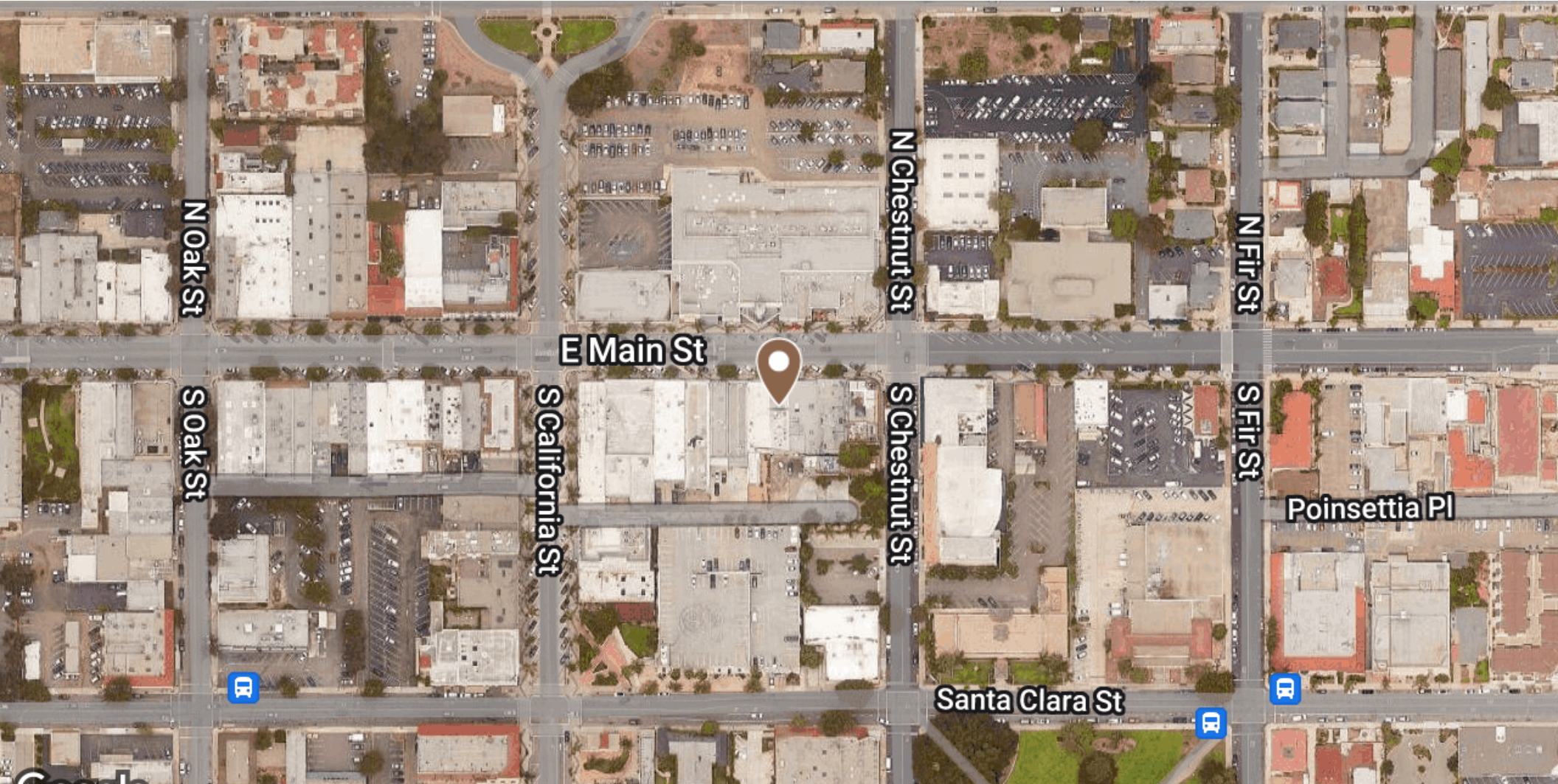


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CA DRE #01213236



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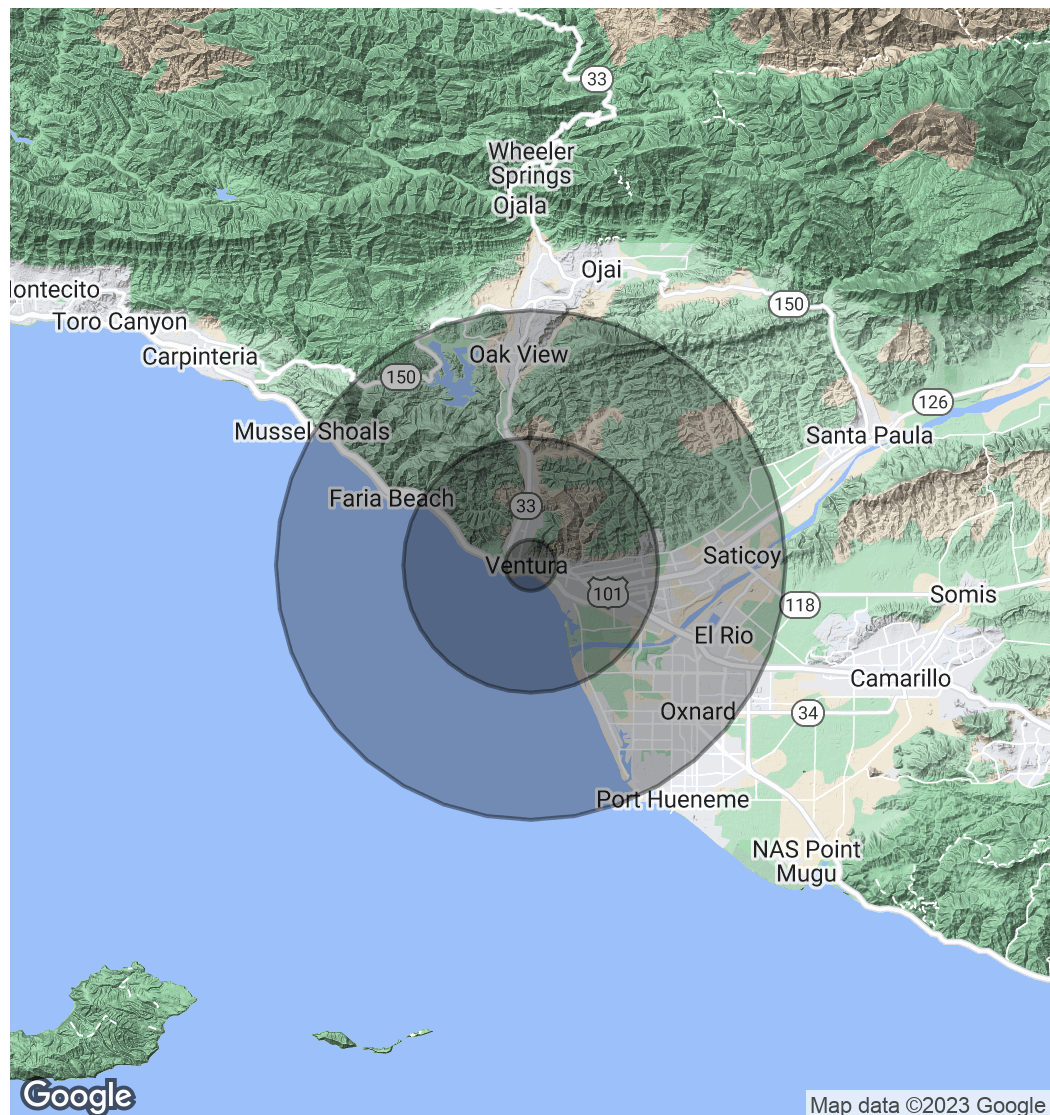
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 11,175 | 64,416  | 293,270  |
| Average Age          | 38.9   | 40.8    | 37.6     |
| Average Age (Male)   | 39.0   | 39.2    | 36.3     |
| Average Age (Female) | 41.3   | 42.3    | 38.7     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,285     | 26,699    | 99,834    |
| # of Persons per HH | 2.1       | 2.4       | 2.9       |
| Average HH Income   | \$65,599  | \$88,885  | \$89,551  |
| Average House Value | \$516,383 | \$602,660 | \$526,895 |

\* Demographic data derived from 2020 ACS - US Census

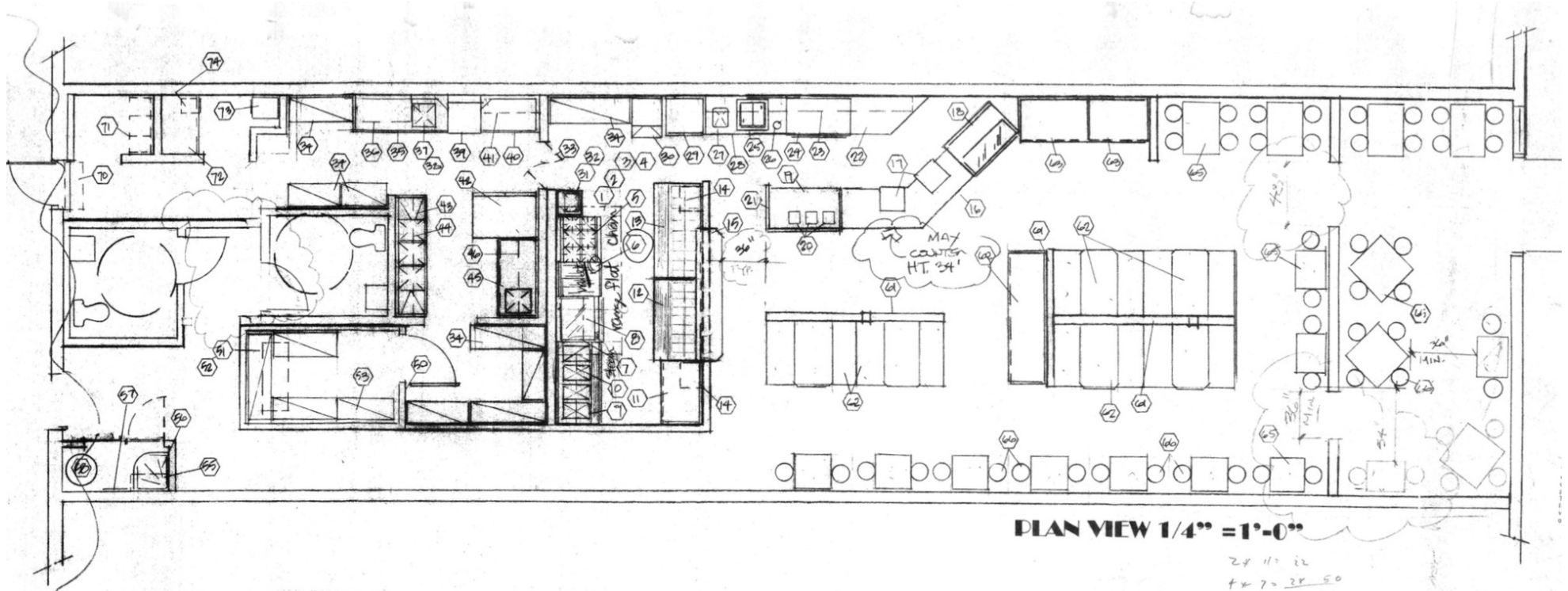


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