

FOR LEASE

11494 N. Ventura Ave,  
Ojai, CA

Rare Opportunity For Anchor Tenant To Serve The  
Ojai Valley On Main Gateway Corridor Into Ojai



**CENTRAL  
COAST  
PROPERTIES**



# PHOTOS



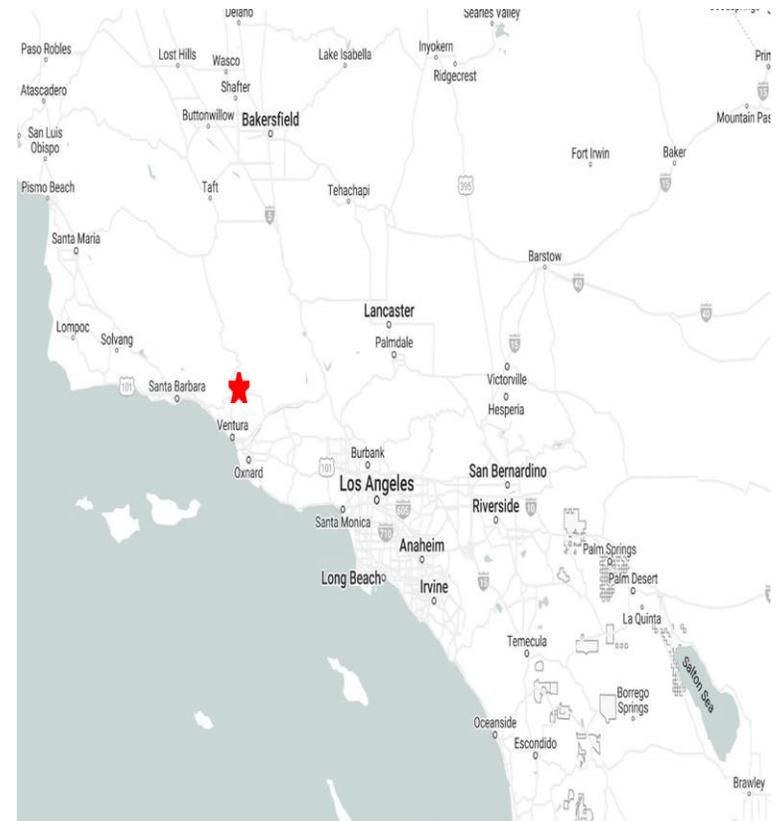
## PROPERTY SUMMARY

- Excellent Frontage Exposure & Signage Visibility with stop light on Highway 33, the main thoroughfare into Ojai (Average Daily Traffic Volume count over 20,000). Center offers 4 areas of ingress & egress for easy access.
- **One of the first and best locations for chain tenants outside of the restricted zone.** Red Horse Plaza is located just outside Ojai city limits and is NOT subject to the Formula Business Establishment Plan (FBEP) which restricts food and retail chains within the City of Ojai. **This area has become a hub for national tenants to serve the Ojai Valley.**
- End Cap Anchor Space in the Red Horse Plaza and co-tenancy with strong national tenants. Other nearby national tenants include Vons, Starbucks, McDonald's, Taco Bell, The Habit, and others.
- Vons is the only other national grocer servicing Ojai Valley with a reported 99,400 visits in July 2025 (Placer A.I.).
- Rite Aid tenancy of over 30 years, served as a pillar for the community with very little national retailer competition to provide pharmacy benefits to the Ojai Valley.
- Located between Los Angeles and Santa Barbara, Red Horse Plaza is a popular stop for both local residents and tourists en route to elite destinations, events, and attractions in the Ojai Valley. These include the award-winning, world-renowned, five-diamond Ojai Valley Inn Resort & Golf Course, Lake Casitas, the Ojai Farmers Market, Libbey Bowl concerts, the Ojai Tennis Tournament, and a variety of wine, music, art, and film festivals. Visitors can also enjoy scenic biking, hiking, and horseback riding trails that showcase the area's natural beauty.

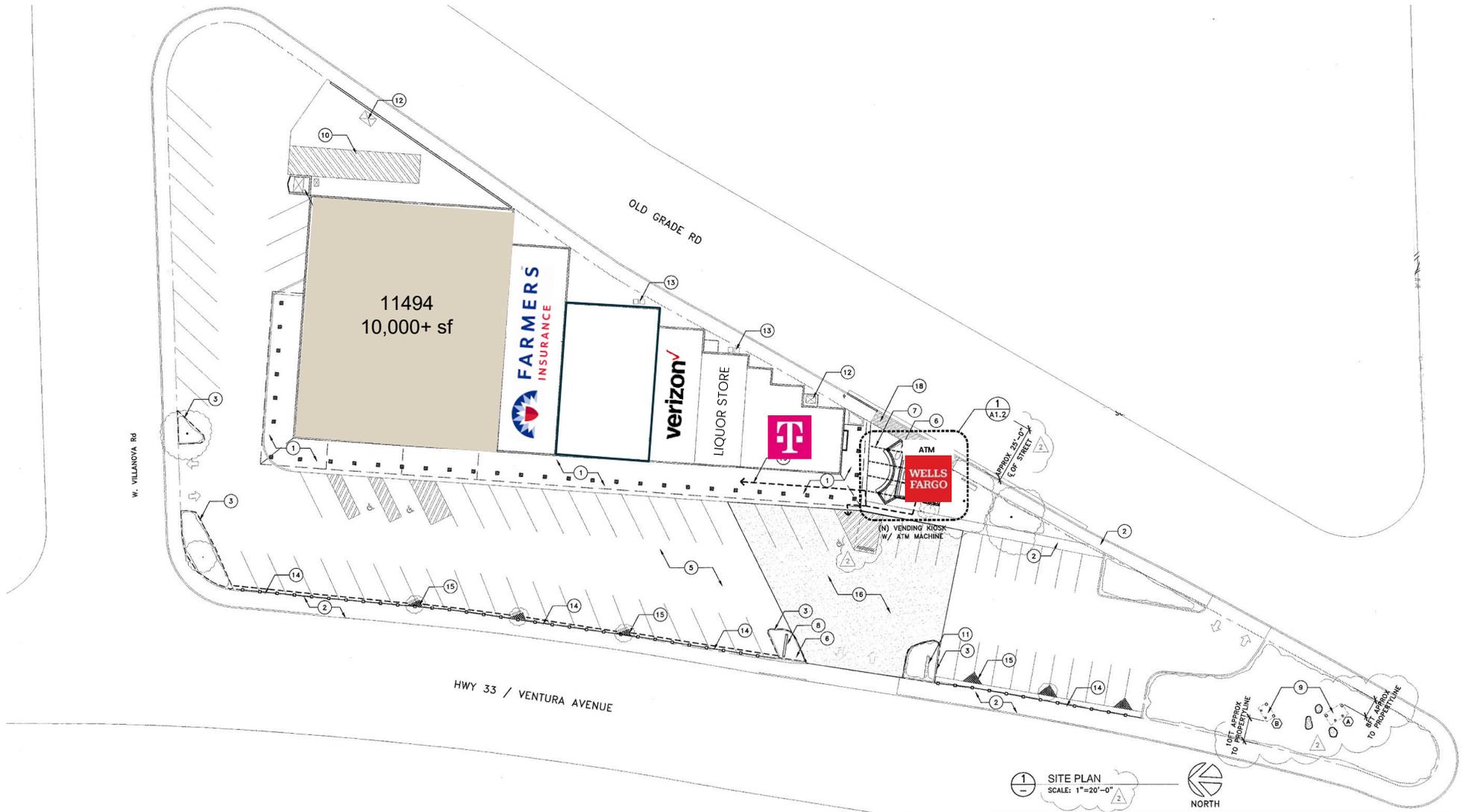
## Lease Offering

**Approx. 10,000 Square Feet (Opportunity for additional square footage)**

**\$2.97 Per Square Foot + NNN (Estimated at \$0.88 psf)**



# SITE PLAN





W VILLANOVA RD

N VENTURA AVE / HWY 33

OLD GRADE RD

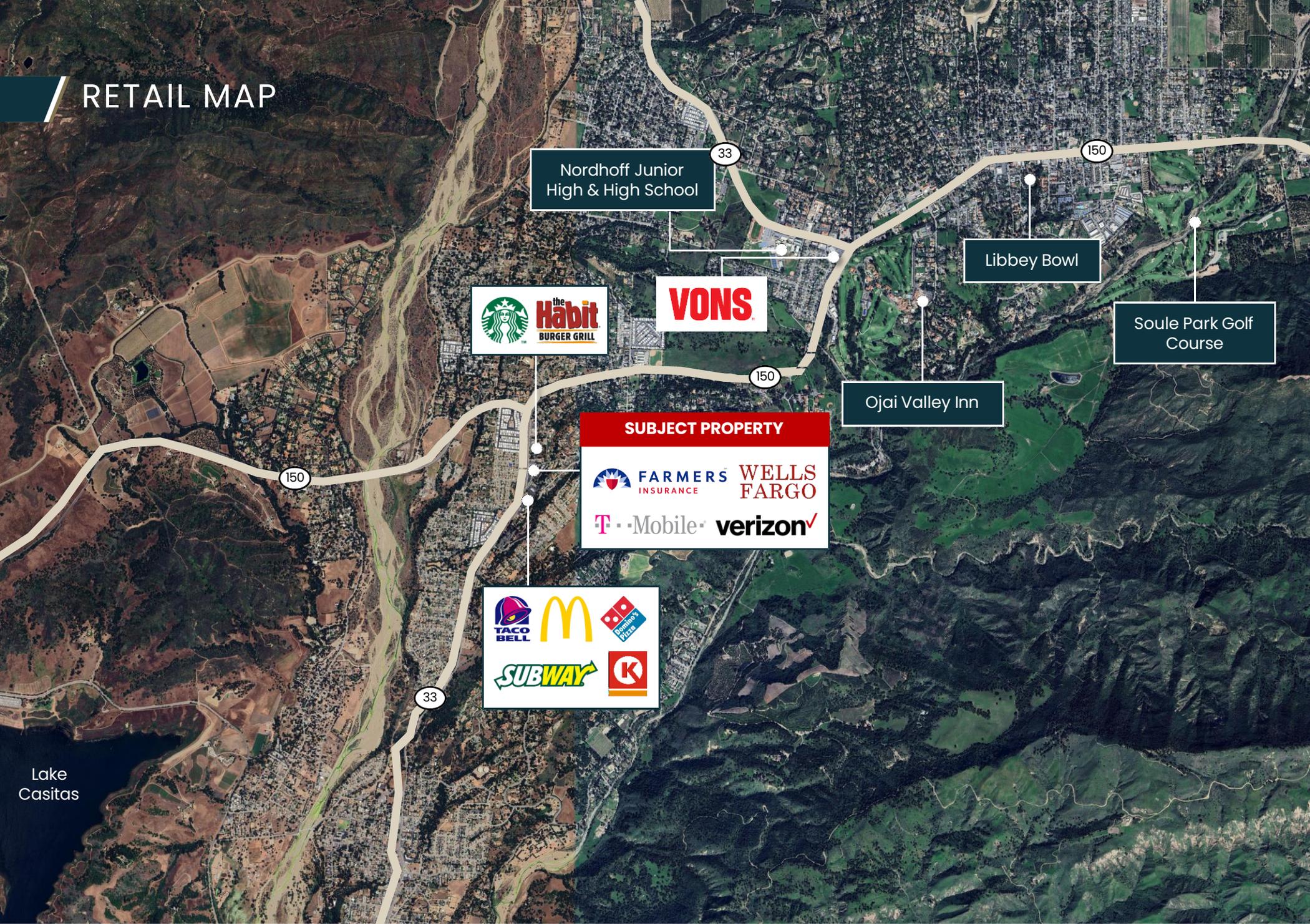
11494  
10,000+ sf



Red Horse Plaza	
Metric	July 2024
Monthly Visits	31.5K
Monthly Visitors	9.8K
Avg. Dwell Time	20 Min

Source: Placer.ai

# RETAIL MAP



Nordhoff Junior High & High School

Libbey Bowl

Soule Park Golf Course

Starbucks  
the Habit  
BURGER GRILL

VONS

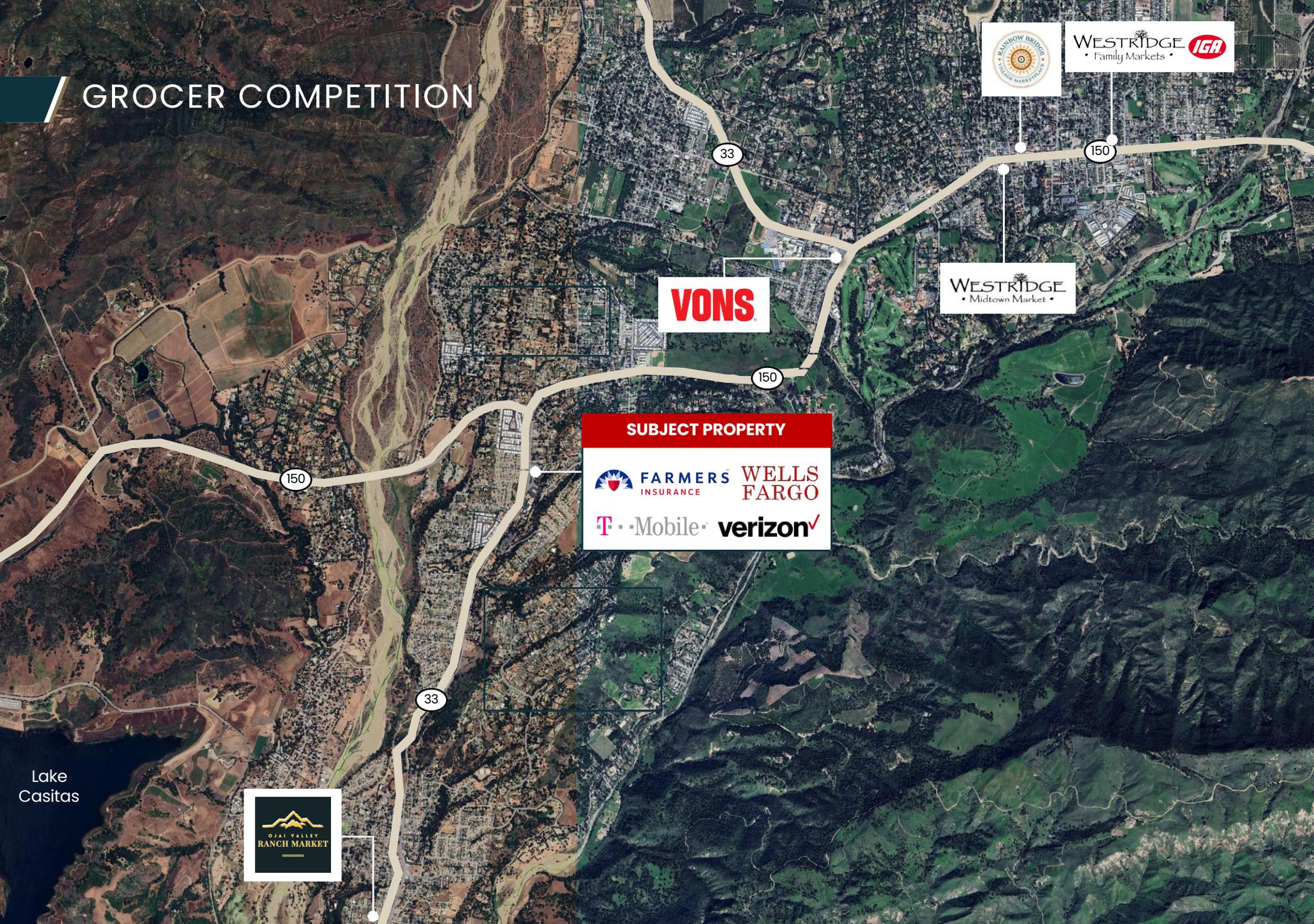
**SUBJECT PROPERTY**  
FARMERS INSURANCE WELLS FARGO  
T-Mobile verizon

Ojai Valley Inn

TACO BELL McDonald's Domino's  
SUBWAY K

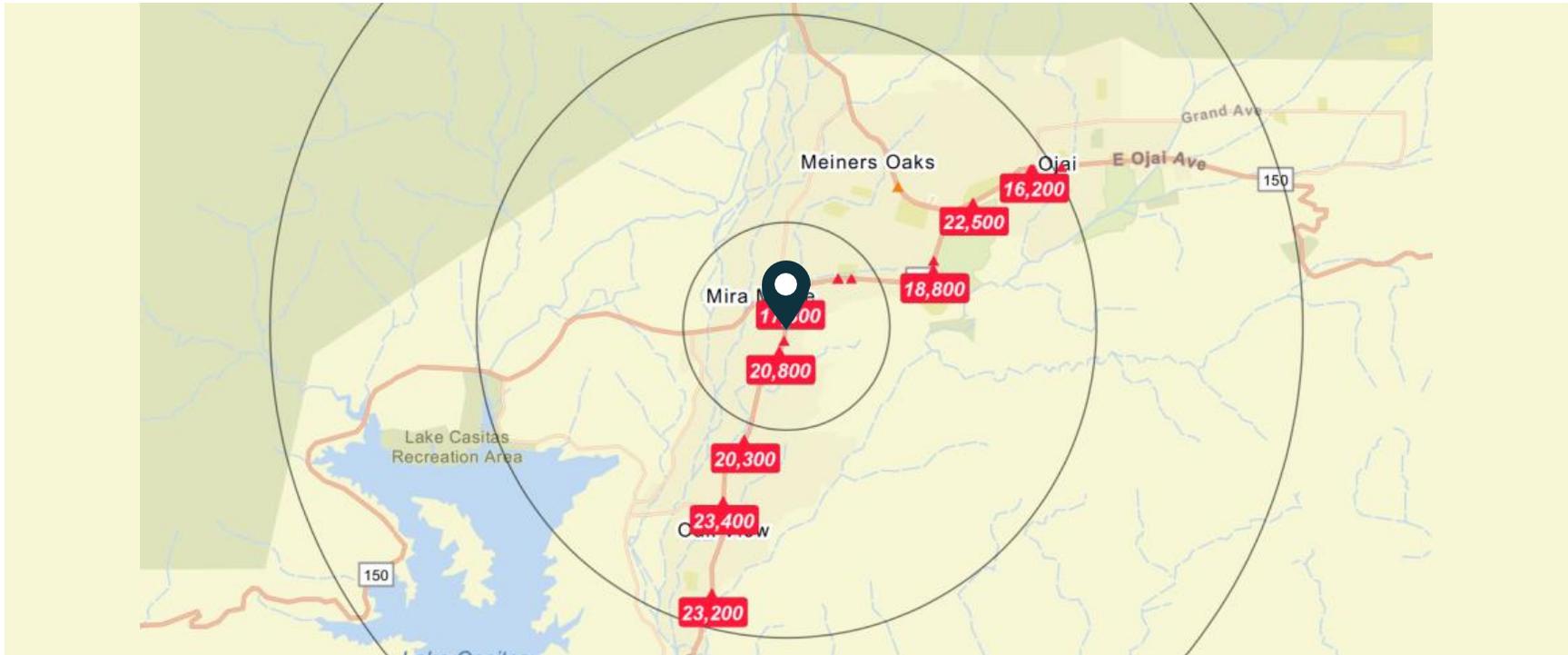
Lake Casitas

# GROCER COMPETITION



Lake Casitas

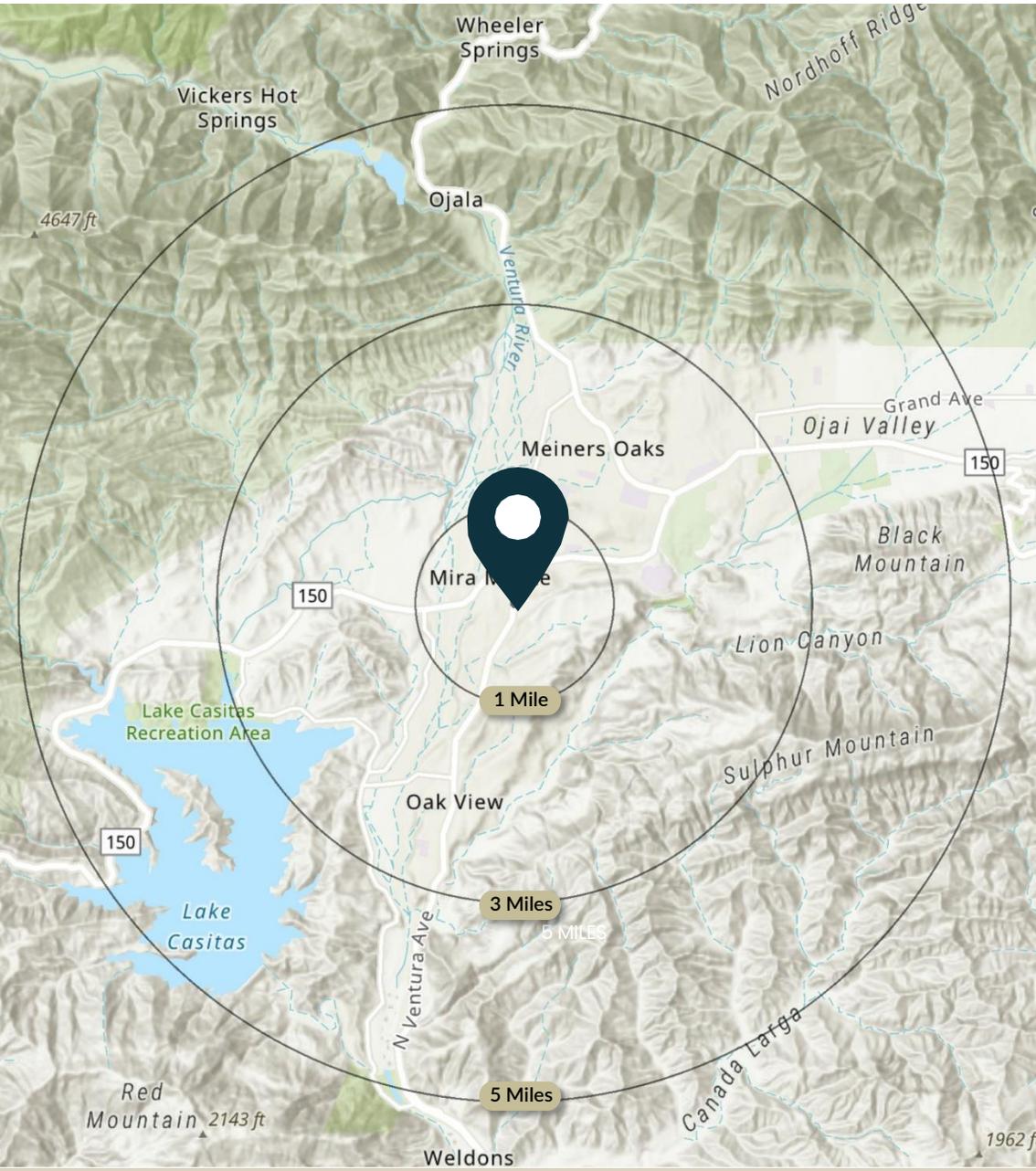
# TRAFFIC COUNT



Cross Street	Cross St Distance	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
N Ventura Ave	0.03 W	2024	2,308	MPSI	0.03
N Ventura Ave	0.03 W	2025	2,271	MPSI	0.03
Old Grade Rd	0.04 N	2024	22,779	MPSI	0.12
Old Grade Rd	0.04 N	2025	22,477	MPSI	0.12
Baldwin Rd	0.10 N	2023	23,242	MPSI	0.22
Baldwin Rd	0.10 N	2025	23,292	MPSI	0.22
N Ventura Ave	0.00 SE	2025	20,221	MPSI	0.23
Woodland Ave	0.05 NE	2025	20,281	MPSI	0.28
Woodland Ave	0.05 NE	2024	20,486	MPSI	0.28
N Ventura Ave	0.00 NW	2024	14,190	MPSI	0.32

# DEMOGRAPHICS

2025 Summary	1 Mile	3 Miles	5 Miles
Population	6,289	19,261	25,743
Households	2,610	7,476	10,142
Families	1,685	4,741	6,374
Average Household Size	2.40	2.56	2.51
Owner Occupied Housing Units	2,015	5,304	6,865
Renter Occupied Housing Units	595	2,172	3,277
Median Age	48.7	47.7	47.9
Median Household Income	\$102,915	\$100,908	\$96,964
Average Household Income	\$134,087	\$134,439	\$135,020





## CENTRAL COAST PROPERTIES

### Broker

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