



COMMERCIAL

OFFERING MEMORANDUM



For Sale Prime Retail Property in Downtown

384 MAIN STREET | VENTURA, CA

OWNER-USER OPPORTUNITY

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OVERVIEW

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PROPERTY OVERVIEW

EXECUTIVE SUMMARY

384 E Main St is nestled within the Figueroa Street Mall Shopping Center, a charming, open-air pedestrian plaza in the heart of downtown Ventura, California. This vibrant shopping corridor is steeped in history and known for its eclectic mix of boutiques, galleries, restaurants, and local businesses, all set against a backdrop of Spanish Colonial architecture and mature trees.

The property is strategically positioned adjacent to Mission Park, the Museum of Ventura County, and the iconic Mission San Buenaventura, attracting a consistent flow of locals and tourists alike. Its central location ensures excellent visibility, walkability, and steady foot traffic throughout the week, especially during community events, farmers markets, and festivals regularly held in the area.

Spanning approximately 4,222 square feet, the building is currently leased to a tenant on a month-to-month basis, offering a rare degree of flexibility for an incoming buyer. Whether you're an owner-user seeking a signature location for your business or an investor looking for a value-add opportunity in one of Ventura's most desirable commercial districts, this property delivers strong long-term potential.

With its prime location, historic surroundings, and adaptive layout, 384 E Main St presents an exceptional opportunity to own a piece of Ventura's vibrant downtown core.

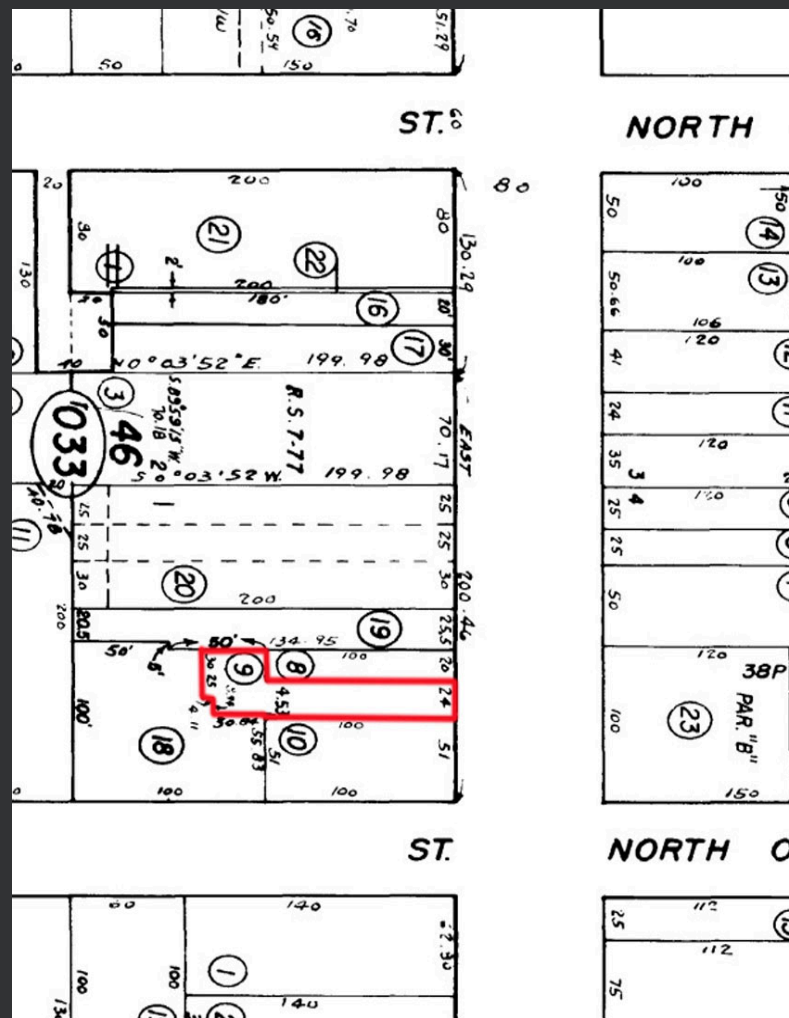




PROPERTY DETAILS

ADDRESS	384 E Main St, Ventura, CA 93001
PROPERTY TYPE	Commercial Retail
BUILDING SIZE	4,222 sq ft
LOT SIZE	3,484 sq ft
YEAR BUILT	1900
PARKING SPACES	Ample Street Parking
ZONING	T6.1-DSP
APN	073-0-033-090
ASKING PRICE	\$2,200,000
PRICE PER FOOT	\$521

PARCEL MAP



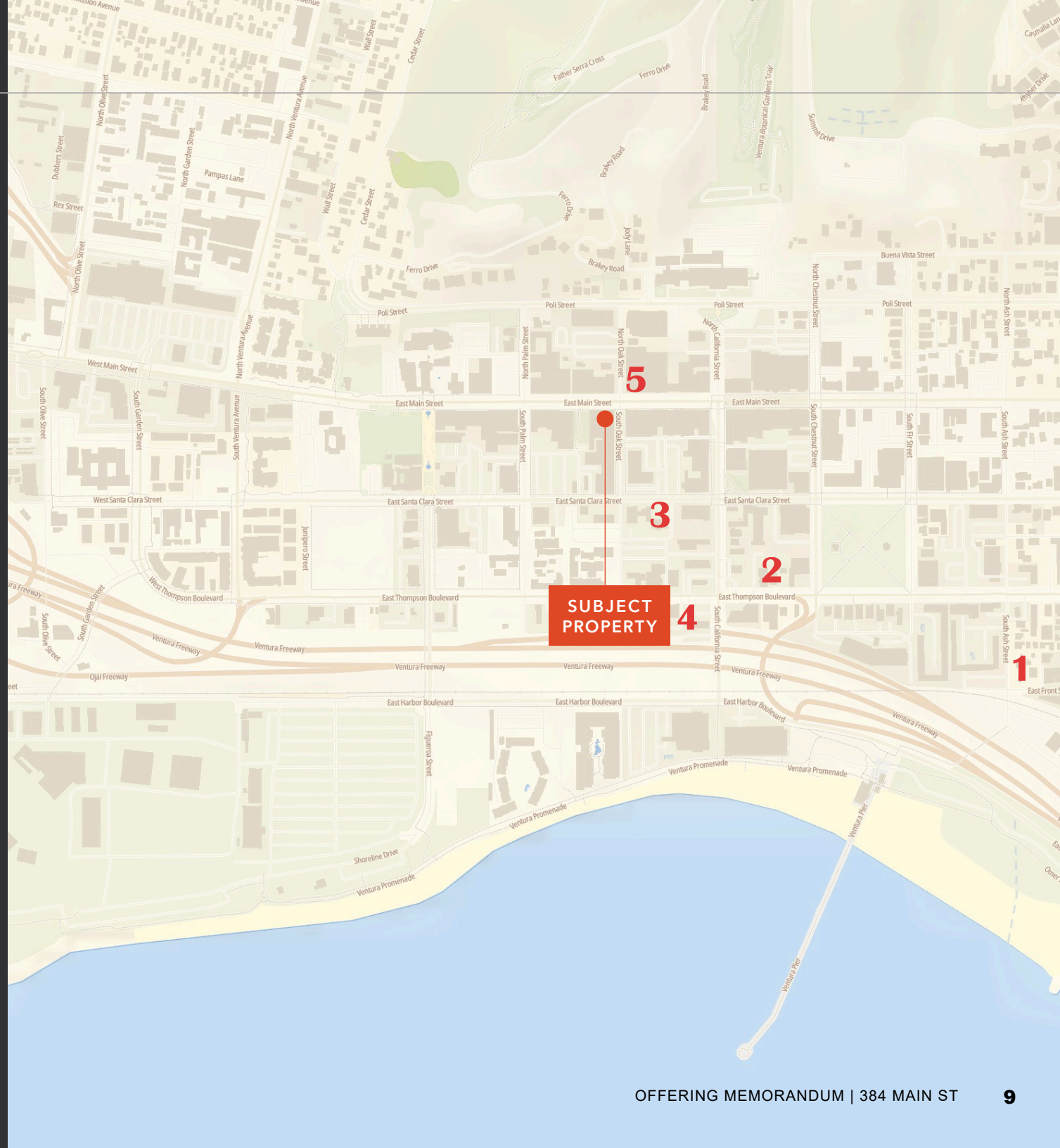
LOCATION MAP





SALES COMPARABLES


PROPER COMPLOTS


- 1** 809 E Front St
- 2** 545 E Thompson Blvd
- 3** 444 E Santa Clara St
- 4** 410 E Thompson Blvd
- 5** 419 E Main St




1		Built/Renovated	1900	Sold Price	\$1,700,000
		Building Size	1,652 SF	Sold Date	04/30/2025
		Lot Size	7,623 SF	Price Per SF	\$1,029 / SF
		Parking Spaces			
		Sale Type	Owner-User		
		Zoning	CR		

2		Built/Renovated	1960	Sold Price	\$1,640,000
		Building Size	3,100 SF	Sold Date	08/01/2024
		Lot Size	18,731 SF	Price Per SF	\$529 / SF
		Parking Spaces			
		Sale Type	Owner-User		
		Zoning	DC		

3		Built/Renovated	1961	Sold Price	\$1,650,000
		Building Size	3,360 SF	Sold Date	
		Lot Size	10,890 SF	Price Per SF	\$491 / SF
		Parking Spaces	10		
		Sale Type	Owner-User		
		Zoning	DC		

4		Built/Renovated	1960	Asking Price	\$800,000
		Building Size	632 SF	Sold Date	
		Lot Size	5,040 SF	Price Per SF	\$1,266 / SF
		Parking Spaces			
		Sale Type	Investment		
		Zoning	DC		

5		Built/Renovated	1920	Asking Price	\$5,500,000
		Building Size	17,406 SF	Sold Date	
		Lot Size	14,375 SF	Price Per SF	\$316 / SF
		Parking Spaces			
		Sale Type	Investment		

PROPERTY PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW

MARKET OVERVIEW

Ventura, officially known as San Buenaventura, is a coastal city located midway between Santa Barbara and Malibu in California. It's celebrated for its charming coastal atmosphere and high quality of life.

Coastal Charm & Natural Beauty:

- **Pacific Ocean location:** Ventura is situated along the beautiful Pacific Ocean, providing residents and visitors with miles of beaches and stunning views, including those of the Channel Islands.
- **Beaches:** Enjoy a variety of beaches, including Surfer's Point, known for its surfing opportunities, and Marina Park, a 15-acre park perfect for families, with areas for volleyball, barbecues, and water activities.
- **Outdoor Activities:** Ventura offers a diverse range of outdoor pursuits, such as hiking in areas like the Ventura Botanical Gardens or the nearby Los Padres National Forest. Kayaking, paddleboarding, and whale watching are also popular activities, especially around the Ventura Harbor.

Vibrant Downtown & Community:

- **Revitalized Downtown:** Ventura's downtown area features a pedestrian-friendly Main Street with a mix of historic architecture, local shops, restaurants, and galleries.
- **Community Events:** The city hosts various events and festivals, like the annual Aloha Beach Festival and the California Strawberry Festival at the Ventura County Fairgrounds.
- **Local Businesses & Arts Scene:** Ventura has a strong sense of community, with many locally owned businesses and a thriving arts scene, including galleries, theaters, and live music venues.

Livability:

- **High Livability Rankings:** Ventura consistently appears on lists of desirable places to live.
- **Family-Friendly Environment:** The city is considered a great place to raise a family, with good schools, a focus on safety, and numerous family-friendly activities.
- **Mild Climate:** Ventura enjoys a pleasant climate, with warm summers and mild winters, making it ideal for outdoor enthusiasts.

DEMOGRAPHICS

Total Population of
Ventura, CA The median
age is 38.8



49%
MALE



51%
FEMALE

EDUCATION



19%
High School



10%
Associates Degree



21%
Bachelor's Degree



13%
Grad Degree



\$90,449
Average HH income within 5-m
radius



88,223
Population within 5-m
radius



\$72,903
Median HH income within 5-m
radius



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