

FOR LEASE

11492 N. Ventura Ave,  
Ojai, CA

RESTAURANT ON BUSY ACCESS ROAD TO OJAI



**CENTRAL  
COAST  
PROPERTIES**

**Broker**

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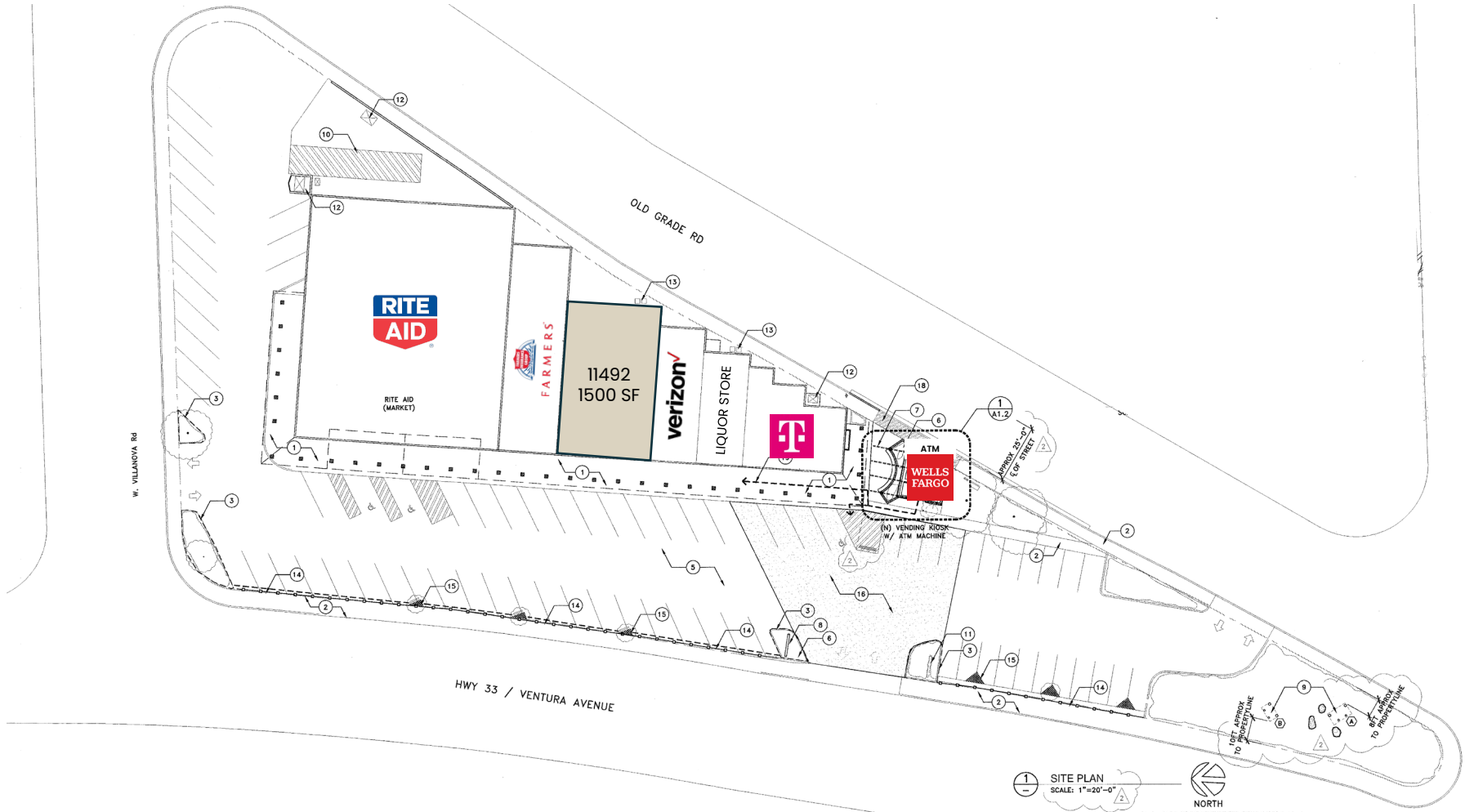


# PHOTOS





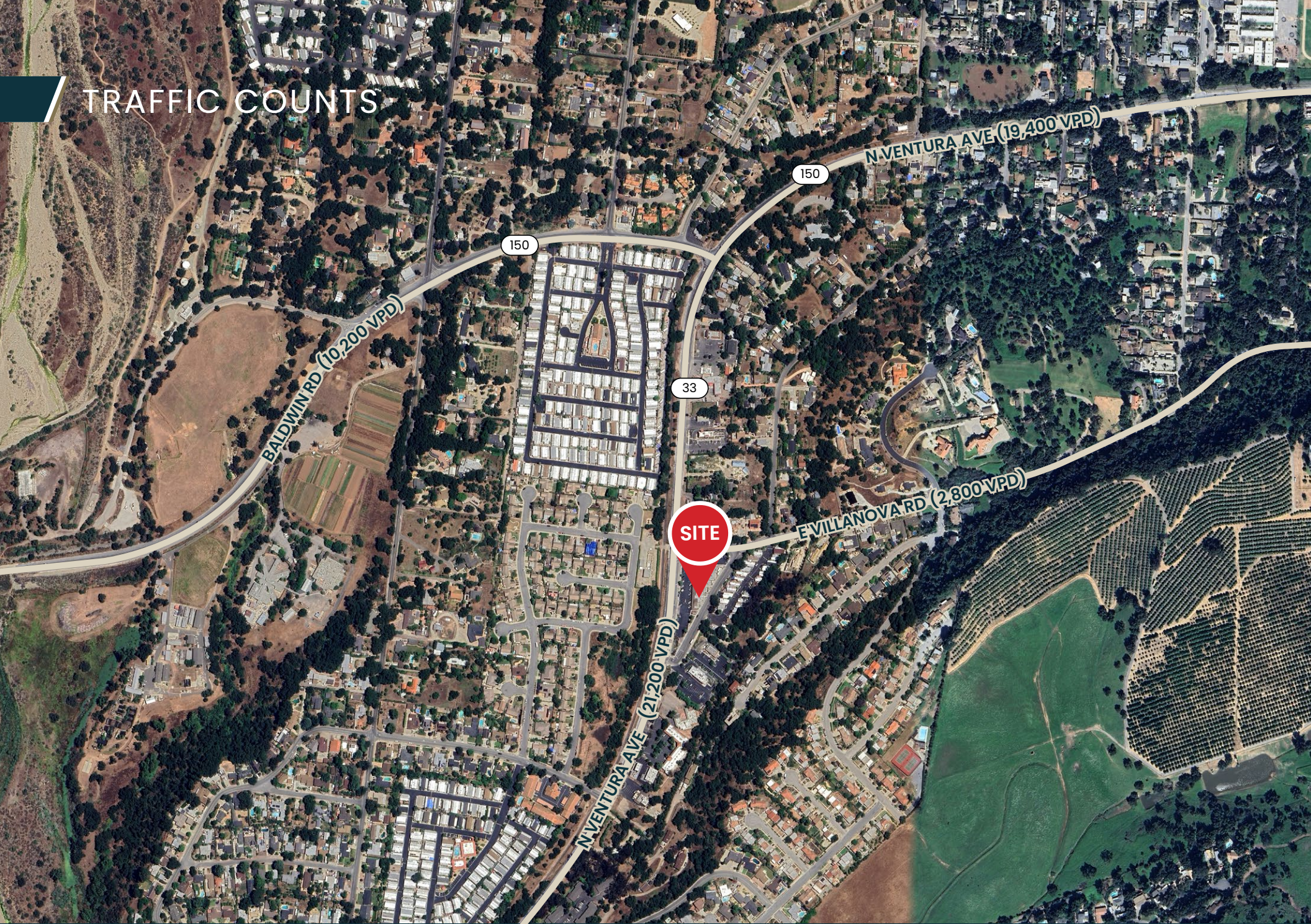




# SITE PLAN



# TRAFFIC COUNTS





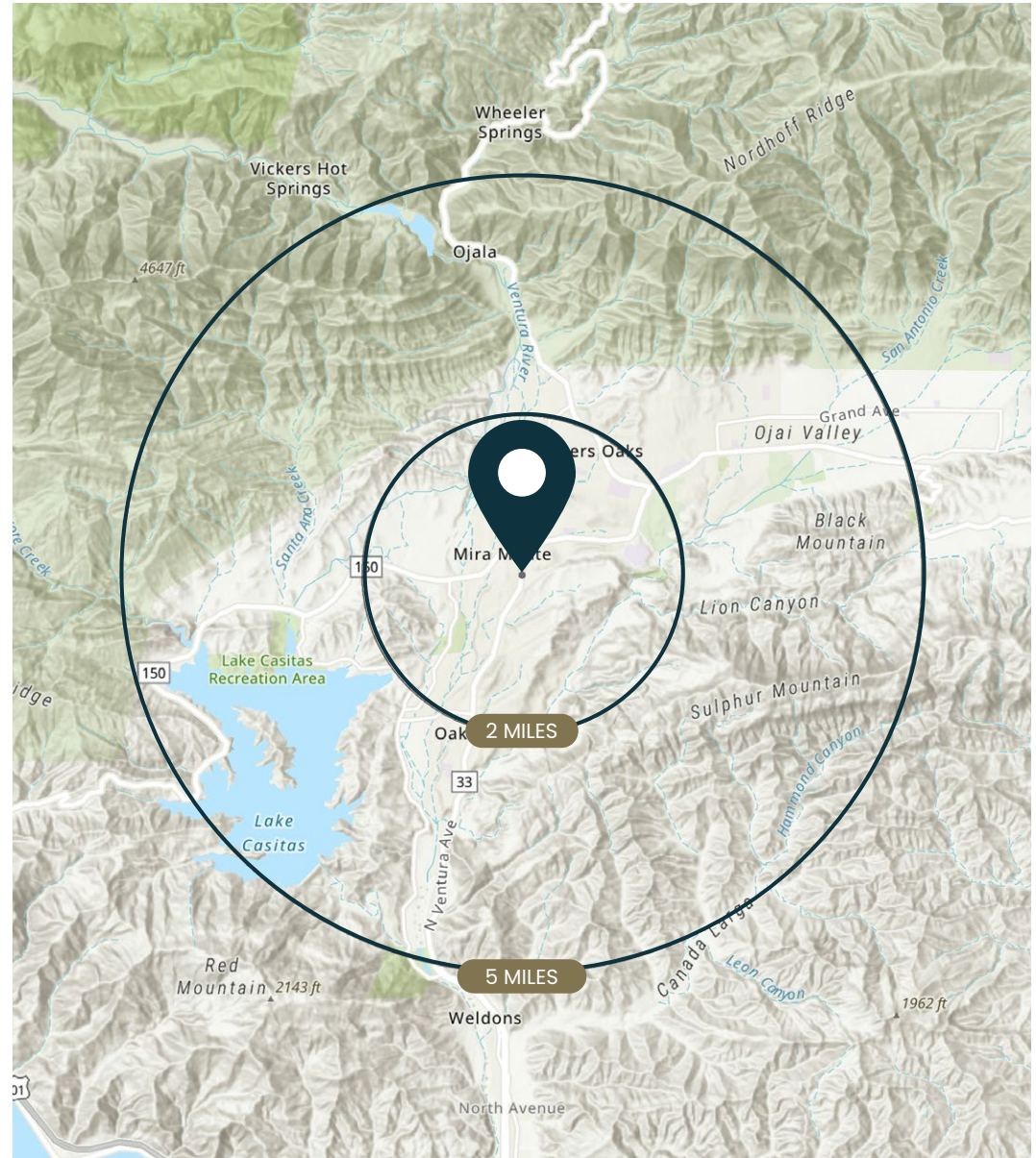
# DEMOGRAPHICS

## 2024 Summary

	2 Mile	5 Mile
Population	13,947	25,801
Households	5,363	10,097
Families	3,441	6,352
Average Household Size	2.59	2.53
Owner Occupied Housing Units	3,996	6,860
Renter Occupied Housing Units	1,367	3,237
Median Age	47.9	48.0
Median Household Income	\$99,488	\$99,703
Average Household Income	\$132,936	\$136,958

## 2029 Summary

	2 Mile	5 Mile
Population	13,636	25,236
Households	5,304	9,985
Families	3,400	6,277
Average Household Size	2.56	2.50
Owner Occupied Housing Units	4,016	6,894
Renter Occupied Housing Units	1,288	3,090
Median Age	48.5	48.6
Median Household Income	\$110,630	\$113,592
Average Household Income	\$155,536	\$159,198







Nordhoff Junior High & High School

Libbey Bowl

Soule Park Golf Course

Ojai Valley Inn

**SUBJECT PROPERTY**











Lake Casitas