



3959 E. MAIN STREET, SUITE C, VENTURA, CA

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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HIGHLIGHTS

- 1,360± SF In Line Rental Suite
- Close to Ventura 101 Fwy & 126 Fwy On Ramps
- Signalized Intersection
- High Traffic Location
- Monument Signage
- C2 Zoning
- \$2.15 PSF/MO + \$0.42 PSF NET - 1st Year



POPULATION:
1 Mile: 12,033
3 Mile: 64,590
5 Mile: 160,417



AVG HH INCOME:
1 Mile: \$111,981
3 Mile: \$120,991
5 Mile: \$113,961



TRAFFIC COUNTS:
Main St: 47,637 CPD
Ventura 101 Fwy: 96,000 CPD

MAIN ST. RETAIL FOR LEASE

Ventura, California

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AMENITIES AERIAL

