

# MAIN ST. RETAIL FOR LEASE

Ventura, California



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

For further information contact:

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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



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## AMENITIES AERIAL

