

For Sale

3440
E MAIN STREET

PACIFIC VIEW MALL - MIXED USE DISTRICT
REDEVELOPMENT OPPORTUNITY

VENTURA, CA 93003

CBRE
Boyett Team



3440

E MAIN STREET

- 01 Executive Summary
- 02 Property Description
- 03 Ventura Overview
- 04 Ventura County Overview

CONTENTS



01 EXECUTIVE SUMMARY

THE OFFERING

The Boyett Team at CBRE is pleased to present a 3.65 AC (158,994 SF) redevelopment site for multifamily or mixed-use located at 3440 E Main Street, Ventura, California. The subject property is located in a prime Ventura location on the southwest corner of E Main Street and S Mills Road.

Spanning 3.65 acres and carrying the City of Ventura's highest-intensity Mixed Use 6 designation under the newly adopted 2050 General Plan (effective November 20, 2025), this site delivers a generous by-right count of 292 residential units at a maximum height of six stories, with full allowance for multifamily, residential-over-retail, or mixed-use development. The Pacific View Mall core was specifically upgraded to Mixed Use 6 in the fresh General Plan to catalyze transformative redevelopment and housing infill on underutilized commercial land, positioning the property as one of the most policy-supported redevelopment opportunities in Ventura today. Layered with the City's August 2025 ordinance that conformed local code to State Density Bonus Law preemption, and AB 2011's ministerial streamlining, the site offers a clear, fast-track approval path with full CEQA exemption and substantial upside to boost density, height, reduce parking and setbacks, and secure additional concessions through an affordable housing component.

Situated in a prime Ventura location, this offering presents a rare opportunity for an astute developer to capitalize on one of the most significant and policy supported development sites across upscale Ventura County.



INVESTMENT HIGHLIGHTS

- + Prime Pacific View Mall Location in Ventura
- + 3.65 Acres of Contiguous Redevelopment Land
- + Mixed Use 6 Designation Under the Newly Adopted 2050 General Plan
- + Delivered Fully Vacant & Ready for Strong By-Right Entitlements
- + Major Density & Streamlining Upside with Clear Ministerial Path to Exceed 292+ Units
- + Steps Away from the Ventura Transit Center with Frequent Service Plus Quick Connections to US-101
- + Surrounded by Pacific View Mall Redevelopment Opportunities, Shopping, Dining, & Community Amenities
- + Ocean Views Likely Unlocked Going 3 Stories or Higher



02

PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

Address	3440 E Main St, Ventura, CA 93003
Market	Ventura
Total Lot Size (SF)	158,994 SF
Total Lot Size (AC)	3.65 AC
Zoning	C-2 (Mixed Use 6)
APN	075-0-221-245





03

VENTURA
OVERVIEW

VENTURA OVERVIEW

Ventura is a vibrant coastal city in Ventura County, a true gem along the Southern California shoreline. Nestled between Oxnard and Santa Barbara along the Pacific Ocean, this community offers a unique blend of rich California beach culture, historic Spanish roots, thriving arts scene, and exceptional accessibility. Its prime location makes it ideal for those who want authentic coastal living and oceanfront lifestyle without the premium prices or intensity of more central urban or coastal markets.

Commuters will find Ventura especially convenient. The city is well-connected by the US-101 freeway and offers easy access to public transportation including the Ventura Transit Center with frequent Gold Coast Transit service, plus Amtrak and Metrolink rail. Its proximity to popular areas such as Downtown Los Angeles (approximately 68 miles / 1-hour drive), Thousand Oaks, Oxnard, and Santa Barbara makes it a practical choice for anyone needing to navigate the region quickly and efficiently. as Downtown Los Angeles (approximately 68 miles / 1-hour drive), Thousand Oaks, Oxnard, and Santa Barbara makes it a practical choice for anyone needing to navigate the region quickly and efficiently.

The city is home to several notable landmarks and institutions. The Ventura Unified School District serves as an educational hub, while parks and beaches like Ventura Beach, Grant Park, and the historic Ventura Pier offer stunning ocean views, recreation, and community gatherings. Healthcare access is excellent, with Community Memorial Hospital located right in the area. Just about 68 miles from Downtown Los Angeles, Ventura offers the best of both worlds: urban convenience with a relaxed, beach-oriented pace. The city's eclectic vibe, walkable downtown streets, thriving culinary and arts scene, and mix of cultures give it a unique charm that continues to attract new residents. With a lively atmosphere, strong redevelopment momentum under the new 2050 General Plan, and growing list of local amenities from oceanfront eateries and farmers markets to cultural events, Ventura is a city on the rise.





04

VENTURA COUNTY OVERVIEW

VENTURA COUNTY OVERVIEW

Ventura County is a diverse and thriving coastal region in Southern California, a true gem stretching along the Pacific shoreline from the Oxnard Plain to the Santa Monica Mountains. Nestled between Los Angeles County to the south and Santa Barbara County to the north, this dynamic area offers a unique blend of rich agricultural heritage, historic Chumash and Spanish roots, world-class beaches, and a growing tech/biotech economy anchored by major employers like Amgen and Point Mugu Naval Base. Its strategic location makes it ideal for those seeking authentic Southern California living with ocean views, open space, and a relaxed lifestyle (all without the premium prices or intensity of more central urban markets).

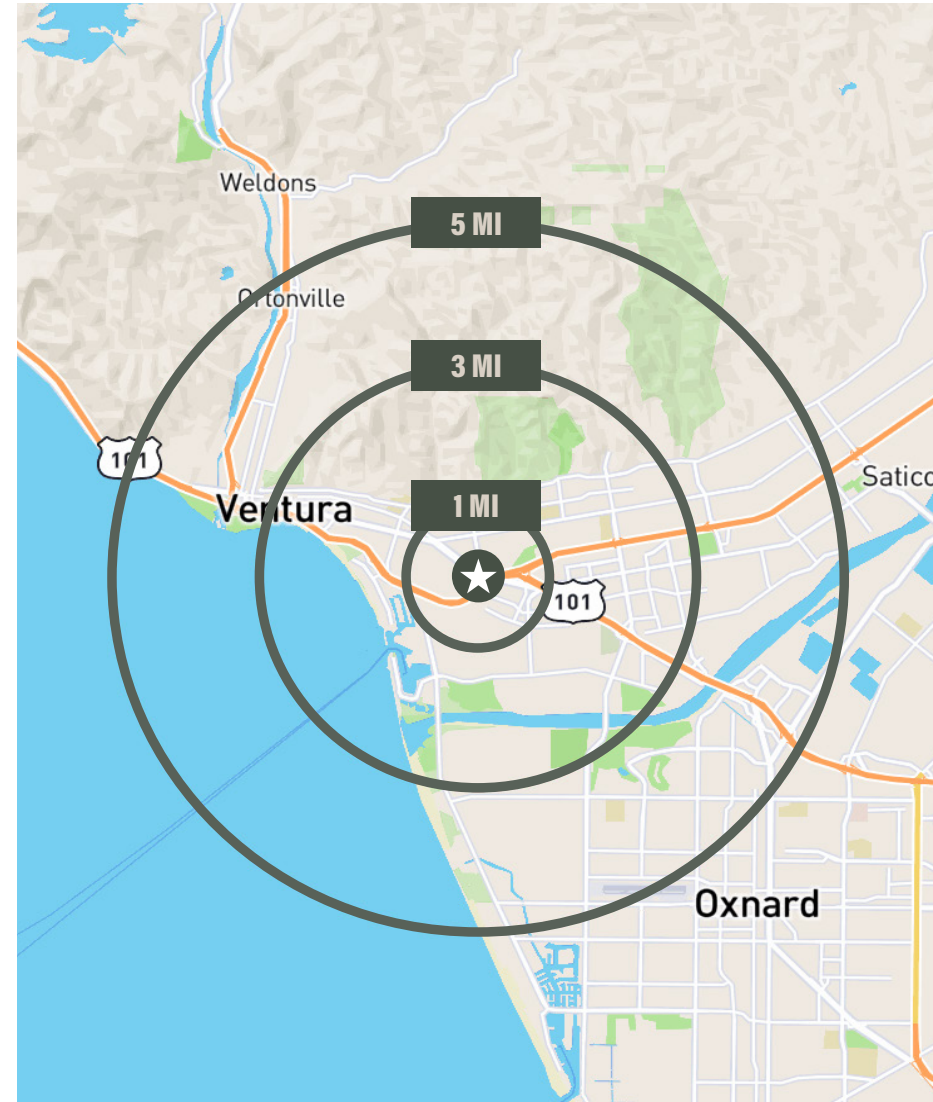
Commuters will find Ventura County especially convenient. The region is well-connected by the US-101 freeway and offers easy access to public transportation including Metrolink and Amtrak rail lines, plus Gold Coast Transit and Ventura Transit Center hubs.

The county is home to several notable landmarks and institutions, from the Ventura Unified and Oxnard Union High School Districts serving as educational hubs to stunning parks, beaches, and recreation areas like Channel Islands National Park, Ventura Pier, and the Ojai Valley. Healthcare access is excellent with facilities such as Community Memorial Hospital. Ventura County offers the best of both worlds: proximity to major employment and cultural hubs with a slower, community-oriented coastal pace. The region's eclectic vibe, walkable downtowns, thriving culinary and arts scenes, and mix of cultures give it a unique charm that continues to attract new residents and investors alike. With strong redevelopment momentum under updated general plans, a growing list of local amenities from farmers markets and wine trails to cultural festivals, and notably low multifamily capitalization rates in 2025 hovering around 4.5%.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	11,572	58,904	145,109
2030 Population - Five Year Projection	11,452	58,707	146,044
2020 Population - Census	11,597	58,508	144,751
2010 Population - Census	11,047	57,811	137,543
2020-2025 Annual Population Growth Rate	-0.04%	0.13%	0.05%
2025-2030 Annual Population Growth Rate	-0.21%	-0.07%	0.13%
HOUSEHOLDS			
2025 Households - Current Year Estimate	4,698	24,403	53,730
2030 Households - Five Year Projection	4,689	24,564	54,606
2020 Households - Census	4,677	23,857	52,706
2010 Households - Census	4,532	23,507	49,558
2020-2025 Compound Annual Household Growth Rate	0.09%	0.43%	0.37%
2025-2030 Annual Household Growth Rate	-0.04%	0.13%	0.32%
2025 Average Household Size	2.38	2.34	2.65
HOUSEHOLD INCOME			
2025 Average Household Income	\$127,160	\$128,108	\$131,307
2030 Average Household Income	\$139,596	\$140,085	\$143,962
2025 Median Household Income	\$100,637	\$98,068	\$104,873
2030 Median Household Income	\$110,242	\$108,016	\$115,661
2025 Per Capita Income	\$51,715	\$53,084	\$48,636
2030 Per Capita Income	\$57,213	\$58,614	\$53,819
HOUSING UNITS			
2025 Housing Units	4,910	26,180	57,213
2025 Vacant Housing Units	212 4.3%	1,777 6.8%	3,483 6.1%
2025 Occupied Housing Units	4,698 95.7%	24,403 93.2%	53,730 93.9%
2025 Owner Occupied Housing Units	2,346 47.8%	12,371 47.3%	29,138 50.9%
2025 Renter Occupied Housing Units	2,352 47.9%	12,032 46.0%	24,592 43.0%
EDUCATION			
2025 Population 25 and Over	8,458	44,439	104,389
HS and Associates Degrees	4,314 51.0%	21,112 47.5%	51,354 49.2%
Bachelor's Degree or Higher	3,517 41.6%	20,459 46.0%	42,867 41.1%
PLACE OF WORK			
2025 Businesses	1,423	5,018	7,283
2025 Employees	16,530	57,963	76,611



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3440

E MAIN STREET

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