

FOR SALE + LEASE
PRIME VENTURA
CORNER COMMERCIAL



ZACUTO GROUP
COMMERCIAL REAL ESTATE

300

S. MILLS ROAD
Ventura California

DETAILS

300 S MILLS ROAD
VENTURA, CA 93003

Prime Ventura Office/Retail asset on prominent corner with future upside.*

Rare owner/user opportunity

SALE PRICE: \$3,795,000

PPSF: \$278/SF

LEASE RATE: \$2.25/SF + NNN
Ground Floor
\$1.65/SF + NNN
Second Floor

LEASE TERM: Negotiable

BUILDING SIZE: ± 13,628 SF

LOT SIZE: ± 35,719 SF

APN: 079-0-101-335

ZONING: C1-A

YEAR BUILT: 1972

STORIES: 2

PARKING: 31 spaces currently &
up to **48 spaces possible

**Buyer to confirm allowable uses. **Subject to city approval.*

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LISTING TEAM



JAKE ZACUTO

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JOHN LALLY

Senior Director
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PACIFIC VIEW MALL



DOWNTOWN MAIN STREET



SUBJECT PROPERTY

MILLS RD

MILLS RD

HIGHLIGHTS

OWNER/USER OPPORTUNITY

With versatile C-1A zoning, the property supports numerous retail and office possibilities. Bright interiors with high ceilings create an airy, open feel, enhanced by exceptional natural light. The ground level is well-suited for patios and indoor/outdoor activation, and the upper level enjoys expansive wrap-around balconies. Buyer to confirm allowable uses.

STRONG MARKET FUNDAMENTALS

City of Ventura has very limited commercial real estate inventory, rising demand for community serving uses and long-term appreciation potential.

IDEAL DEMOGRAPHICS FOR UPSIDE

- Affordable, Growing Family Oriented Beach Community
- Med. Home Value \$752,427 within 2 miles
- Avg. Household Income \$113,884



HIGHLIGHTS

FLEXIBLE CONFIGURATION

- Mix of private offices, conference rooms, open lobby, break room, vault room and second floor balconies
- Front and rear entry
- 5 Restrooms Total (2 Multi-Occupant and 3 Single Occupant)

PRIME CORNER VISIBILITY

At the corner of Mills Rd + Maple St, near many shopping plazas and directly across from the Pacific View Mall.

DRIVE-THROUGH

ELEVATOR + STAIRS TO SECOND FLOOR



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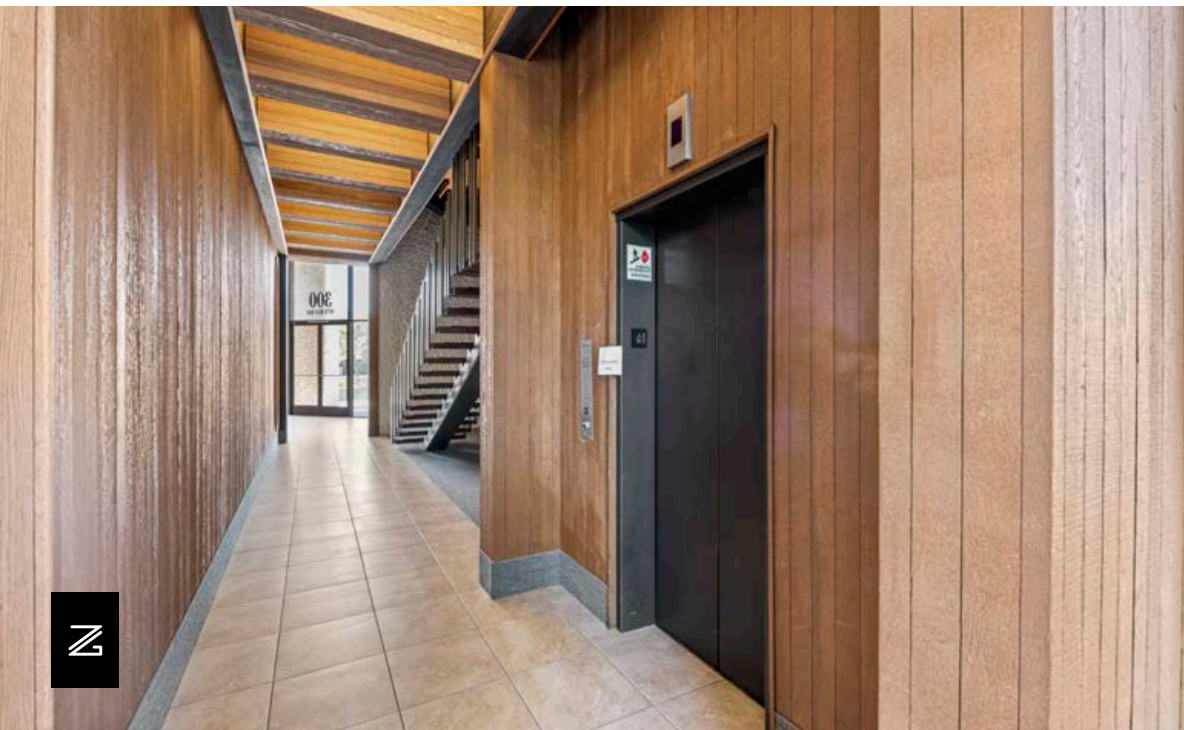


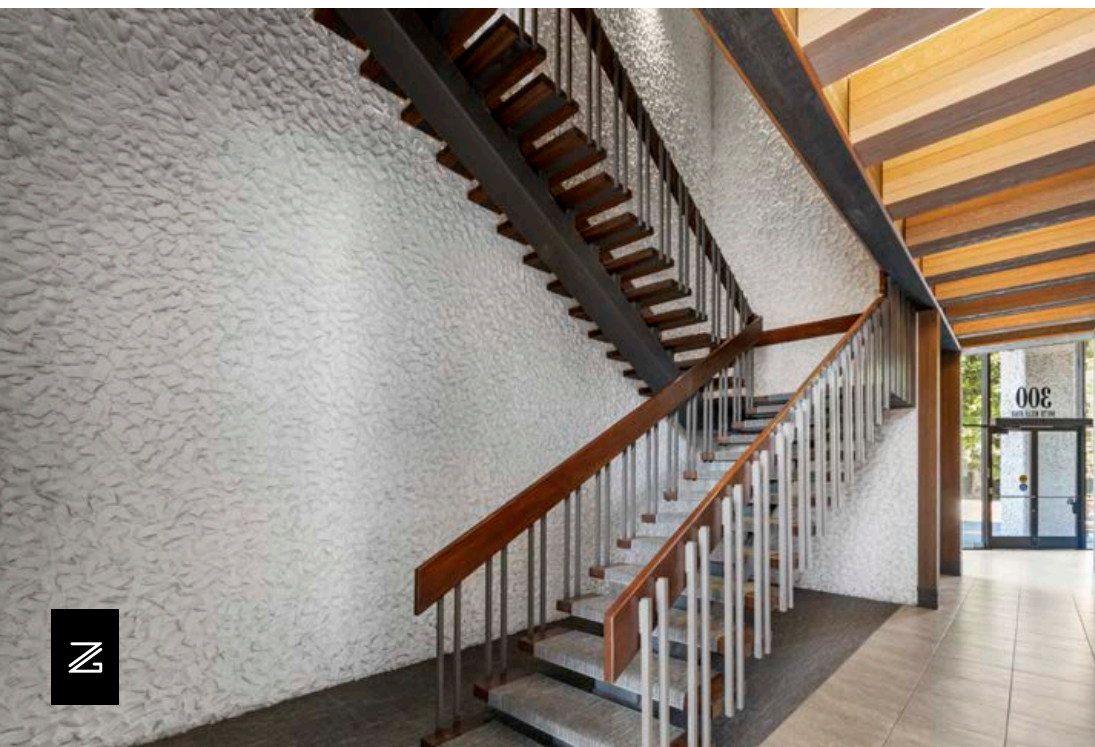


2ND FLOOR
OFFICES



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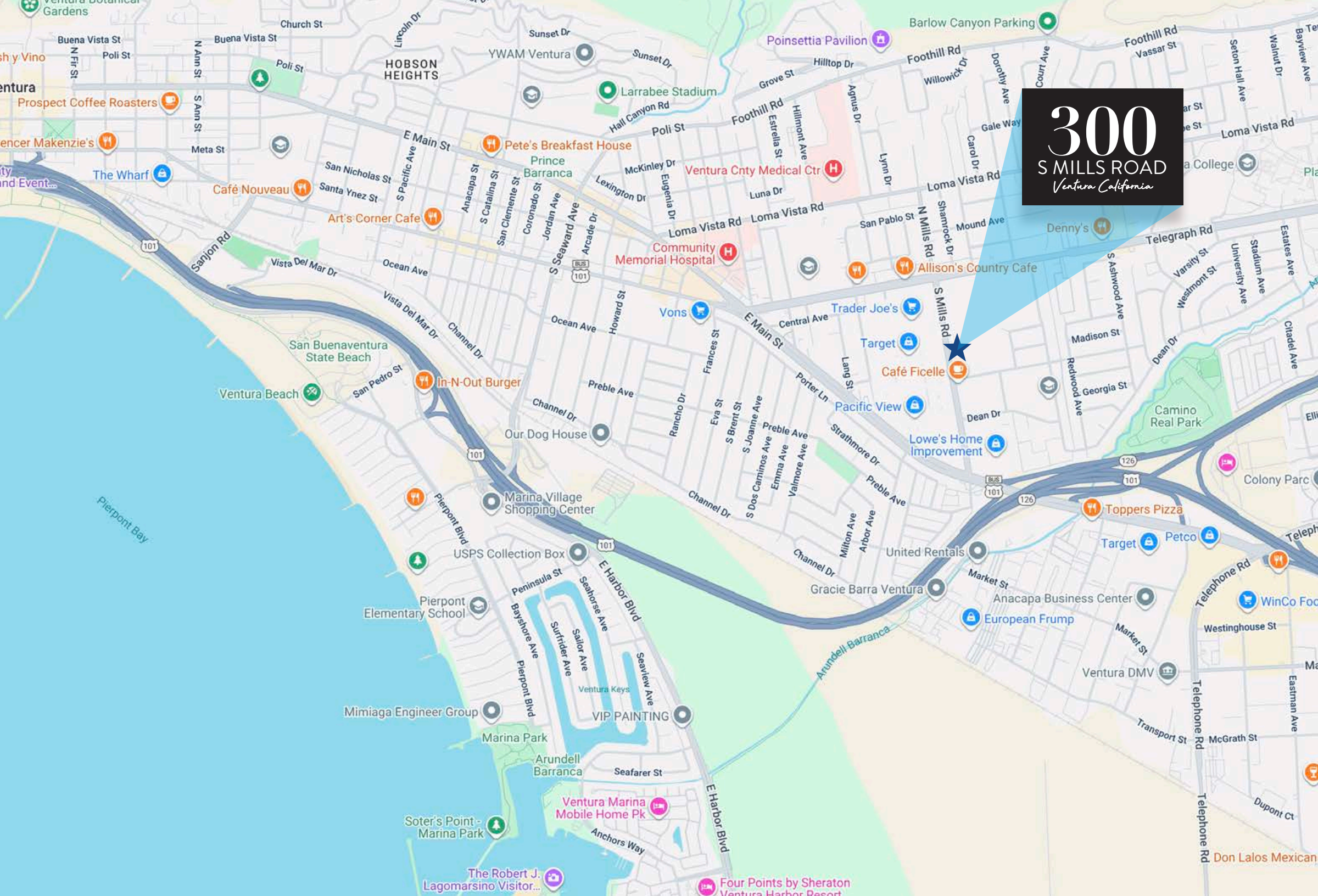


WRAP AROUND
2ND FLOOR
BALCONIES



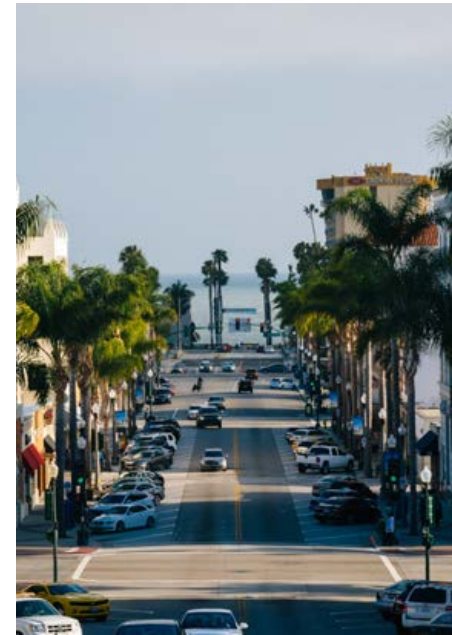
DRIVE-THROUGH
CURRENTLY
IN-PLACE

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Ventura California

Offers the ideal balance of coastal charm and urban convenience. Known for its vibrant downtown, thriving local businesses, and easy access to beaches, marinas, and the 101 Freeway, Ventura continues to attract both residents and visitors seeking an authentic coastal lifestyle. The city's growing economy, walkable core, and steady tourism make it a strong market for both investment and long-term value.



EXCEPTIONAL PROXIMITY TO NEIGHBORHOOD AMENITIES



📍 CORE POWER YOGA | 472 S. MILLS ROAD



📍 PACIFIC VIEW MALL | 3301 E MAIN STREET



📍 TRADER JOES | 103 S. MILLS ROAD



📍 TOPPERS PIZZA | 3940 E MAIN STREET



📍 MCCONNELL'S | 3241 E MAIN STREET



📍 CAFE FICELLE | 390 S MILLS ROAD



📍 LURE FISH HOUSE | 60 S CA STREET



📍 CAFE FIORE | 66 S CALIFORNIA ST

DEMOGRAPHICS

2 MILE RADIUS

Population: 40,436

Households: 17,426

Median Household Income: \$113,884

Median Home Value: \$752,427

5 MILE RADIUS

Population: 140,578

Households: 51,925

Median Household Income: \$112,755

Median Home Value: \$714,860

10 MILE RADIUS

Population: 363,197

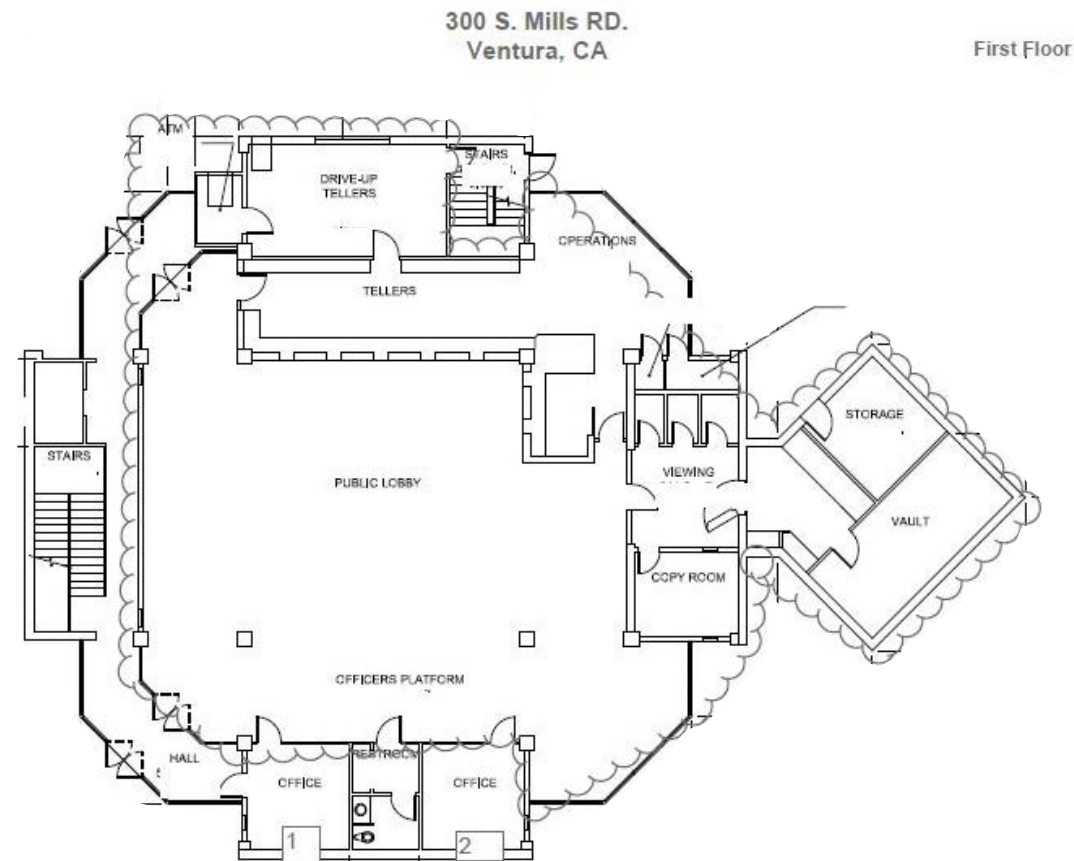
Households: 112,825

Median Household Income: \$106,424

Median Home Value: \$664,651

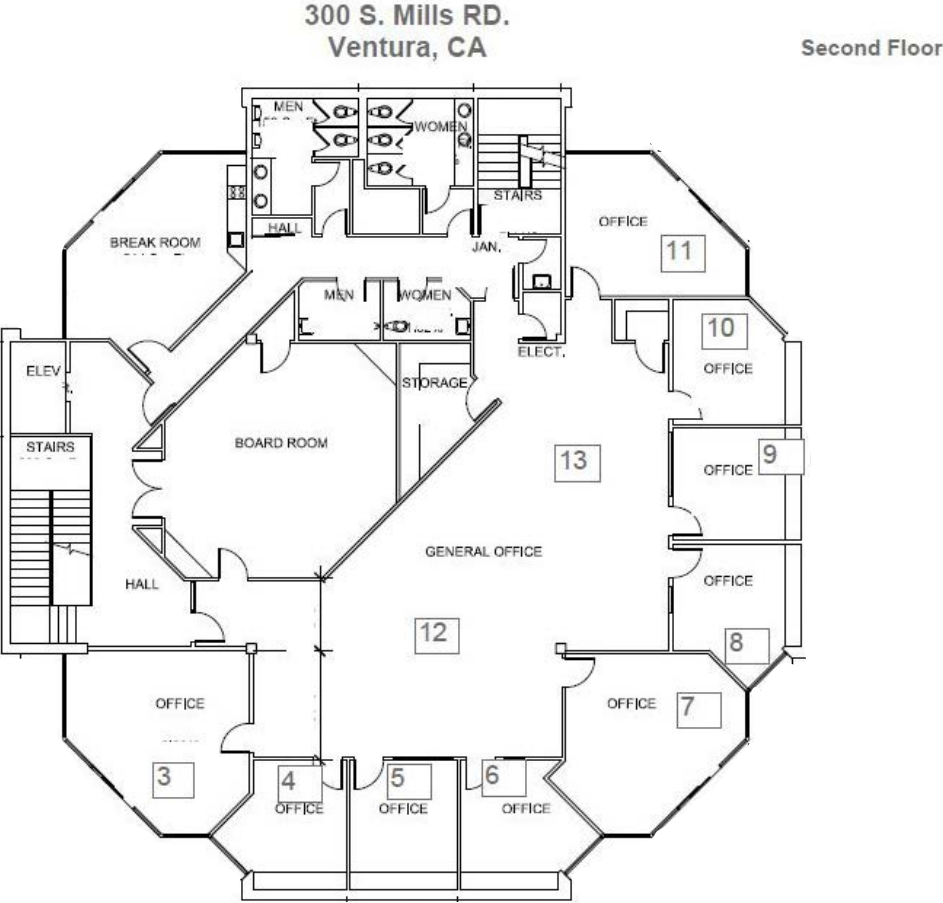


1ST FLOOR LAYOUT



For general overview purposes only. No warranties or other representations are expressed or implied.
Layout and square footage to be verified by tenant or buyer.
Source not verified or confirmed.

2ND FLOOR LAYOUT

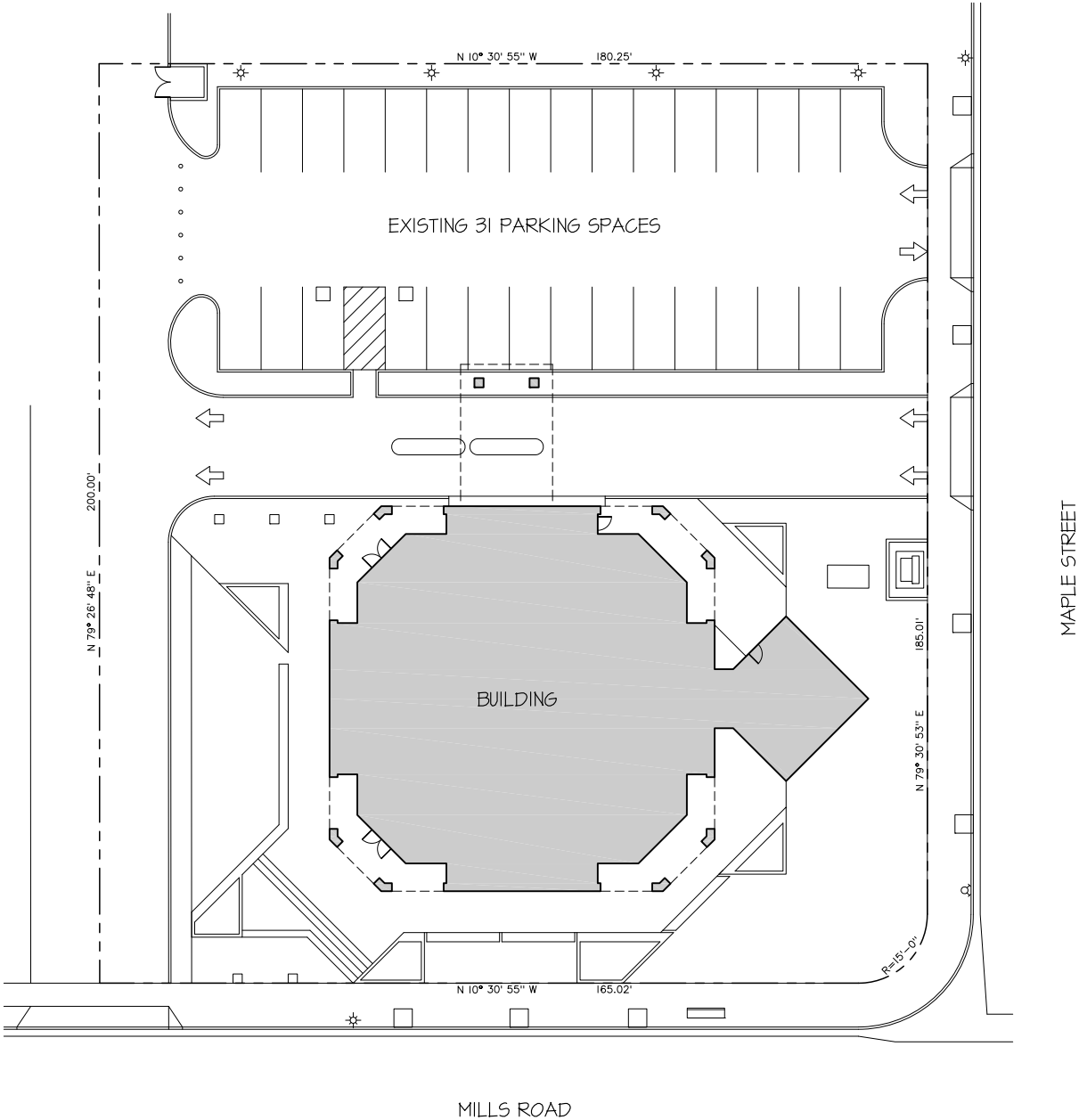


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EXISTING PARKING LAYOUT
31 SPACES

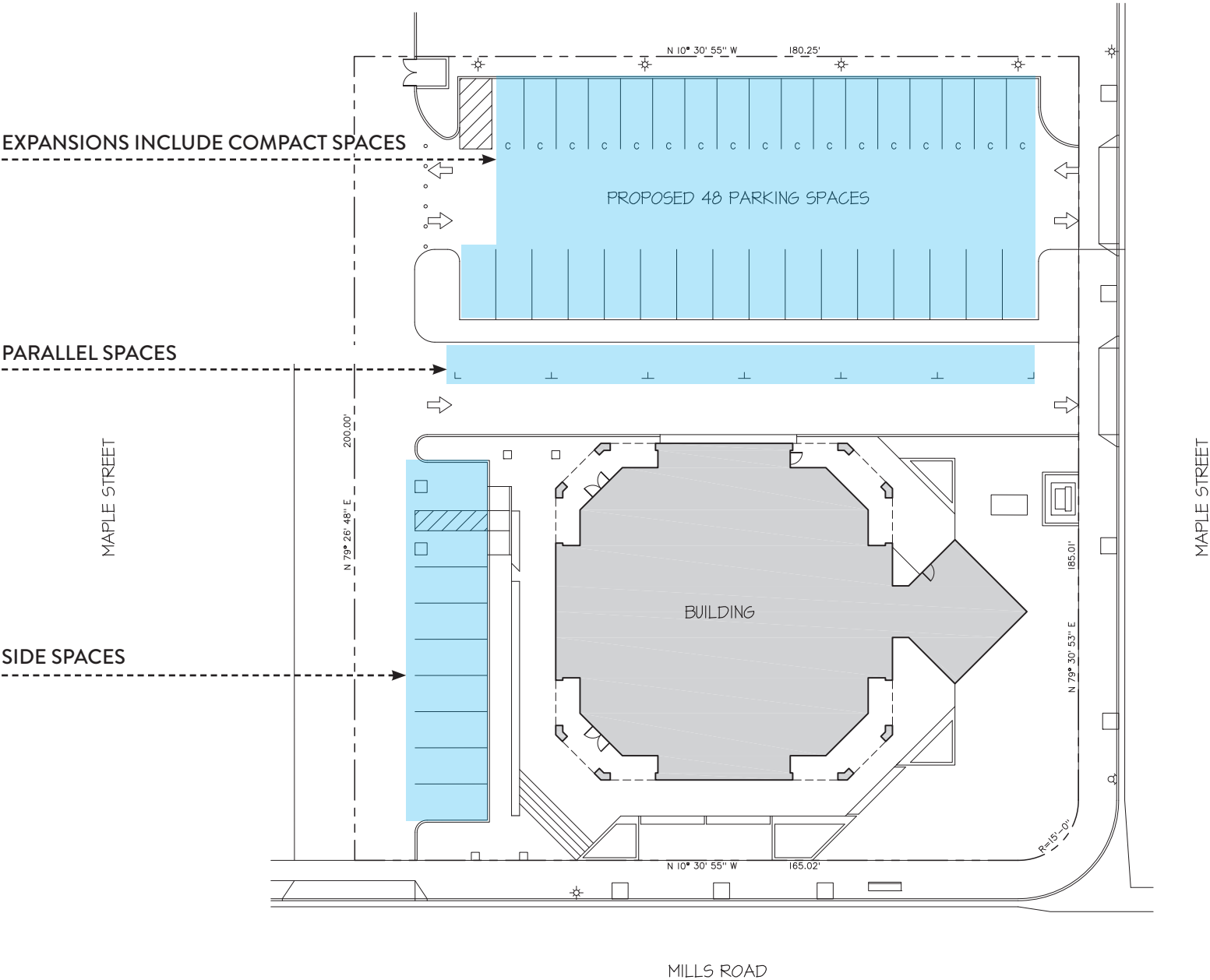
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HYPOTHETICAL PARKING PLAN
SUBJECT TO CITY APPROVAL

300 S MILLS ROAD, VENTURA, CA 93003

48 SPACES



* Buyer to verify



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