

FOR LEASE

3860 & 3868 E MAIN ST

VENTURA CA 93003

Last remaining space in freestanding,
4-unit commercial building

Unit C — ±2,000 SF

\$2.00/SF NNN

- Prime Location in Ventura's Regional Commercial Corridor
- Major street frontage with high daily traffic count
- Signalized intersection for easy access
- Approximately two blocks of valuable sidewalk frontage
- Just seconds from the US 101 and 126 freeways
- 3868 E. Main St. is also available as a retail pad lease opportunity. For more information, please contact listing brokers.

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3860 & 3868 E MAIN ST

UNIT C · VENTURA CA 93003

FOR LEASE

±2,000 SF commercial space w. 17 ft. ceilings,
glass roll-up doors & excellent frontage
on major thoroughfare



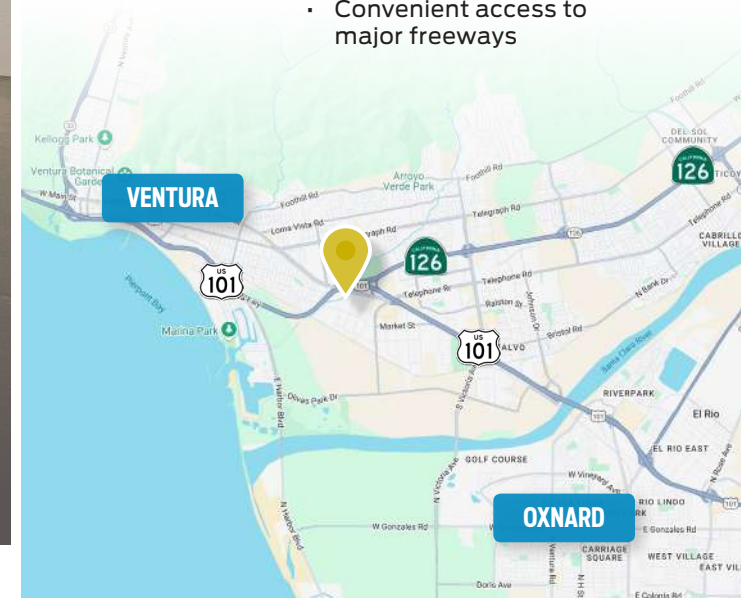
3860 E Main St. is a freestanding, multi-tenant commercial building enjoying a prime position on a major thoroughfare providing excellent street frontage, strong daily traffic exposure and easy access to the US 101 and 126 freeways. The property consists of four ±2,000 SF units, each equipped with its own HVAC system, ADA-compliant restroom, 100 Amp electrical service, soaring 17-ft. ceilings, and glass roll-up door / entry combo. All utilities (gas, electric, water) separately metered for each unit.

Delivered move-in ready as clean vanilla shell with fully finished interiors, allowing tenant to customize to fit brand and needs. Unit C is the final available unit for lease.

Situated at the heart of a vibrant retail district, surrounded by over one million sq. ft. of retail space within a one-mile radius, with prominent anchors including national retailers such as Macy's, Target, Lowe's, Kohl's, Ross, Sprouts, WinCo Foods and HomeGoods.

Opportunity Specifics

Size	±2,000 SF
Unit	C
Lease Rate	\$2.00/SF NNN
Unit Features	<ul style="list-style-type: none">• Dedicated HVAC system• Private ADA restrooms• Glass roll-up entry door combo• 100 Amp electrical service• Separately metered for gas, electric, and water• High 17 ft ceilings• Finished vanilla shell interiors, ready for your branding and occupancy
Parking & Accessibility	<ul style="list-style-type: none">• Ample parking for staff and customers• Convenient access to major freeways



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Demographics (2025 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	10,620	63,888	159,332
Average Household Income:	\$126,111	\$135,139	\$130,529
Daytime Population:	15,131	61,336	116,120

Source: Sites USA

±22,200
ADT



LASSENS
NATURAL FOODS • VITAMINS

Advance
Auto Parts

±31,700
ADT

±125,000
ADT

LOWE'S

SUBJECT
PROPERTY

PETSMART

KOHL'S

Michaels

SPROUTS
FARMERS MARKET

Chick-fil-A

Burlington

Starbucks

WinCo
FOODS

petco

Target

ROSS
DRESS FOR LESS

McDonald's

HomeGoods



3860 E.
MAIN STREET
±2,000 SF
Commercial Suite

3868 E.
MAIN STREET
Retail Pad Lease
Opportunity



★ macy's

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