

LEASING BROCHURE

3295 E. Main Street, Ventura, CA 93003

BOX REDEVELOPMENT

6,000 SF - 28,944 SF

GROCERY / ENTERTAINMENT / RETAIL
OPPORTUNITY



Box Redevelopment
Opportunity



E Main St

S Miles Rd

Telegraph Rd



SRS Real Estate Partners / 610 Newport Center Drive / Suite 1500 / Newport Beach, CA 92660

Another Project By: Centers Dynamic Partners





A
 Box Redevelopment Opportunity
6,000 SF - 28,944 SF

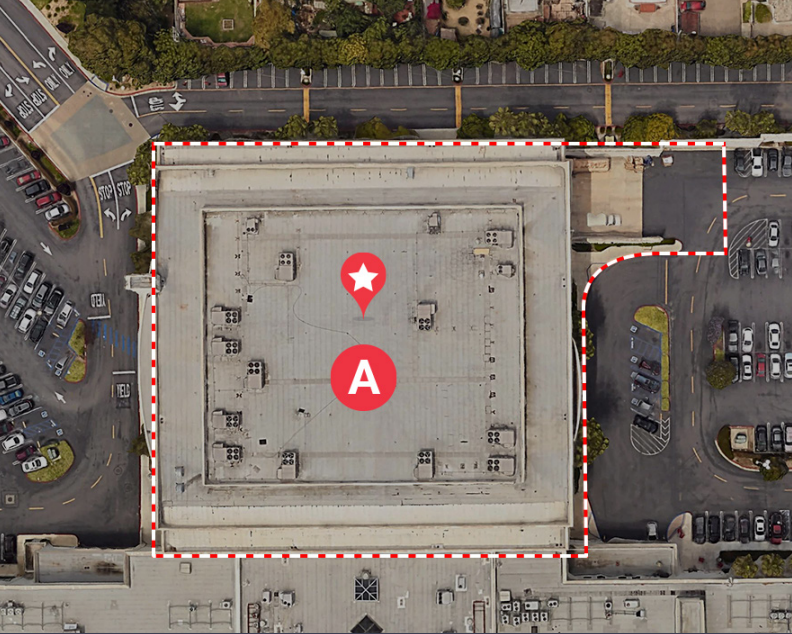
Ground Floor / ±12,878 SF / ±22,763 SF
 Second Floor / ±53,944 SF
 Third Floor / ±6,000 SF - ±28,944 SF

Coming Soon!

BOWLING & AMUSEMENT
ROUND1

Conceptual Rendering →





3295 E Main Street, Ventura, CA 93003

CONCEPTUAL FLOOR PLAN

A

Box Redevelopment

6,000 SF - 28,944 SF

(Divisible)

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Ground Floor / ±12,878 SF

Second Floor

Third Floor / ±6,000 SF - ±28,944 SF

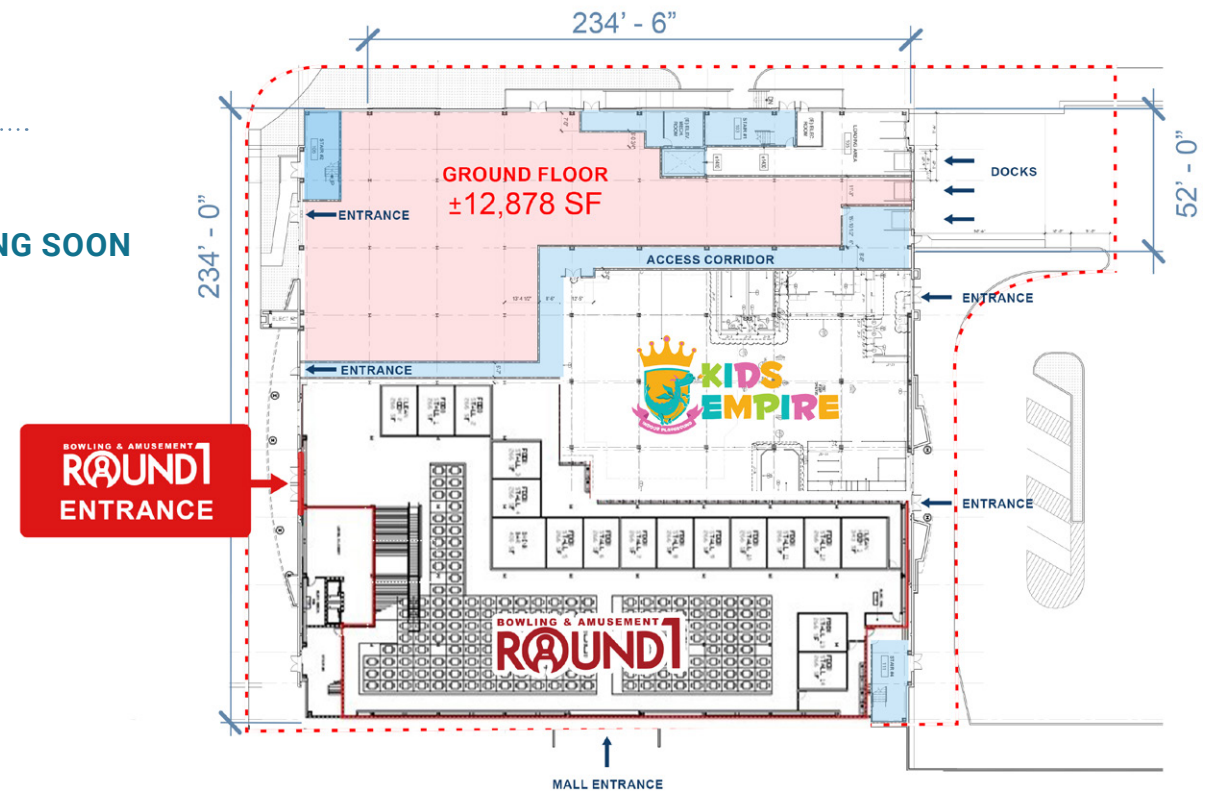
** Conceptual site plan is for planning purposes only. Site specific information such as existing conditions, zoning, parking, landscaping and egress requirements must be verified by zoning attorney and code consultant. Locations of mechanical shafts are to be determined. Stairs are for illustrations only and to be revised to meet egress requirements.

Ground Floor

Available / ±12,878 SF

Round 1 - DINING EXPERIENCE COMING SOON

Kids Empire - COMING SOON



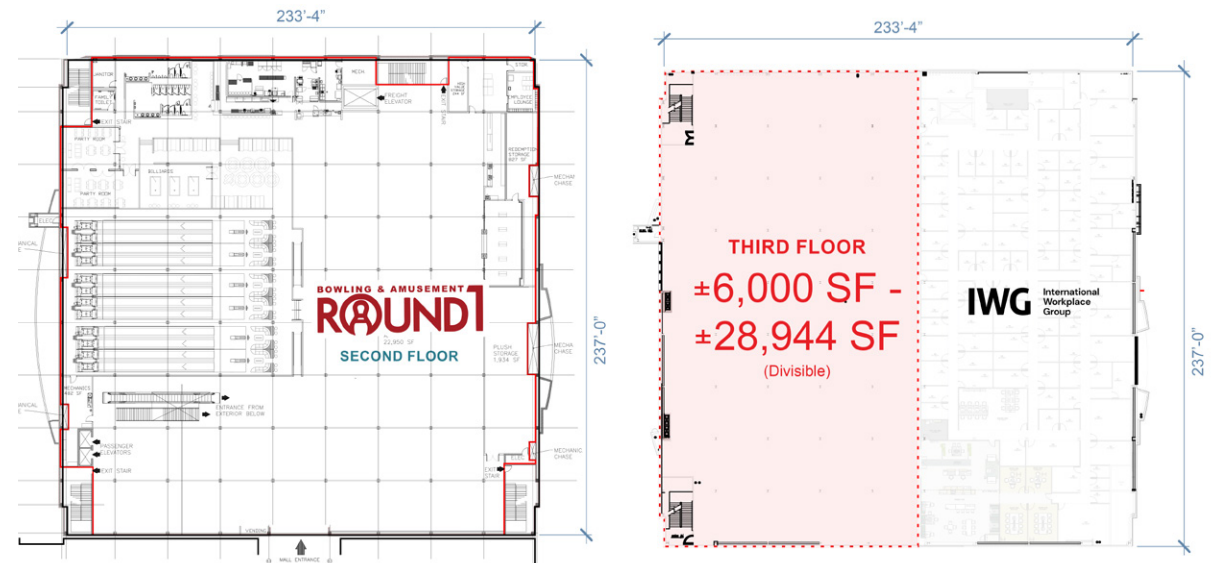
Second Floor

Round1 - COMING SOON

Third Floor

Available / ±6,000 SF - ±28,944 SF

IWG Coworking - COMING SOON



Box Redevelopment

6,000 SF - 28,944 SF (Divisible)

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OVERVIEW

Opportunity to lease one of the key anchor positions at Ventura County's top Super Regional Mall.

Affluent demographics with average household incomes of over \$118,000 within a 1, 3, and 5 mile radius

Strategically positioned at the intersection of CA-126 and CA-101, the main arterials of the trade area

Outstanding Co-tenants including Target, Macy's, JCPenney, Trader Joe's, BevMo!, Ross, and more

Flexibility in demising options to fit a variety of potential layouts

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,393	60,069	135,389
Avg Household Income	\$117,115	\$118,442	\$119,124
Daytime Population	15,531	59,063	72,227

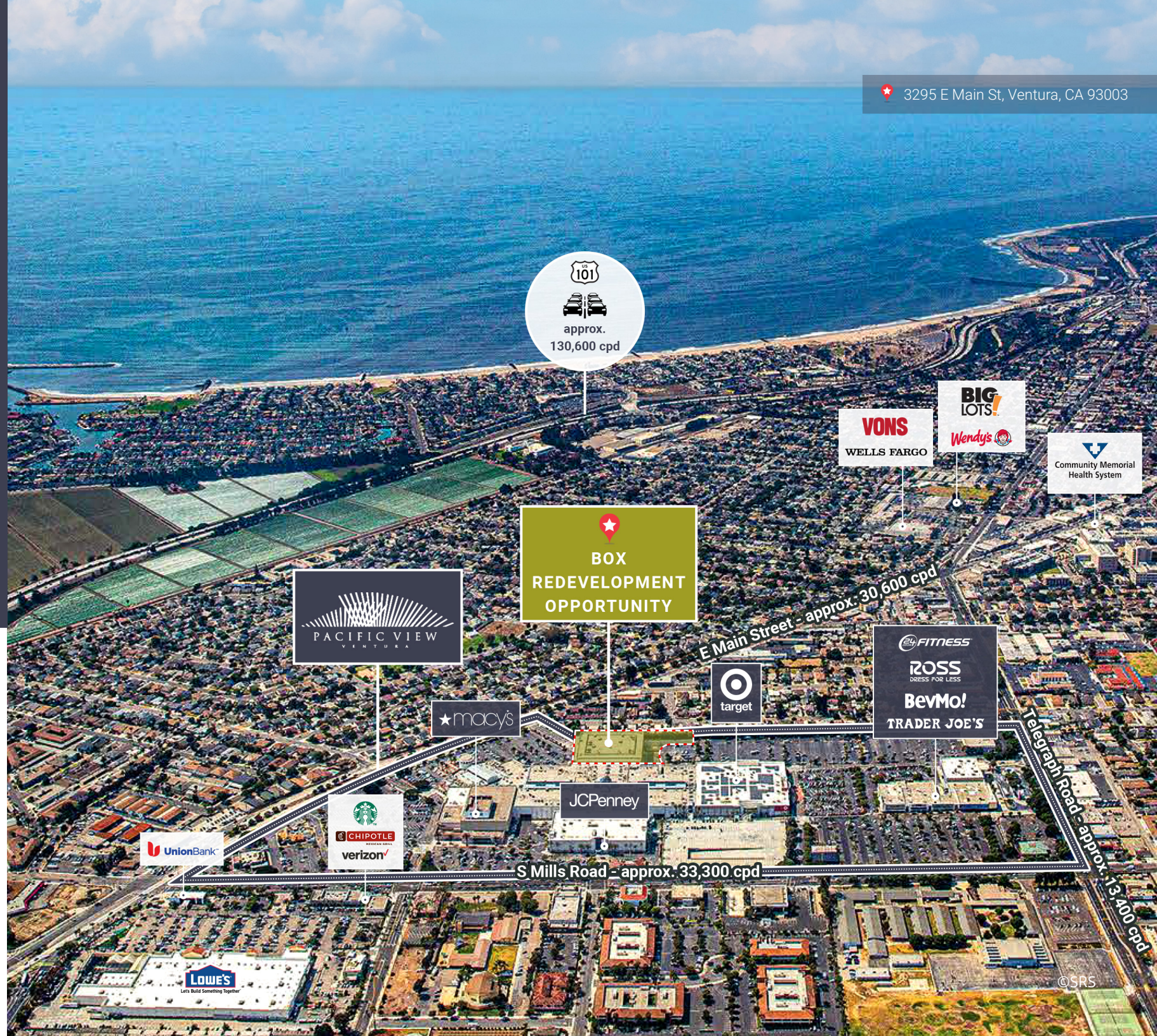
TRAFFIC COUNTS

E. Main Street / **approx. 30,600 cars per day**

S. Mills Road / **approx. 33,300 cars per day**

Telegraph Road / **approx. 13,400 cars per day**

US 101 / **approx. 130,600 cars per day**



CONTACT



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