

# 302 EL PASO ROAD

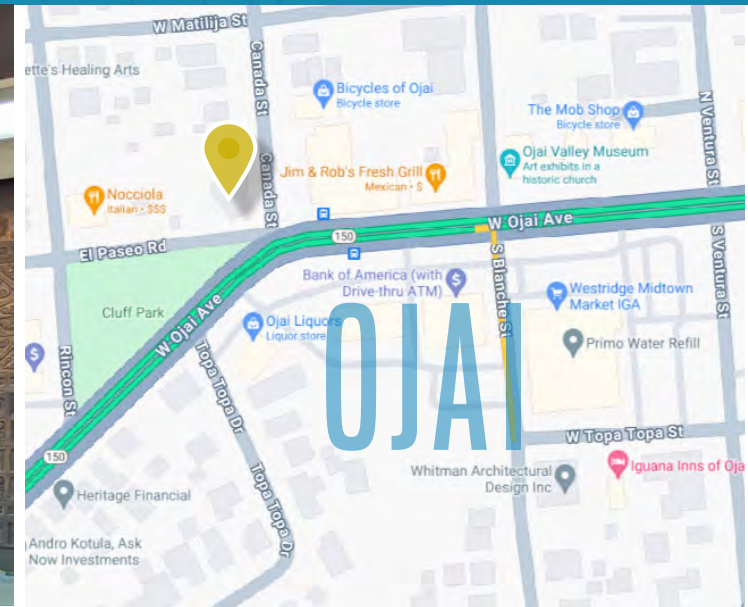
O J A I C A 9 3 0 2 3

±4,358 SF Freestanding  
Office/Retail Space For Lease  
in Ojai

**LISA SHIELDS**  
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### Leasing Highlights

- Freestanding commercial bldg in the heart of downtown Ojai
- Great exposure to W. Ojai Avenue
- C-1 zoning allows for a wide range of uses (retail, office, medical)

### Demographics

2024 Estimates	1 MILE	2 MILES	3 MILES
Population	6,169	12,749	17,809
Average Household Income	\$170,673	\$148,877	\$145,862
Daytime Population	6,675	10,666	14,018

Source: Sites USA

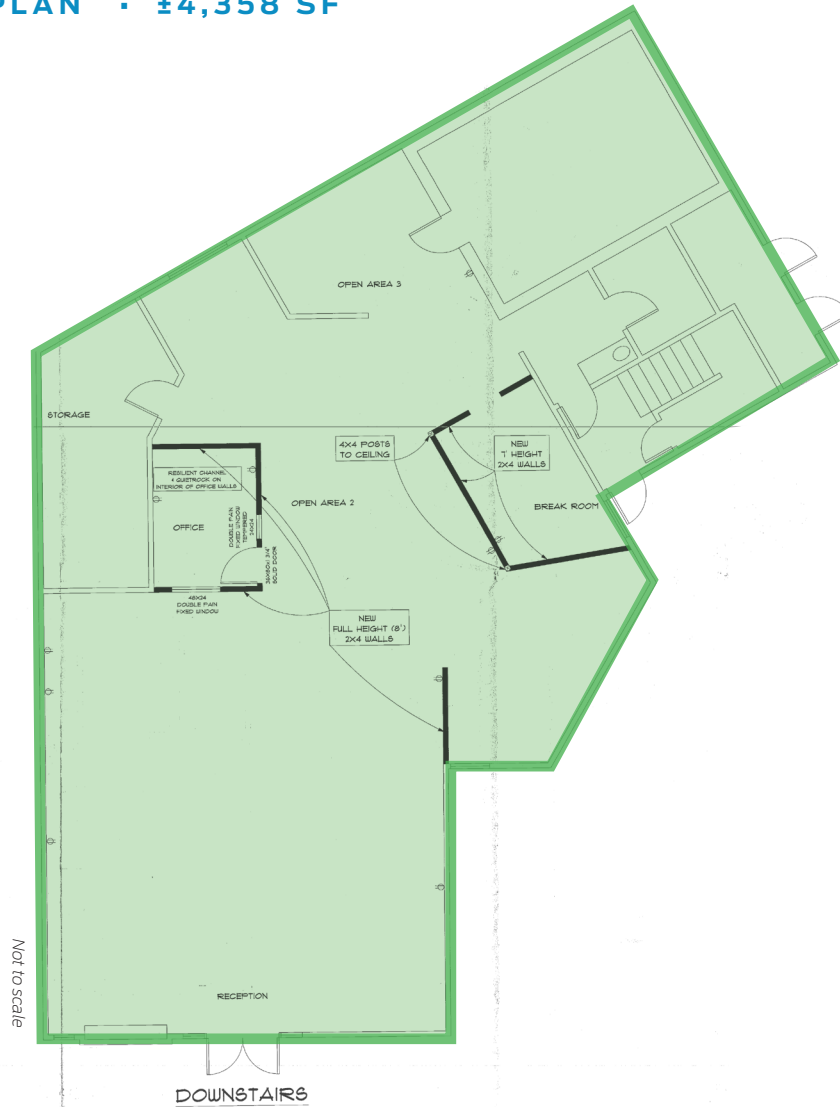
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Lease Rate	Introductory Rate: \$1.75/SF + 10% CAM Fee
Size	±4,358SF
Tenant Expenses	Janitorial & Utilities
Zoning	C-1
Parking	20 Spaces
HVAC	Yes
To Show	Contact Listing Agent

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FLOOR PLAN • ±4,358 SF



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## SELECT NEARBY BUSINESSES & AMENITIES



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