

# POINSETTIA PLAZA · RETAIL FOR LEASE

4220 - 4360 E. MAIN ST & 4687 - 4731 TELEPHONE RD | VENTURA, CA 93003



 [poinsettia-plaza.com](http://poinsettia-plaza.com)



## Property Highlights

- Located in the heart of Ventura, CA along Telephone Rd., providing convenient access to the US 101 Freeway
- Strong demographics with Avg HHI \$138,886 within 3-mile radius of property
- Regional anchors including Aldi & Ross draw customers from West Ventura County

## Available Space

- ±1,038 SF — ±3,593 SF
- Contact Listing Agents For Lease Rates

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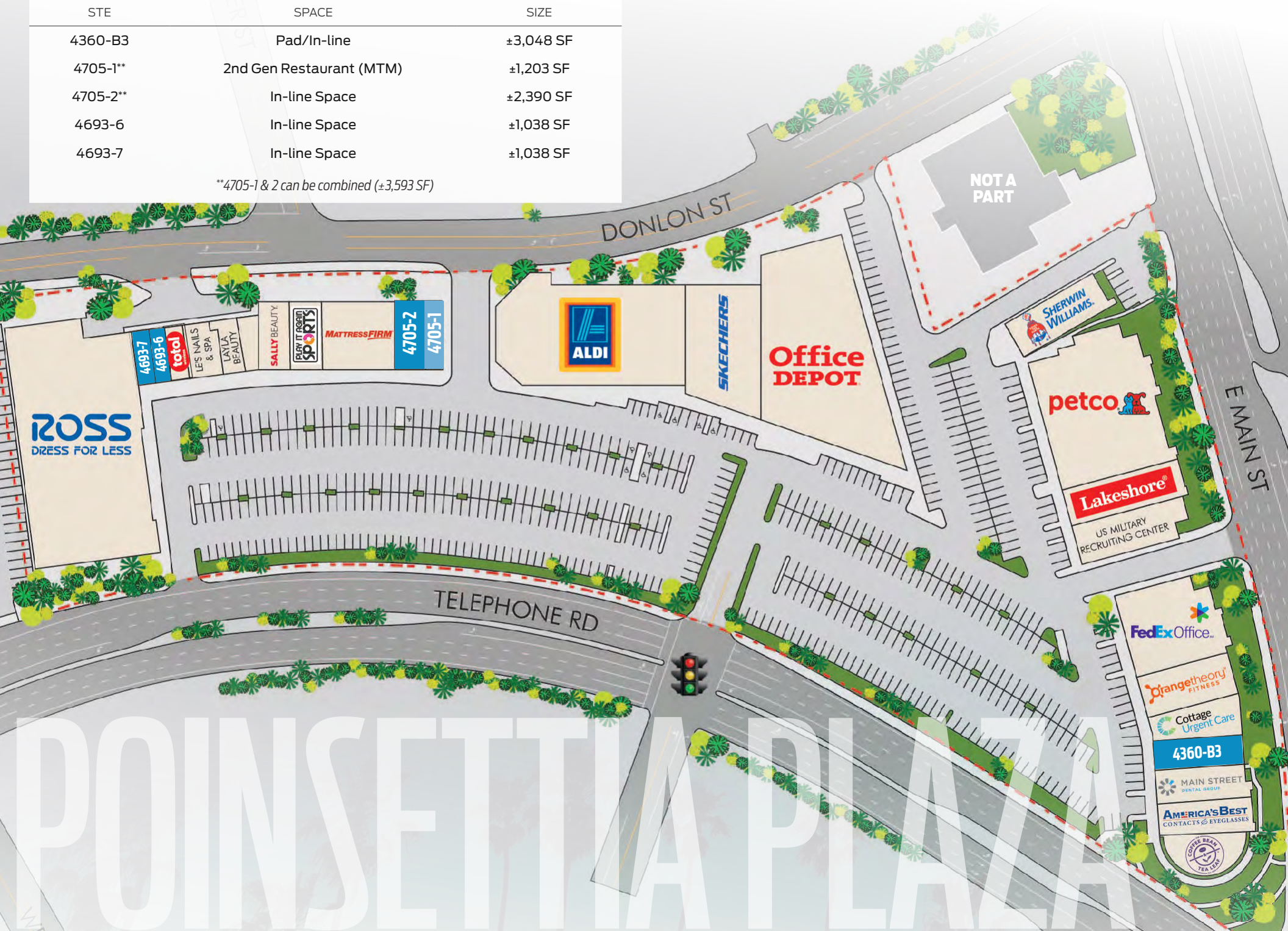
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## AVAILABLE SPACES

| STE      | SPACE                    | SIZE      |
|----------|--------------------------|-----------|
| 4360-B3  | Pad/In-line              | ±3,048 SF |
| 4705-1** | 2nd Gen Restaurant (MTM) | ±1,203 SF |
| 4705-2** | In-line Space            | ±2,390 SF |
| 4693-6   | In-line Space            | ±1,038 SF |
| 4693-7   | In-line Space            | ±1,038 SF |

\*\*4705-1 & 2 can be combined (±3,593 SF)



POINTSETT PLAZA

# Surrounding Centers & Retailers



## Demographics (2025 Estimates)

|                           | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| Population:               | 12,444    | 67,835    | 181,070   |
| Average Household Income: | \$105,562 | \$138,886 | \$131,348 |
| Daytime Population:       | 19,714    | 62,753    | 125,682   |

Source: Sites USA

## Traffic Counts

|                           |            |
|---------------------------|------------|
| E. Main St. @ Donlon St.: | 8,217 ADT  |
| Telephone Rd. at 101 Fwy: | 21,570 ADT |

Source: Sites USA

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