

DONLON PLAZA, VENTURA CA

4020-4050 E MAIN ST, VENTURA, CA 93003

● ● ● FOR LEASE
1,640 - 7,383 SF AVAILABLE



Now Open :

PROPERTY HIGHLIGHTS



- ▶ 4,383 SF Endcap unit available (can be combined for up to 7,383 SF)
- ▶ 3,280 SF Second Generation Restaurant available
- ▶ 1,640 SF – 3,280 SF in-line space available
- ▶ Immediately adjacent to Target and McDonald's
- ▶ Centrally located within Ventura's Trade Area
- ▶ Within close proximity to the 101 Freeway & the Pacific View Regional Mall
- ▶ HomeGoods Now Open!



CO-TENANTS:



AREA RETAILERS:



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Cypress Retail Group

4035 E Thousand Oaks Blvd Suite 230
Westlake Village, CA 91362

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5 - MILE RADIUS TRADE AREA

Estimated Population

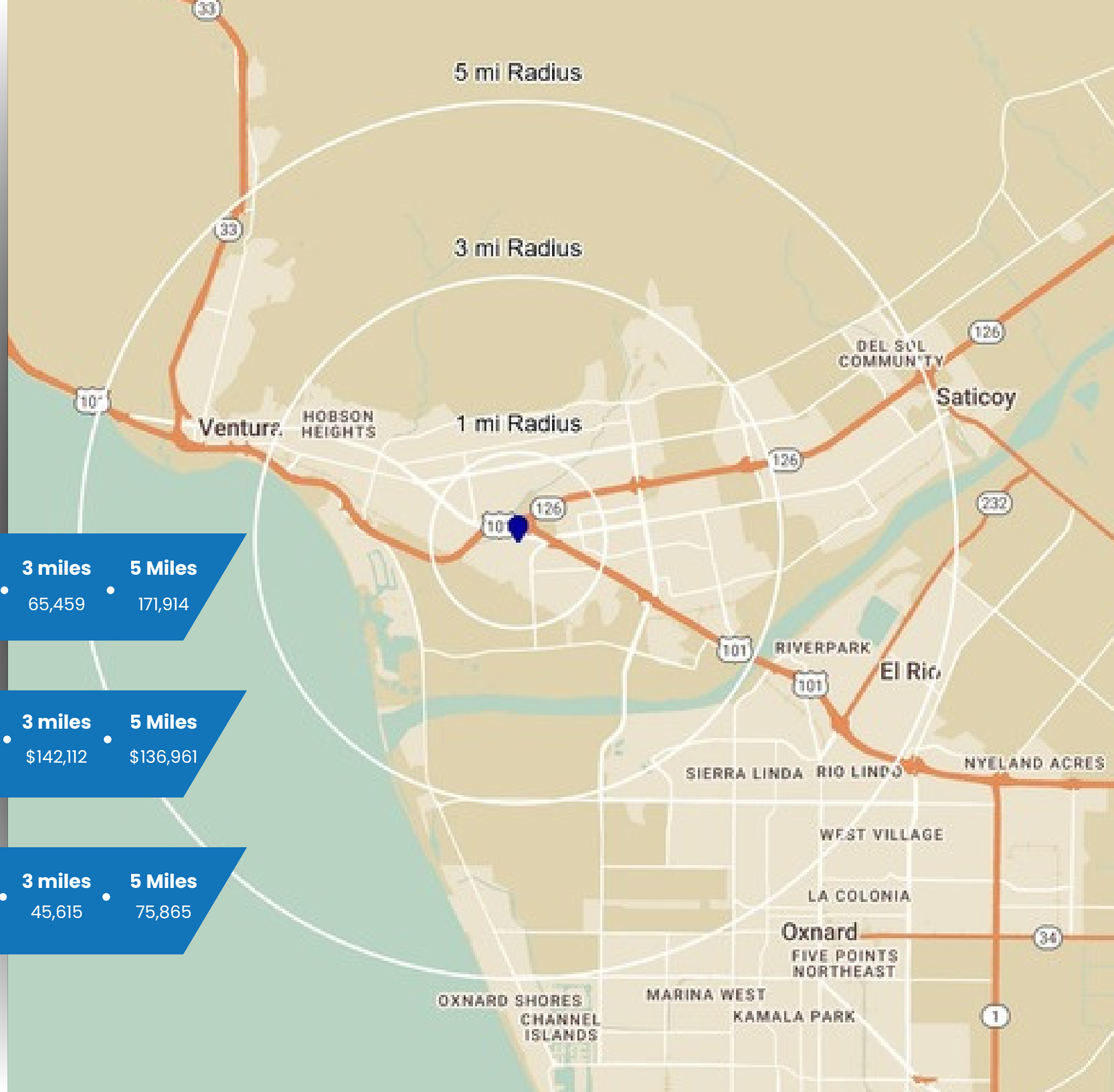
1 Mile	3 miles	5 Miles
10,810	65,459	171,914

Avg. Household Income

1 Mile	3 miles	5 Miles
\$119,404	\$142,112	\$136,961

Total Employees

1 Mile	3 miles	5 Miles
17,593	45,615	75,865





TRADE AERIAL

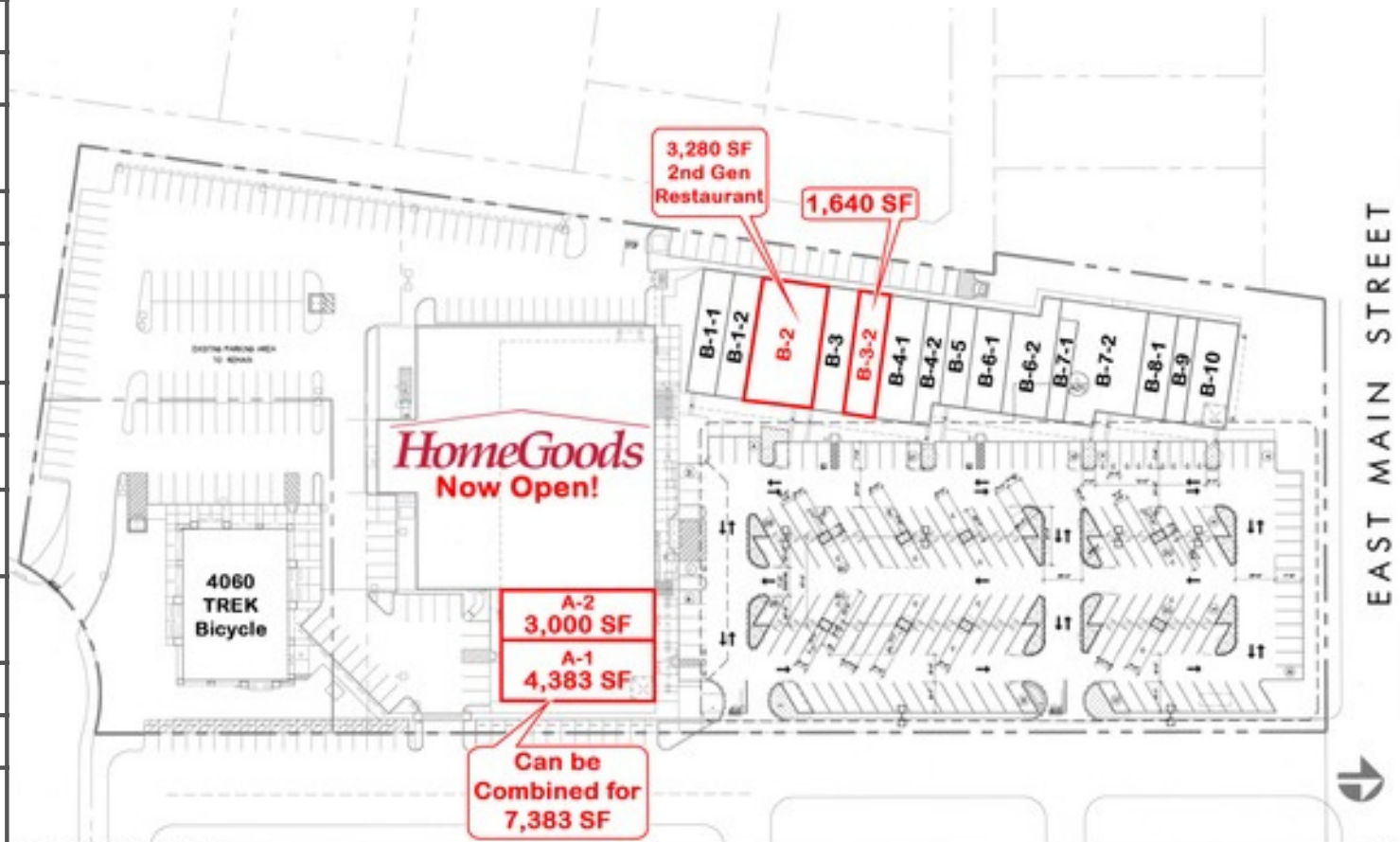


SITE AERIAL

SITE PLAN

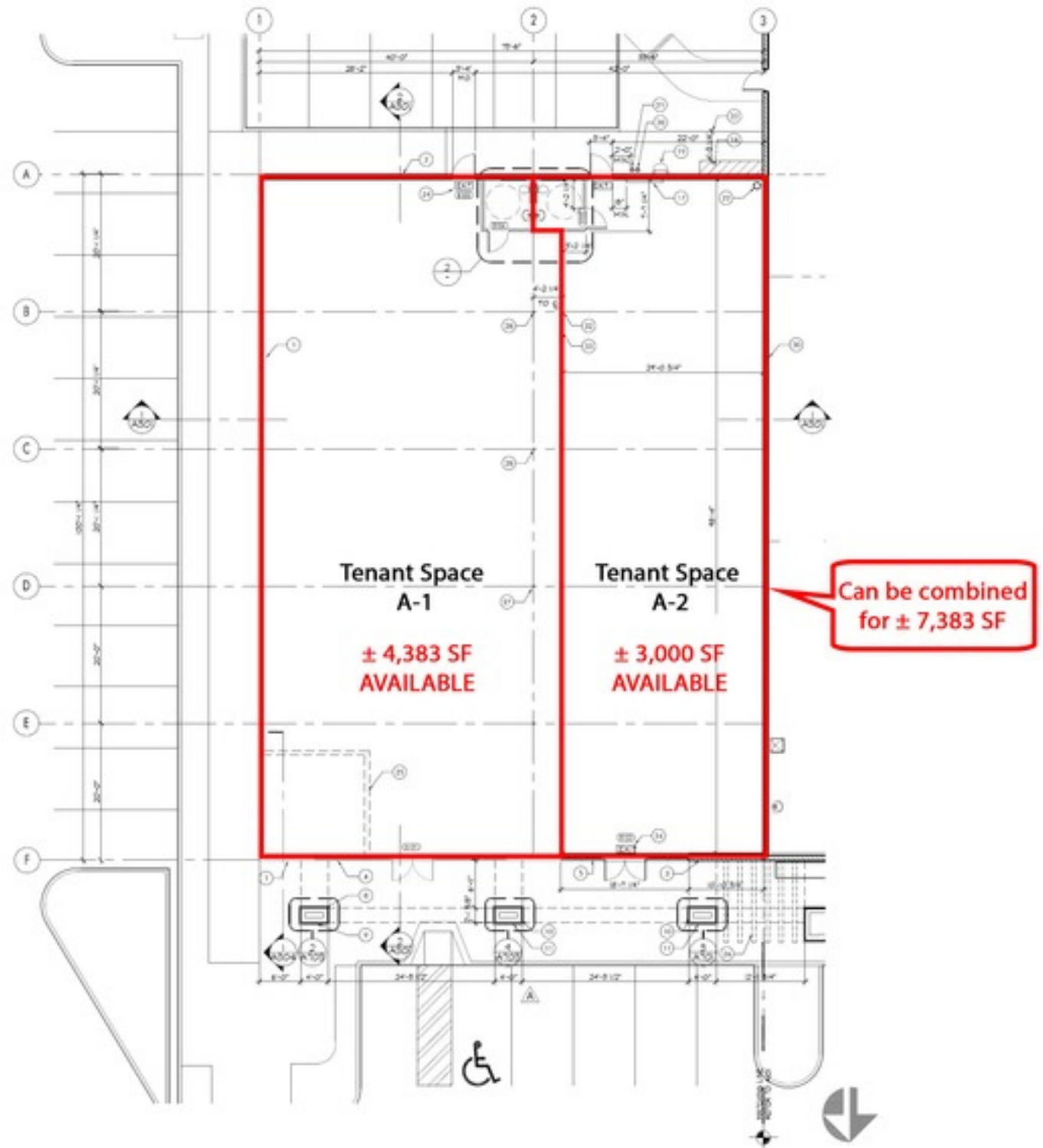


Tenant	Unit	SF
Home Goods Now Open!	4040	27,718
Available	A-1	4,383*
Available	A-2	3,000*
Wild Birds Unlimited	B-1	1,640
Club Pilates	B-1-2	1,624
Available	B-2	3,280
One Main Financial	B-3	1,640
Available	B-3-2	1,640
Cricket Wireless	B-4-1	1,886
Angela A-1 Threading	B-4-2	1,342
Royal King Smokes	B-5	1,496
Blossom Nails	B-6-1	1,015
Sports Clips	B-6-2	1,358
Natural Scalp Spa	B-7-1	750
Egg N Things	B-7-2	4,145
Sun Spa Massage	B-8-1	1,600
Stretchlab	B-9	1,190
Firehouse Subs	B-10	1,820



***Can be combined for 7,383 SF**

Space A-1 & A-2 Floor Plan





CYPRESS RETAIL GROUP

CA DRE LICENSE NO. 00870324



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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