



# PORTSIDE VENTURA HARBOR

*RETAIL/RESTAURANT SPACE FOR LEASE*



**PORTSIDE PLAZA  
VENTURA, CALIFORNIA**

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**CBRE**





**Portside Ventura Harbor**, located along the California coast in the City of Ventura, is a dynamically planned mixed-use development which integrates 270 oceanside residences, 30 unique live/work units, a ±21,000 SF retail plaza with waterside shopping and dining. The Portside Ventura Harbor will have a dedicated 90 foot public dock with 104 boat slips and a pedestrian promenade which connects Ventura’s coastal bike path to the sandy park. Pet parks, sitting areas, bike access and public parking round out the amenities that make Portside Ventura Harbor the ultimate coastal community.



## PROPERTY HIGHLIGHTS

**Portside Plaza**, a ±21,000 square foot retail plaza will provide exciting and vibrant retail and restaurant spaces, with waterside shopping and dining around the courtyard. The shops, cafes, restaurants will all benefit significantly from being strategically located along the picturesque bike bath and promenade.

- 1,000 – 5,000 SF available
- Waterside shopping and dining
- Expansive outdoor plaza
- Ultimate gathering spot, adjacent to the Portside marina, public boat launch, Portside promenade, park and bicycle path
- Lease rate \$2.00 - \$2.50/SF, NNN



## DEMOGRAPHICS

|                        | 3 miles  | 5 miles  | 10 miles |
|------------------------|----------|----------|----------|
| <b>Population</b>      | 41,622   | 132,857  | 364,582  |
| <b>Avg HH Income</b>   | \$88,464 | \$93,490 | \$85,342 |
| <b>Daytime Workers</b> | 64,485   | 140,850  | 338,376  |









# SITE PLAN



## Legend

- Leasing Office/Resident Amenities
- Retail Parking
- Bocce Ball Courts
- Boater Parking
- Mail Room
- Resident Parking
- Pet Park
- Bike Lockers
- Tennis Court
- Retail
- Fitness Center
- Live/Work Units
- Trash Enclosure
- Pool
- Park
- Dockmaster Office







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Parking Structure

The Robert J. Lagomarsino  
Visitor Center at Channel  
Islands National Park

Island Packers Cruises

1,134 Boat Slips that include  
±301 liveaboard slips

Harbortown Point Resort  
(57 Rooms)

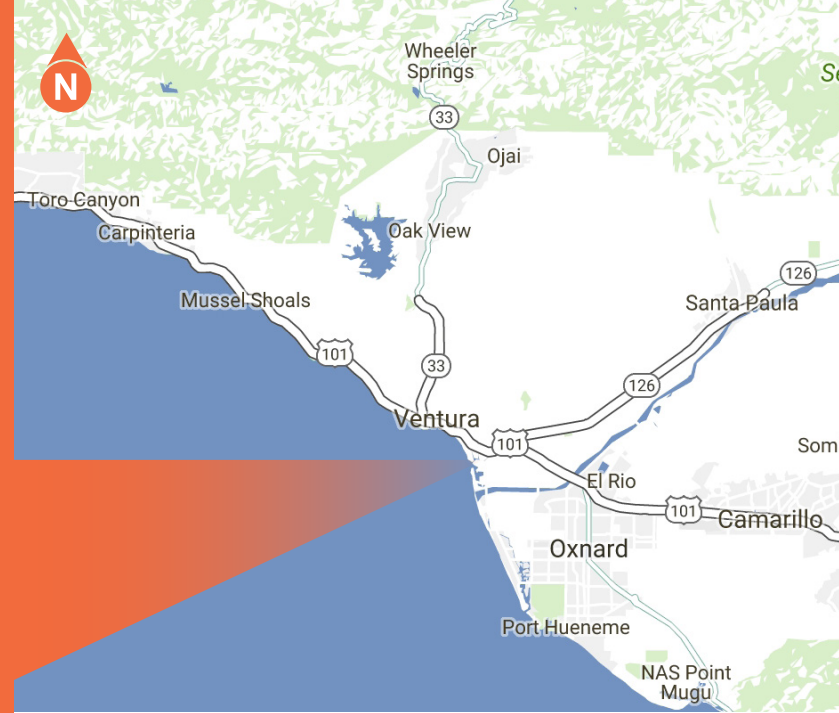
Water's Edge Restaurant

Public Launch Ramp

Four points Sheraton  
(106 rooms)  
Alexander's Restaurant

Holiday Inn Express  
(109 rooms. Includes 40  
that are currently U/C)

Harbor Village  
Shopping Center



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