

FOR LEASE · POINSETTIA PLAZA

4220-4360 E Main St & 4687-4731 Telephone Rd · Ventura CA 93003



 poinsettia plaza.com



Property Highlights

- Located in the heart of Ventura, CA along Telephone Rd., providing convenient access to the 101 Freeway.
- Strong demographic with Avg HHI \$140,253 within 3-mile radius of property.
- Regional anchors including Aldi & Ross draw customers from West Ventura County.

Available Spaces

- ±1,038 SF — ±3,593 SF
- \$3.00/SF — \$3.50/SF

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POINSETTIA PLAZA · VACANCY PLAN

Available Spaces

STE	SPACE	SIZE	ASKING RENT
4360-B3	Pad/In-line	±3,048 SF	\$3.50 PSF
4705-1**	2nd Gen Restaurant (MTM)	±1,203 SF	\$3.25 PSF
4705-2**	In-line Space	±2,390 SF	\$3.00 PSF
4693-6	In-line Space	±1,038 SF	\$3.00 PSF
4693-7	In-line Space	±1,038 SF	\$3.00 PSF

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



Surrounding Centers & Retailers



Demographics (2024 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	13,797	66,202	176,979
Average Household Income:	\$113,316	\$145,327	\$134,019
Daytime Population:	20,767	63,649	125,445

Source: Sites USA

Traffic Counts

E. Main St. @ Donlon St.:	31,253 ADT
Telephone Rd. at 101 Fwy:	95,470 ADT

Source: Sites USA

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