

# HIGH VISIBILITY SHOPS SPACE

607 E. Main Street - Downtown Ventura, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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# 607 E. MAIN STREET - VENTURA, CA

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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### location:

607 E. Main Street  
NEC E. Main Street & Chestnut Street  
Ventura, CA

### notable retailers in close proximity:

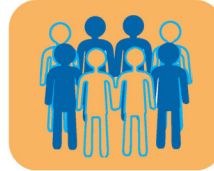
Cinemark/Century Theatre, Finney's  
Crafthouse, Majestic Theater, Lure Fish  
House, Starbucks, Blenders in the Grass

### availability:

±800 Square Feet

### asking rent & NNN charges:

\$3.00 psf  
\$1.38 psf NNN



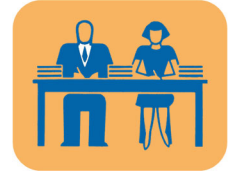
### 2024 total population

1-mile	13,191
2-mile	28,715
3-mile	41,245



### 2024 daytime population

1-mile	15,553
2-mile	30,715
3-mile	59,554



### 2024 total employees

1-mile	8,487
2-mile	15,619
3-mile	25,289



### 2024 total households

1-mile	5,436
2-mile	11,569
3-mile	17,030



### 2024 average HH income

1-mile	\$94,064
2-mile	\$115,030
3-mile	\$122,720



### traffic counts

E. Main Street (west of Chestnut)	9,626 ADT
Poli Street (north of E. Main St)	6,493 ADT



**CUERNAVACA**  
• TAQUERIA EXPRESS •



In close proximity

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## PROPERTY OVERVIEW

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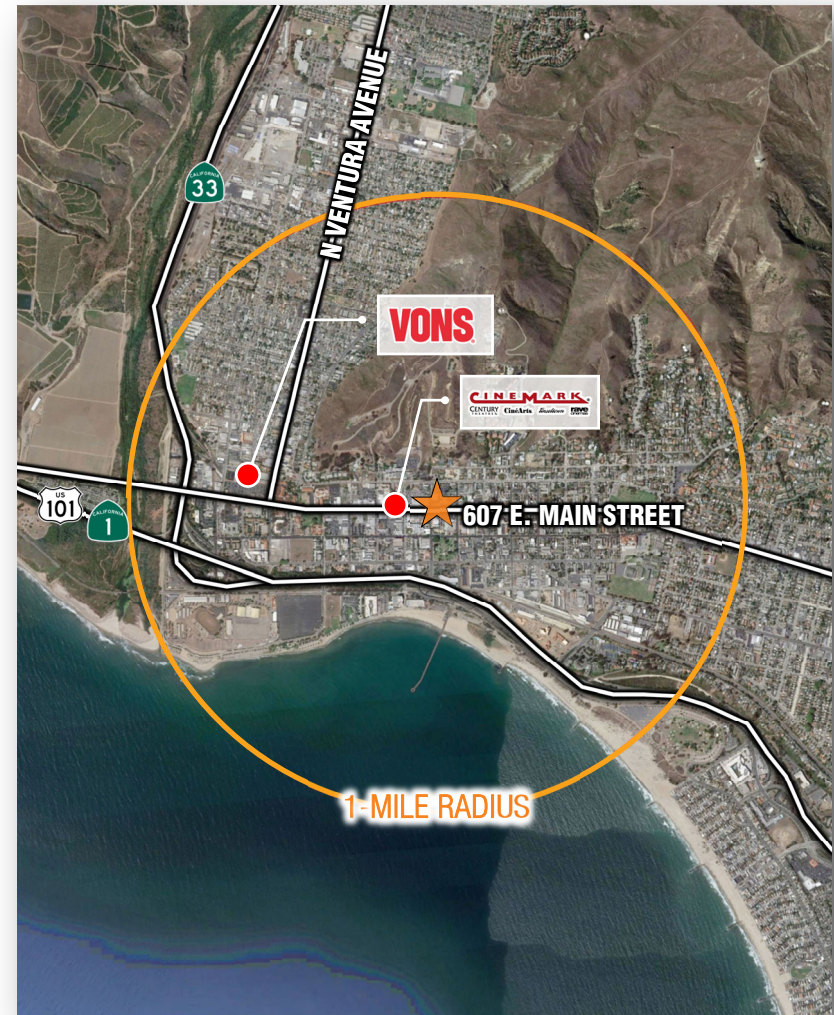
**607 E. Main Street** is a high visibility  $\pm 4,370$  square foot multi-tenant retail pad at the northeast corner of E. Main Street and Chestnut Street in Downtown Ventura, California.

Just two blocks north of Highway 101, the building is positioned along E. Main Street, one of the area's primary east/west traffic corridors.

Strong co-tenant mix includes Starbucks Coffee, Blenders in the Grass, Velvet Waves Studio and Cuernavaca Taqueria Express.

Principal employers in the City of Ventura include County of Ventura (8,252 employees), Ventura Unified School District (2,624 employees), Community Memorial Health System (2,130 employees and Employers Depot Inc (831 employees).

The City of Ventura is a coastal city in Ventura County, half way between Santa Barbara and Los Angeles and is considered one of America's most desirable places to live.



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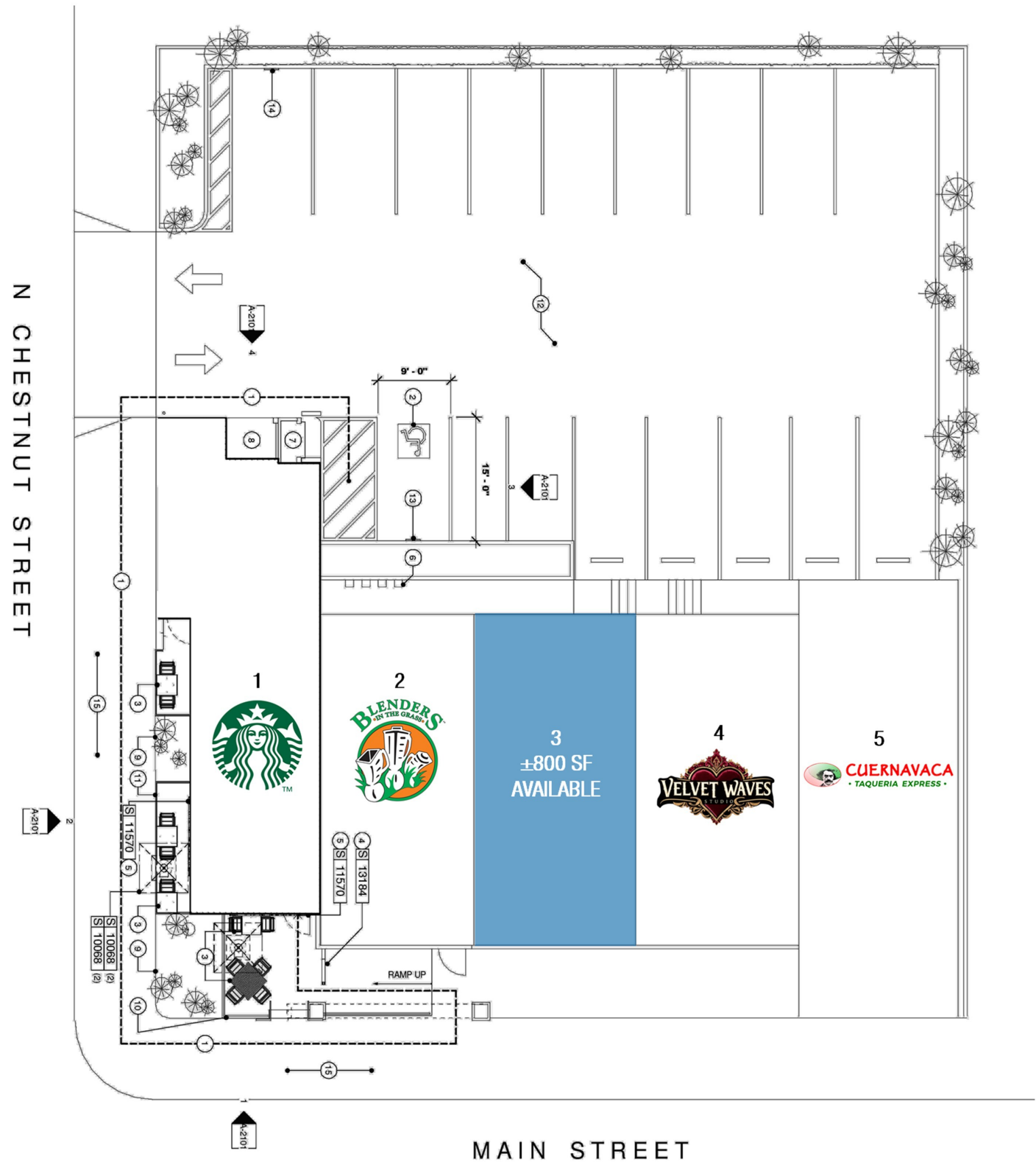
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NEC E. Main Street & Chestnut Street - Ventura, CA

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For leasing information,  
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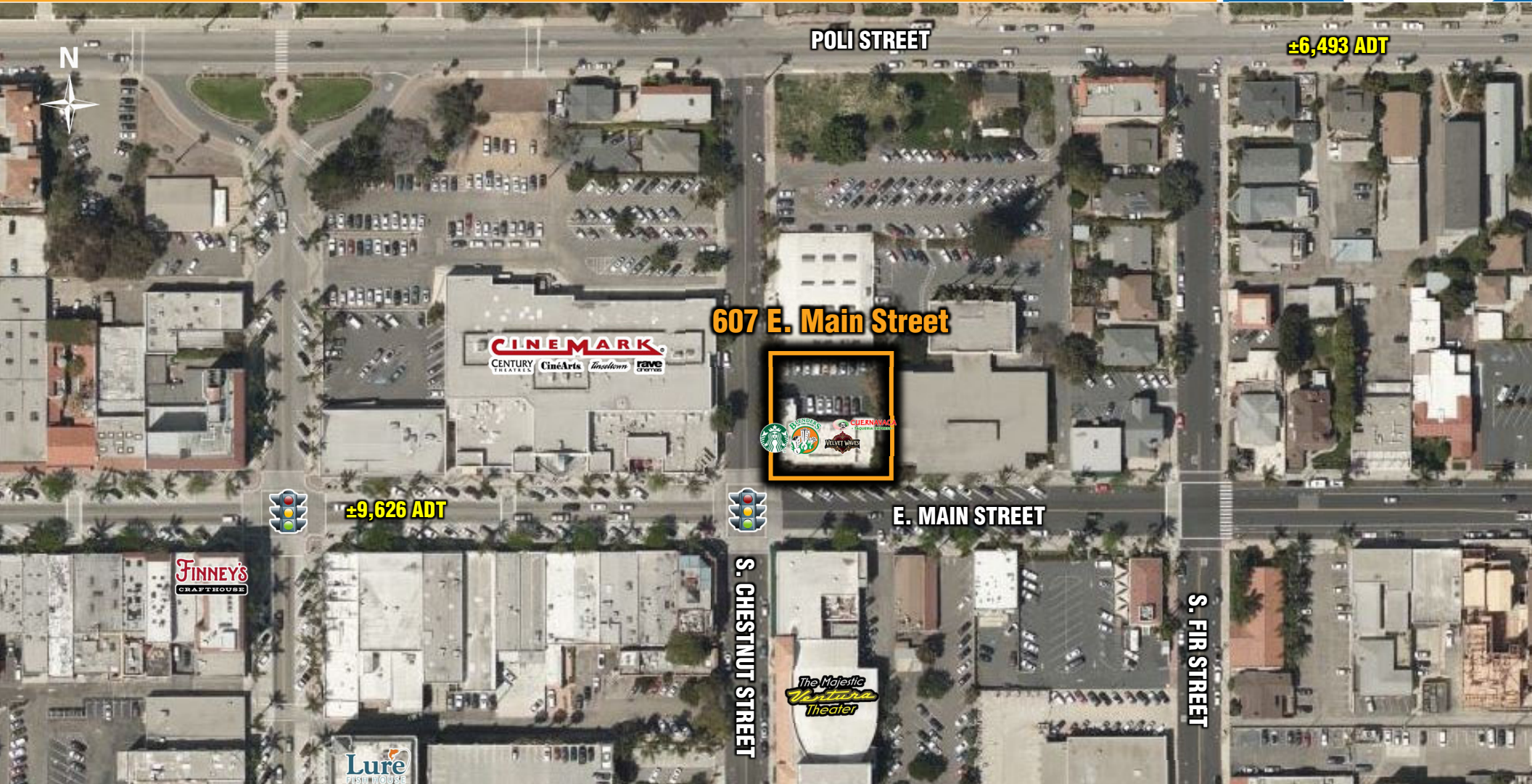




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## INTERSECTION AERIAL

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