

# RETAIL FOR LEASE | 3524 E. MAIN ST.

Ventura, CA 93003

Lisa Shields

805.879.9639

[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)

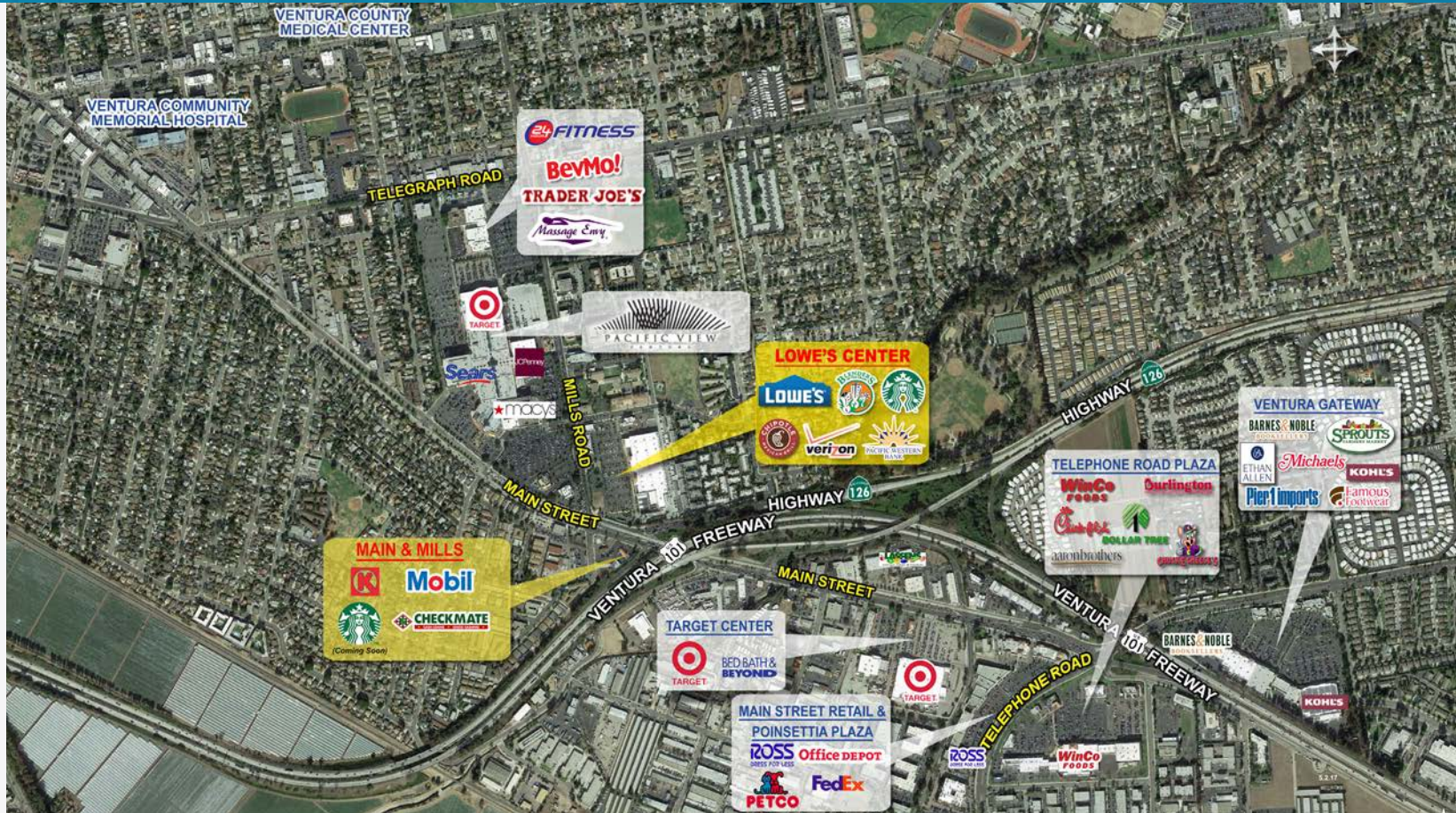
CA Lic. 01742786

Rob Devericks

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

Lic. 01349816



- Centrally located in the City of Ventura off of E. Main St. & S. Mills Rd.
- Easy access to and from the Ventura 101 Freeway and Santa Paula Highway 126.
- Join Starbucks (coming soon).



2775 N VENTURA RD SUITE 201

OXNARD CA 93036

805.654.9300

[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

AvailableSpaces

1,850 SF Unit



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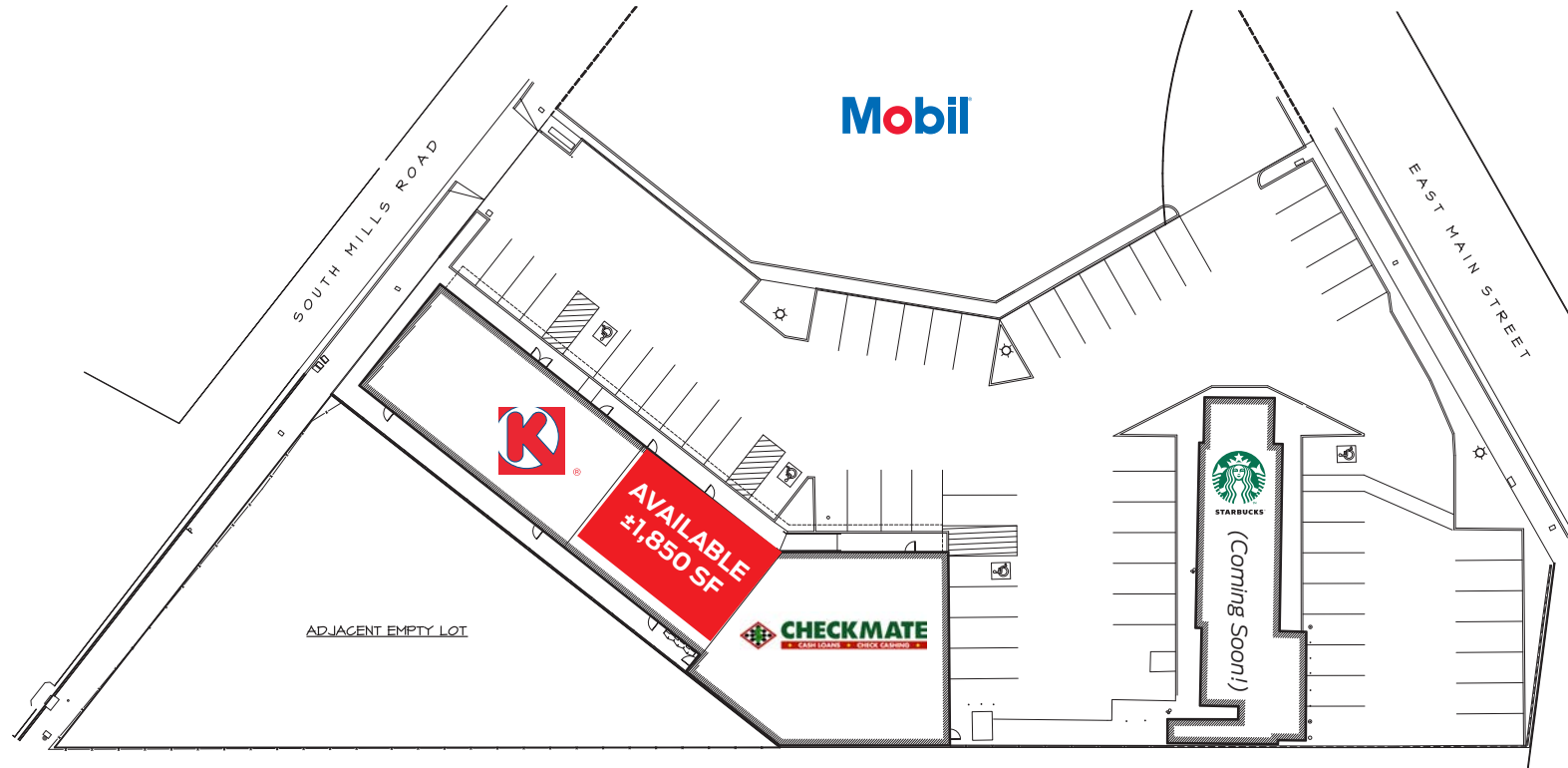
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## Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$94,988	\$98,152	\$97,967
Population:	11,390	62,559	149,671
Daytime Population:	15,666	75,242	120,182

2019 Demographics from Sites USA

## Traffic Counts

S. Mills Rd.:	35,000 ADT
E. Main St.:	62,000 ADT
Ventura 101 Freeway:	108,000 ADT

Traffic Counts from the City of Ventura



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