



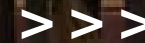
For Lease

163,100 SF | DIVISIBLE
SEARS AUTO BUILDING
RETAIL OPPORTUNITY

Pacific View Mall

3295 E. Main Street | Ventura, CA

Seritage.com



Proximity to:

*Lowe's, Target, Bed Bath & Beyond,
Winco, Barnes & Noble, PetSmart,
CVS, Ross and more*



Pacific View

163,100 SF Available (Divisible)

Sears Auto Center:

14,130 SF



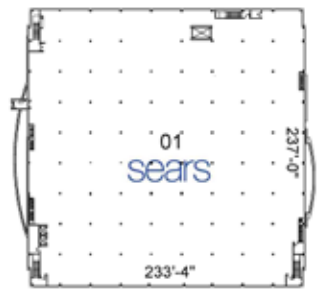
Property Highlights

- Located at super regional mall with over 1 million square feet
- Immediately off 101 and 126 freeways
- Pacific View is the only regional mall in West Ventura County, serving Camarillo, Oxnard, Ventura, Carpinteria and the students and faculty at Ventura College (which is approximately one mile away)
- Anchored by Macy's, JCPenney, Sears, Target and Trader Joes
- Ground floor mall space and auto center space available

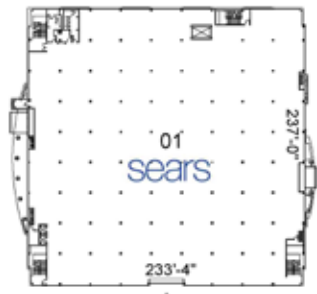
Strength of the Market



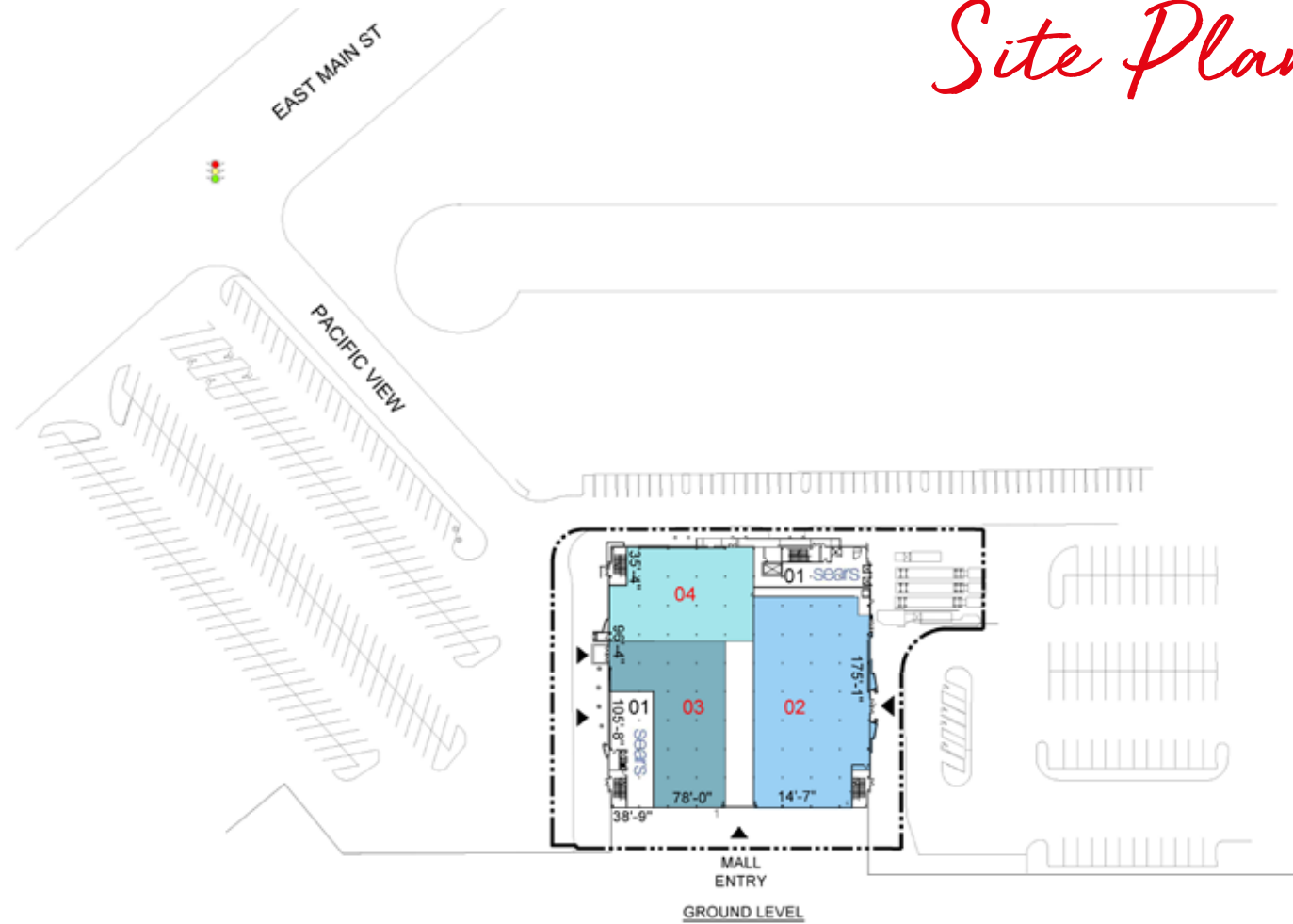
Site Plan



THIRD LEVEL



SECOND LEVEL



VENTURA, CA - 163,100 SF

○ 01 SEARS	121,100 SF	● 04 AVAILABLE	10,600 SF
● 02 AVAILABLE	18,950 SF		
● 03 AVAILABLE	12,450 SF		

Area Demographics



59,897 | 136,470 | 373,900

3 mile ----- 5 miles ----- 10 miles

Total Population



\$596,124 | \$546,171 | \$491,906

3 mile ----- 5 miles ----- 10 miles

Median Home Value

2.37 | 2.74 | 3.32

3 mile ----- 5 miles ----- 10 miles

Average Household Size



\$94,507 | \$96,748 | \$90,552

3 mile ----- 5 miles ----- 10 miles

Average Household Income

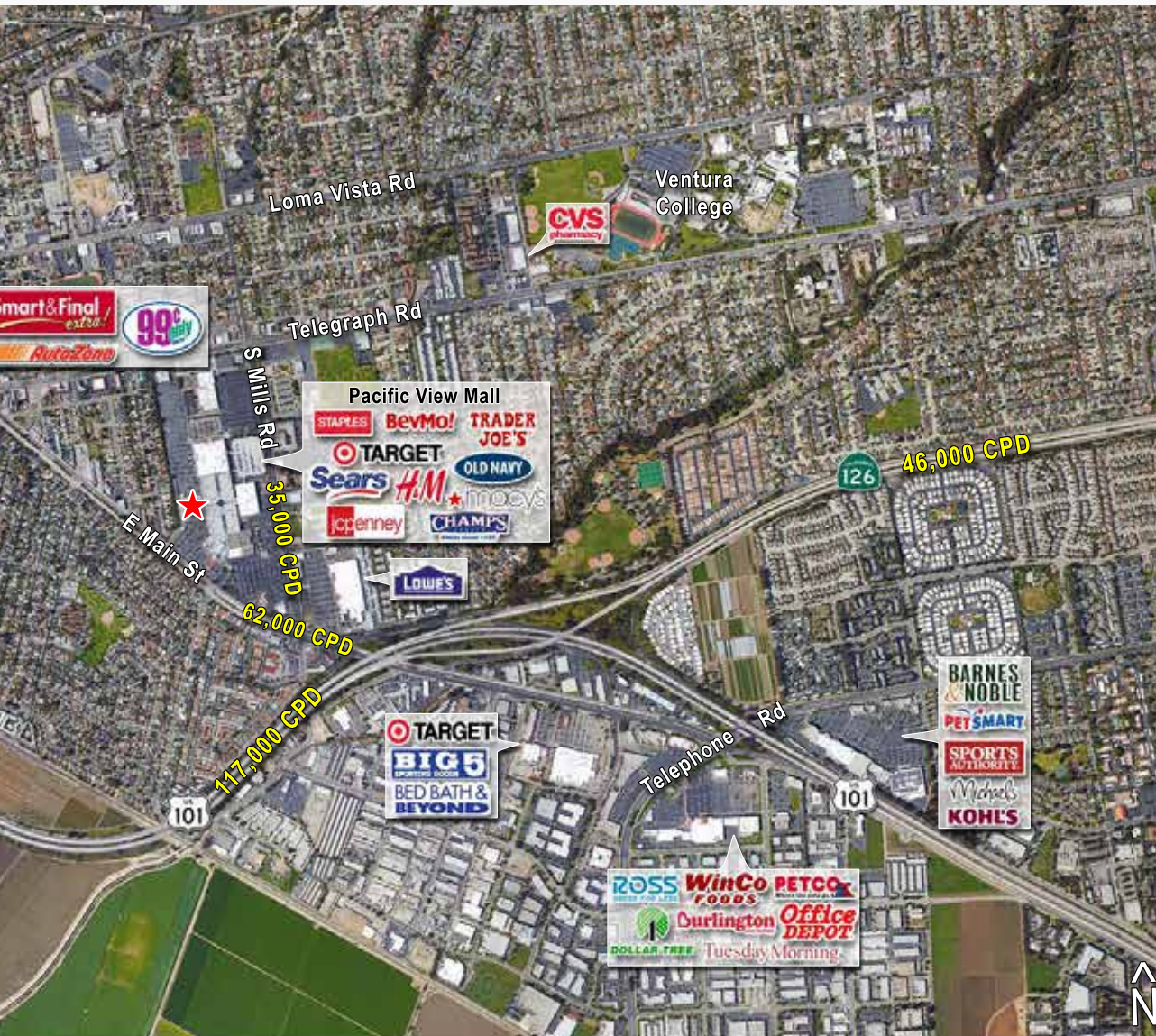


Area Retailers

TRAFFIC COUNT:
Over 97,000 Cars Per Day
at the Intersection of S Mills Rd.
& E Main St.

Over 117,000 Cars Per Day
along the 101 Freeway

(Per ESRI Traffic Count Profile)



The Team

Our retail advisors are here to support your business goals.
Let our expertise guide you in brokerage, investments,
management, development and more.



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