POINSETTIA PLAZA - RETAIL FOR LEASE

4220 - 4360 E. MAIN ST & 4687 - 4731 TELEPHONE RD | VENTURA, CA 93003







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

Available Space

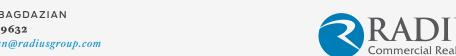
- ±1,038 SF ±3,593 SF
- \$2.50/SF \$3.50/SF NNN

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DONLON STREE

Office amp



TELEPHONEROAD



(ULTA

Durlington





Demographics (2025 Estimates)

 1 Mile
 3 Miles
 5 Miles

 Population:
 11,470
 67,286
 177,778

 Average Household Income:
 \$114,022
 \$137,587
 \$130,249

 Daytime Population:
 19,577
 62,906
 125,169

Source: Sites USA

Traffic Counts

E. Main St. @ Donlon St.: 8,217 ADT

Telephone Rd. at 101 Fwy: 21,570 ADT

Source: Sites USA

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