

# FREESTANDING RETAIL BUILDING FOR LEASE

3506-3530 E MAIN ST • VENTURA, CA 93003 • SEC E MAIN ST & S MILLS RD

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Renovated retail spaces adjacent to new Starbucks.

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.



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

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

Join these  
surrounding tenants



**7-ELEVEN**



**Available  
Spaces\***

\*Spaces can be combined.

Ste. 3530 (End Cap): ±3,730 SF • \$1.75/SF NNN

Ste. 3524: ±1,850 SF • \$1.75/SF NNN

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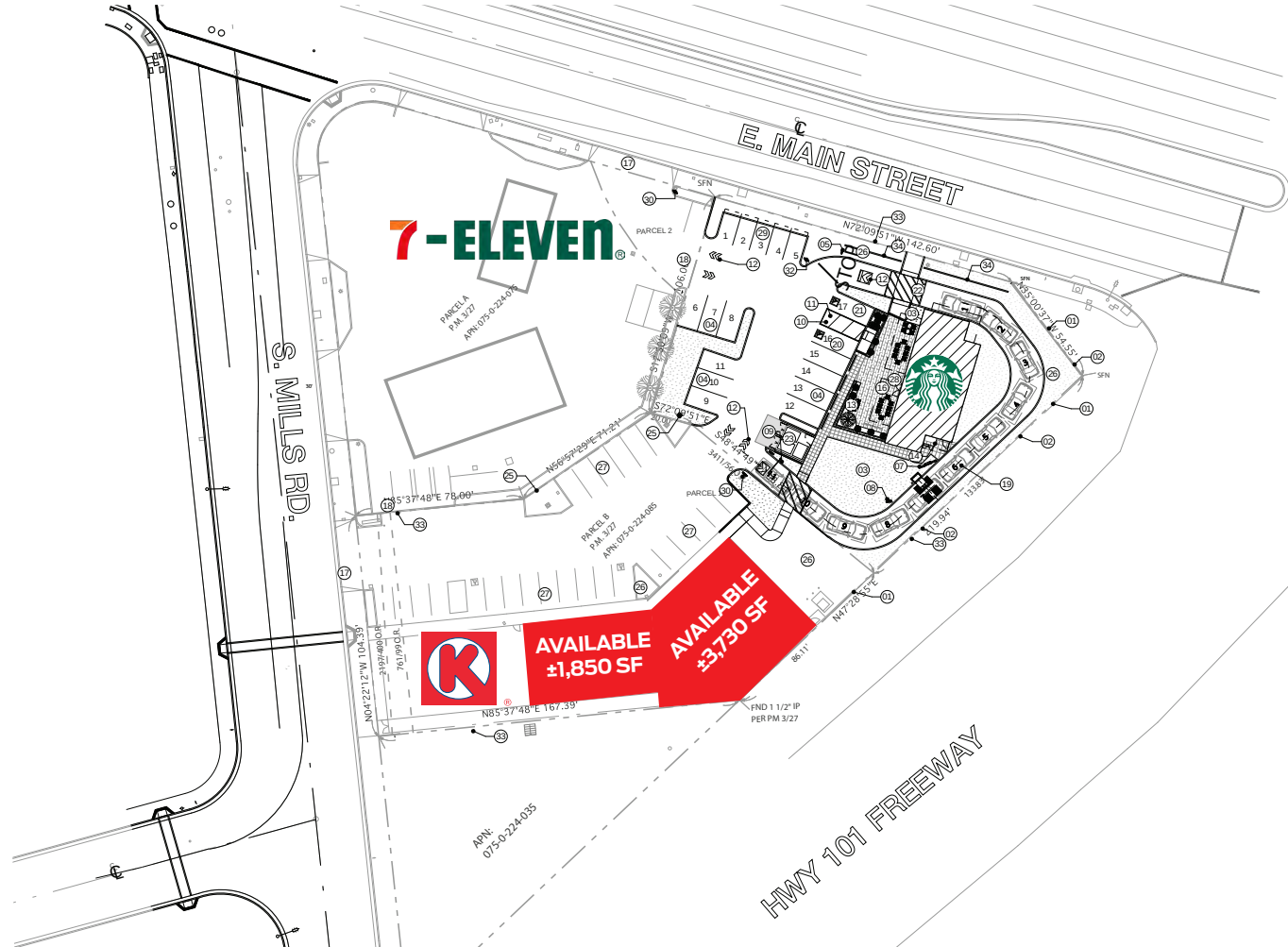
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## Demographics

| 2025 Estimates            | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------|-----------|-----------|-----------|
| Average Household Income: | \$127,384 | \$133,535 | \$131,365 |
| Population:               | 11,299    | 61,619    | 149,117   |
| Daytime Population:       | 12,749    | 64,513    | 111,034   |

2025 Demographics from Sites USA

## Traffic Counts

|                      |             |
|----------------------|-------------|
| Ventura 101 Freeway: | 107,673 ADT |
| E. Main St.:         | 9,583 ADT   |
| S. Mills Rd.:        | 2,104 ADT   |

Traffic Counts from SitesUSA



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