310 S. WELLS RD.

VENTURA CA 93004

RETAIL & OFFICE SPACES FOR LEASE

2-Story Commercial Building Built in 1981

Adjacent to residential hub and planned retail development

Easy access to Hwy 126 Santa Paula Fwy



Availabilities

SUITE #	FLOOR	SIZE	USE	LEASE RATE
100	1	±5,099 RSF	Retail/Office	$1.50 NNN
204 *Move In Ready!*	2	±670 RSF	Office	$1.50 MG*
207 *Move In Ready!*	2	±670 RSF	Office	$1.50 MG*

** Tenant responsible for internet & in-suite janitorial*

PRESENTED BY

LISA SHIELDS
805.879.9639
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RADIUS® Commercial Real Estate

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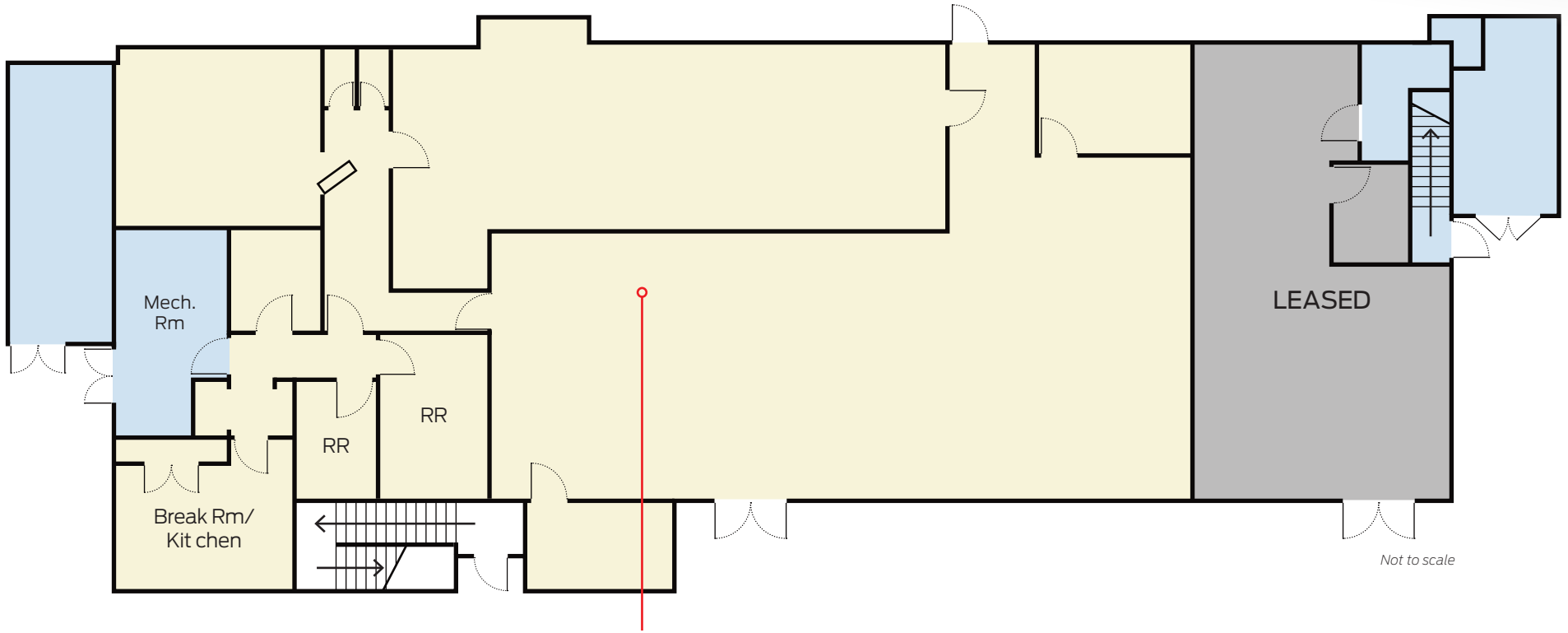
Ground Floor Retail/Office | ±5,099 SF

Lease Term
Negotiable

HVAC
Yes

Available
Now

Restrooms
Ground Flr: Exclusive



Not to scale

AVAILABLE
SUITE 100
±5,099 SF
$1.50/SF NNN

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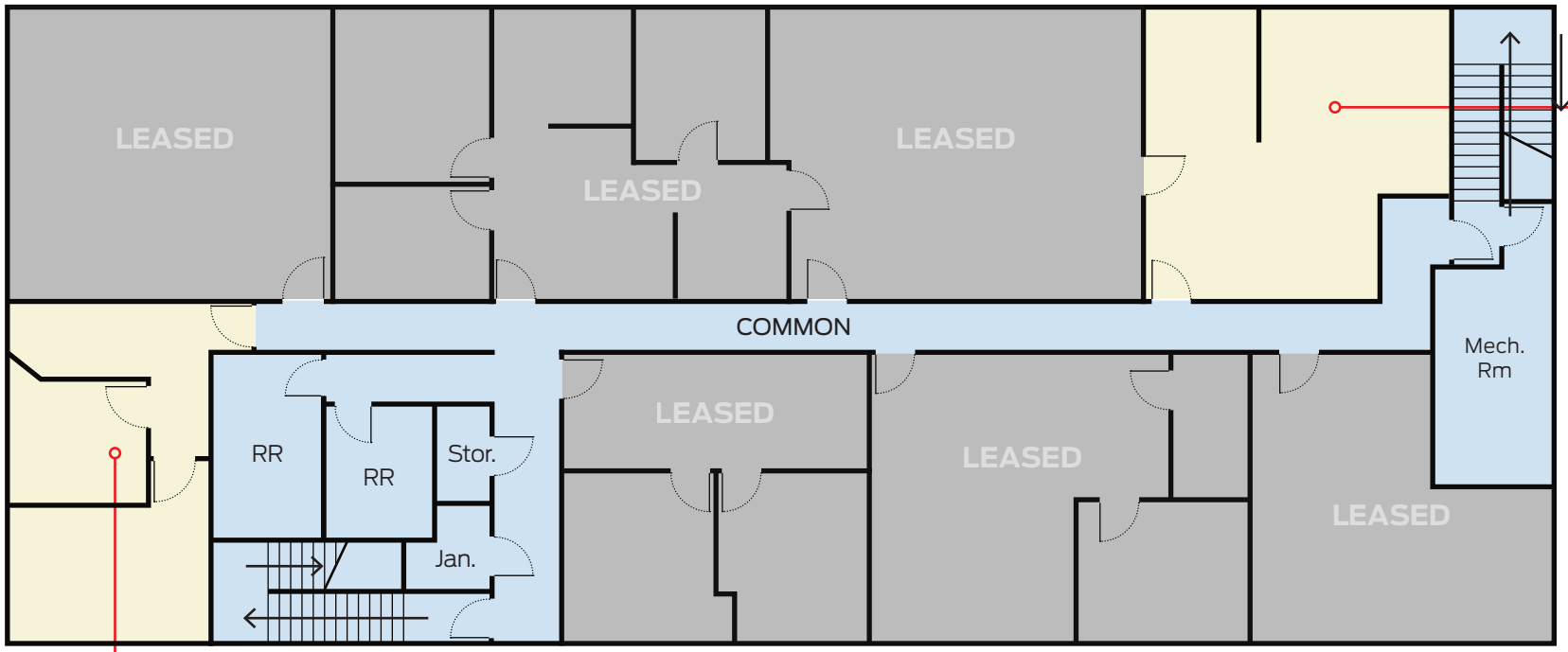
Second Floor Office Spaces | ±670 SF

Lease Term
Negotiable

HVAC
Yes

Available
Now

Restrooms
Common on 2nd Floor



MOVE IN READY!
SUITE 204
±670 SF
$1.50/SF MG

Not to scale

MOVE IN READY!
SUITE 207
±670 SF
$1.50/SF MG

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Demographics

2026 Estimates	*1 Mile*	*3 Mile*	*5 Mile*
Population:	12,501	41,231	111,573
Avg Household Income:	$128,768	$145,158	$136,912
Daytime Population:	5,688	20,469	83,526

2026 Source: Sites USA

Traffic Counts

126 Freeway at Wells Rd:	97,332 ADT
S. Wells Road:	30,448 ADT

2026 Source: Sites USA







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