

# HIGH IDENTITY RETAIL FOR LEASE

Mills Road & E. Main Street

±5,272 SF  
AVAILABLE  
(DIVISIBLE)

±1,789 SF  
AVAILABLE

LOWE'S



verizon

corepower  
YOGA

480-488  
S.MILLS RD  
VENTURA  
CALIFORNIA  
93003



PRESENTED BY

**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)  
CA LIC. 01349816





480-488 VENTURA  
CA 93003  
S.MILLS ROAD

## HIGH IDENTITY RETAIL FOR LEASE

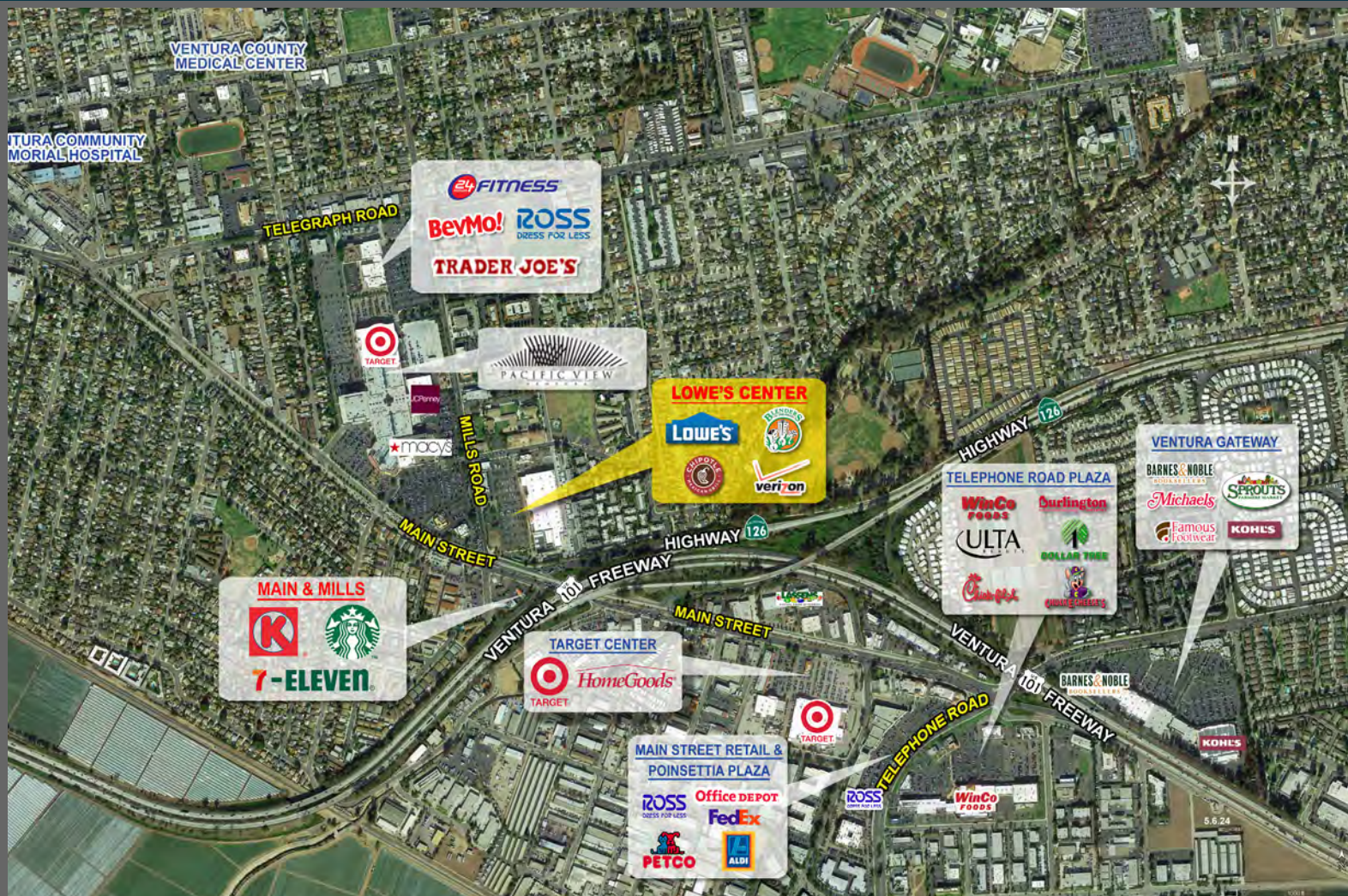
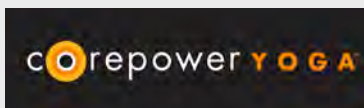
Mills Road & E. Main Street

### Prime End Cap Position & Freestanding Pad Available

High Identity Retail Strip  
Center anchored by Lowe's

Centrally located in the City  
of Ventura with easy access  
to and from the Ventura 101  
Freeway & Santa Paula  
Highway 126

Join these nearby merchants



### Available Space

5,272 SF (Divisible): \$4.00/SF NNN (\$1.71)

1,789 SF (2nd Gen Starbucks): \$4.00/SF NNN (\$1.71)

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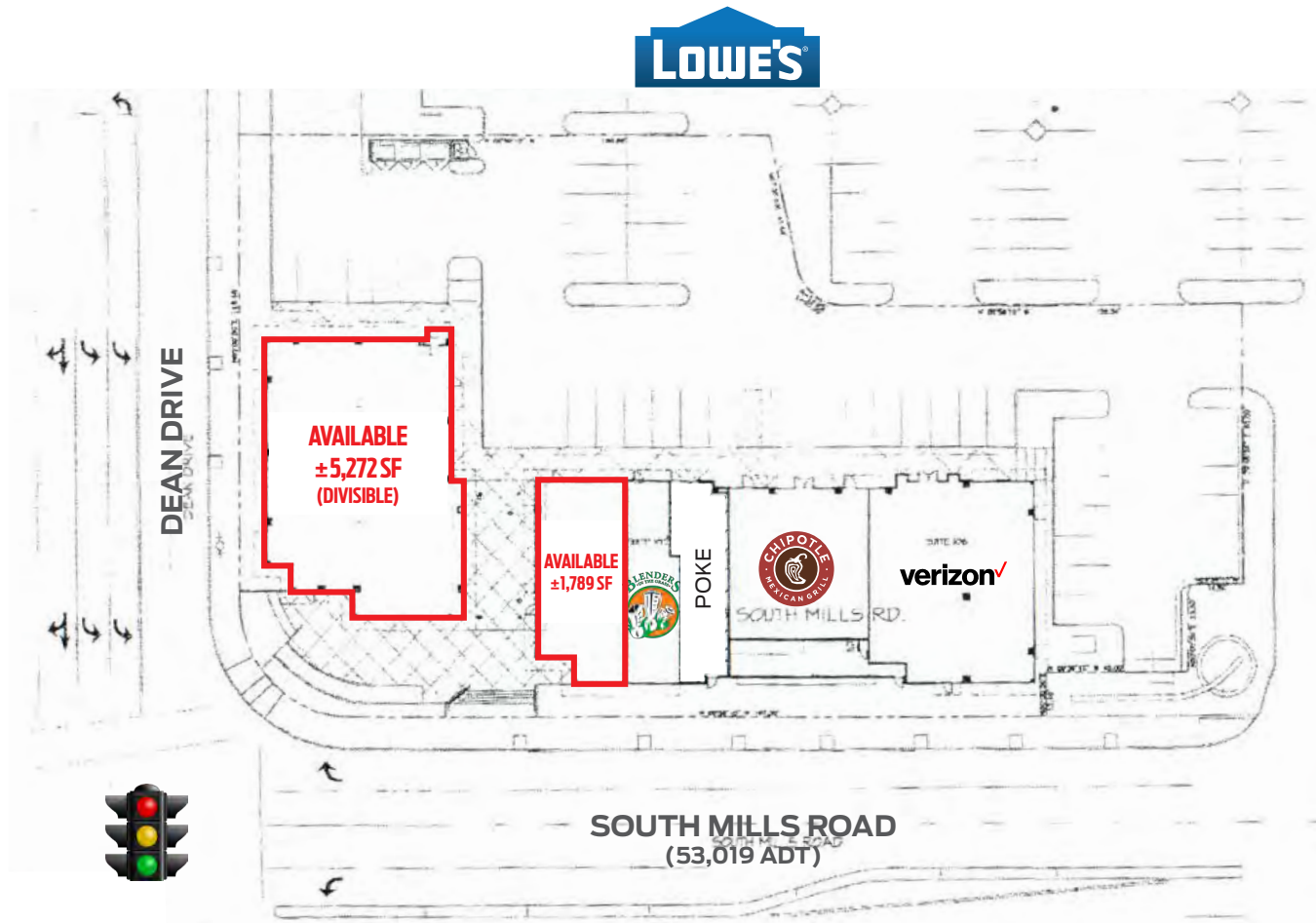
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### Demographics

2025 Estimates	1 MILE	3 MILES	5 MILES
Population	12,947	62,194	143,664
Average Household Income	\$139,269	\$133,861	\$131,789
Daytime Population	15,651	65,706	108,842

Source: Sites USA

### Traffic Counts

S. Mills Rd. @ Main St.	53,019 ADT
Ventura 101 Freeway @ Main St.	118,413 ADT

Source: Sites USA

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