

FREESTANDING RETAIL BUILDING FOR LEASE

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

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

CA LIC. 01349816

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA LIC. 01742786

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

CA LIC. 02132117



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

Join these
surrounding tenants



7-ELEVEN



**Available
Spaces***

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

Ste. 3524: ±1,850 SF • \$1.75/SF NNN

*Spaces can be combined.

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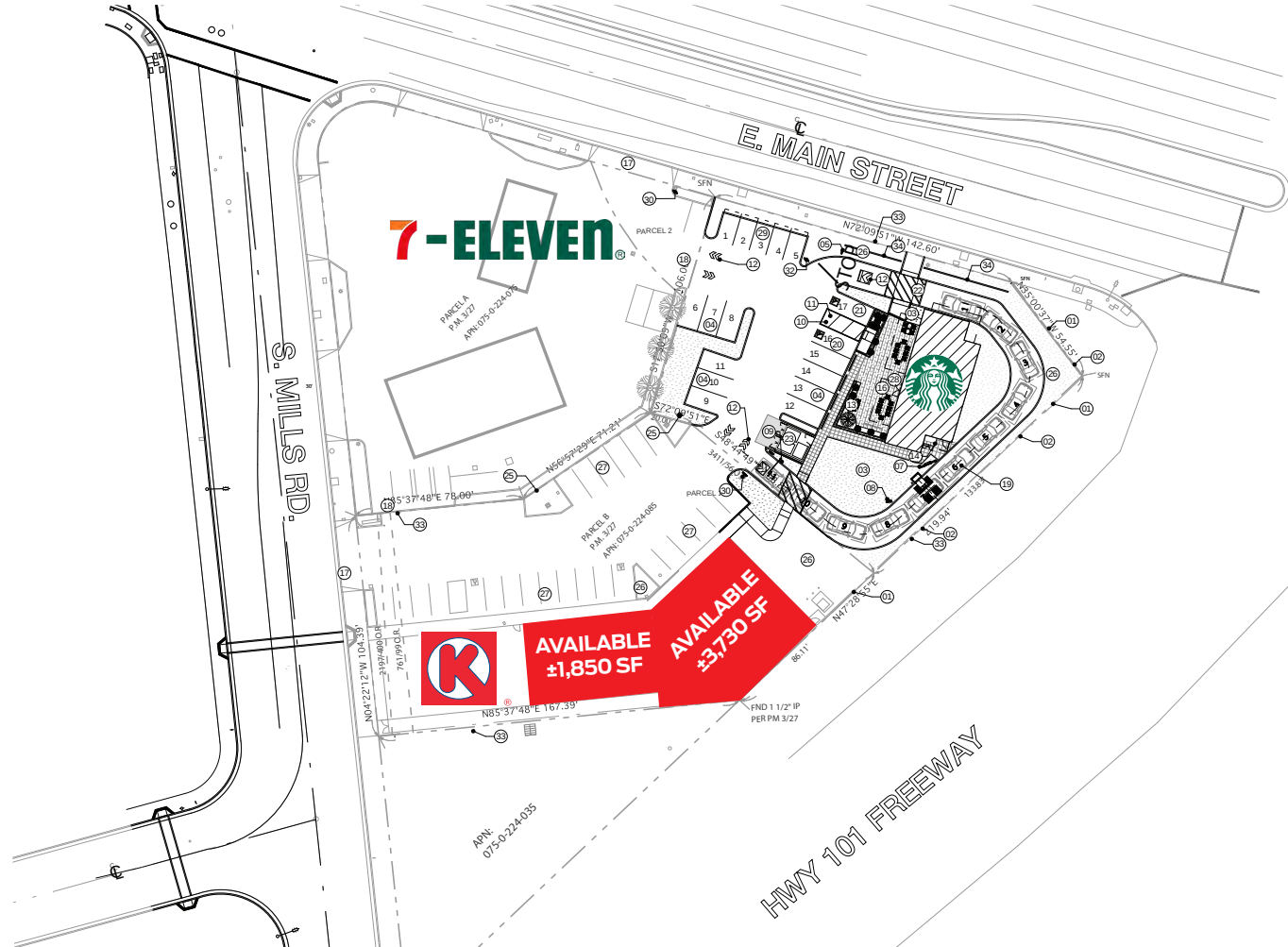
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Demographics

2026 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$127,384	\$133,535	\$131,365
Population:	11,090	61,178	149,984
Daytime Population:	14,276	70,664	118,385

2026 Demographics from Sites USA

Traffic Counts

Ventura 101 Freeway:	107,673 ADT
E. Main St.:	66,418 ADT
S. Mills Rd.:	54,730 ADT

Traffic Counts from SitesUSA



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