

POINSETTIA PLAZA · RETAIL FOR LEASE

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



poinsettia plaza.com



Property Highlights

- Located in the heart of Ventura along Telephone Rd., providing convenient access to the 101 Fwy
- Strong demographics — avg HHI \$137,587 within 3-mile radius
- Regional anchors including Aldi & Ross draw customers from West Ventura County

Available Spaces

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

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POINSETTIA PLAZA · VACANCY PLAN

Available Spaces

STE	SPACE	SIZE	ASKING RENT
4360-B3	Pad/In-line	±3,048 SF	\$3.50 PSF + NNN*
4705-1**	2nd Gen Restaurant (MTM)	±1,203 SF	\$3.25 PSF + NNN*
4705-2**	In-line Space	±2,390 SF	\$2.50 PSF + NNN*
4693-6	In-line Space	±1,038 SF	\$2.50 PSF + NNN*
4693-7	In-line Space	±1,038 SF	\$2.50 PSF + NNN*

*Approx. NNN's = \$1.10 PSF

**4705-1 & 2 can be combined (±3,593 SF)



Surrounding Centers & Retailers



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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