

2407-2411 E. MAIN ST.

VENTURA CA 93003

FOR SALE

Offered at

\$1,207,850

2407

RAJ PROSTHETICS AND ORTHOTICS

**±2,842 SF Retail/Medical Office
Building on ±6,250 SF Lot**

**Located in midtown Ventura's
medical corridor just minutes from
Community Memorial Hospital &
Ventura County Medical Center**

**Surrounded by medical offices,
residential neighborhoods & retailers**

**Features rare, exclusive rear parking
lot with 9 spaces**

ROB DEVERICKS
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DANIEL BAGDAZIAN
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Opportunity Highlights

Building Size	±2,842 SF
Land Size	±6,250 SF
Parking	9 Exclusive Rear Parking Spaces
Zoning	C1
APN	074-0-141-150

**Excellent visibility on E Main St. with
±29,107 cars per day**

**Prime location near Community Memorial
Hospital and Ventura County Medical Center,
plus many other medical offices**

**Average household income:
\$155,353 within 1 mile radius**

Demographics (2025 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	13,684	61,843	95,309
Average Household Income:	\$155,353	\$129,637	\$133,473
Daytime Population:	12,650	59,732	84,591

Source: Sites USA

Traffic Counts

E. Main St. @ S. Seaward Ave.: 29,107 ADT

Source: Sites USA

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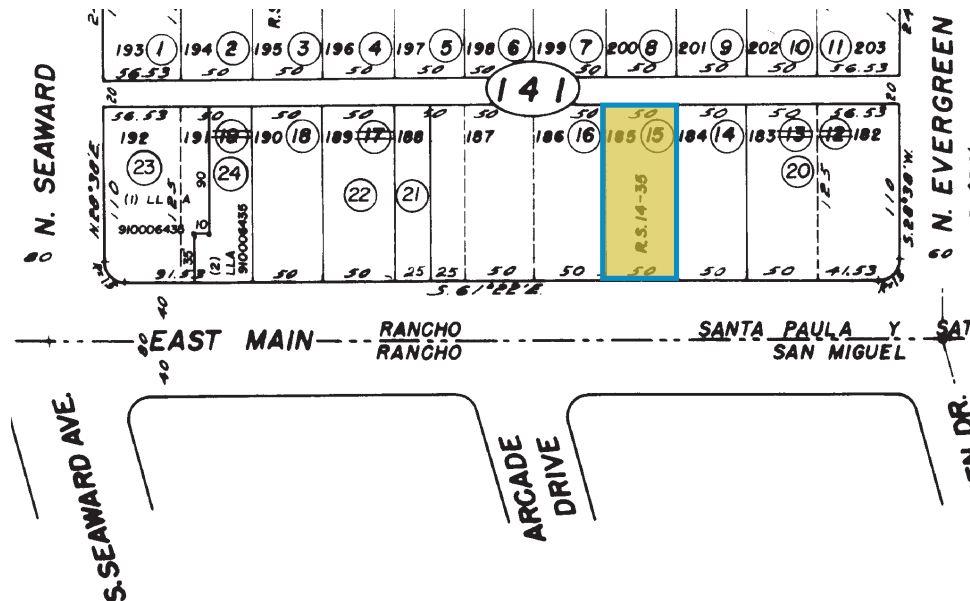
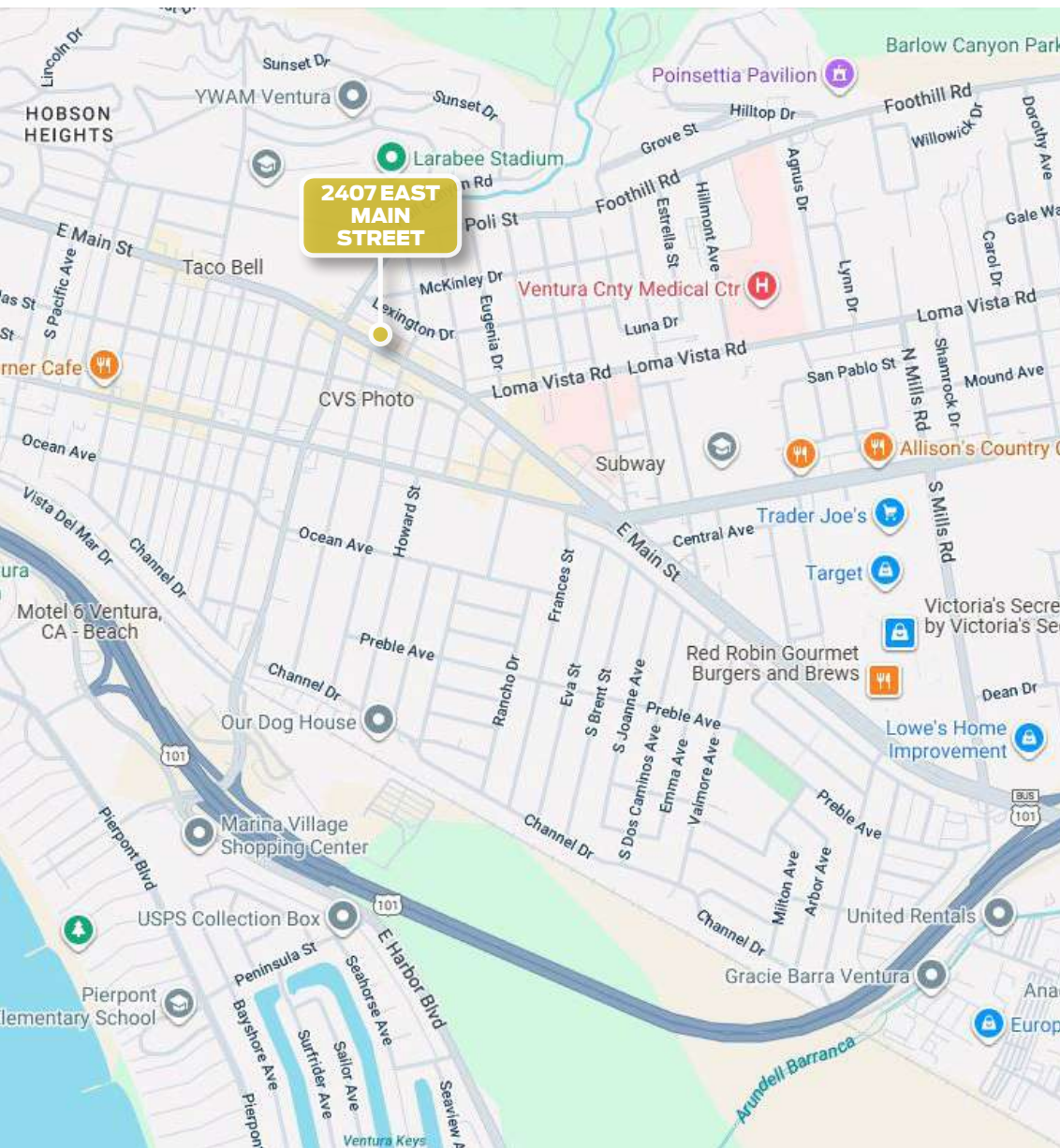


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