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, CA along Telephone Rd., providing convenient access to the US 101 Freeway
- Strong demographics with Avg HHI $138,886 within 3-mile radius of property
- Regional anchors including Aldi & Ross draw customers from West Ventura County

Available Space

- **±1,038 SF — ±3,593 SF**
- **Contact Listing Agents For Lease Rates**

ROB DEVERICKS
805.879.9641
rdevericks@radiusgroup.com
CA LIC. 01349816

LISA SHIELDS
805.879.9639
lshields@radiusgroup.com
CA LIC. 01742786

DANIEL BAGDAZIAN
805.879.9632
dbagdazian@radiusgroup.com
CA LIC. 02132117

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AVAILABLE SPACES

STE	SPACE	SIZE
4360-B3	Pad/In-line	±3,048 SF
4705-1**	2nd Gen Restaurant (MTM)	±1,203 SF
4705-2**	In-line Space	±2,390 SF
4693-6	In-line Space	±1,038 SF
4693-7	In-line Space	±1,038 SF

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

Surrounding Centers & Retailers

Demographics (2026 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	12,444	67,835	181,070
Average Household Income:	$105,562	$138,886	$131,348
Daytime Population:	19,714	62,753	125,682

Source: Sites USA

Traffic Counts

E. Main St. @ Donlon St.:	47,401 ADT
Telephone Rd. at 101 Fwy:	143,606 ADT

Source: Sites USA

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