


# NOW LEASING · ANCHOR OPPORTUNITY

POINSETTIA PLAZA · 4220-4360 E Main St & 4687-4731 Telephone Rd · Ventura CA 93003



 [poinsettia plaza.com](http://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 \$140,253 within 3-mile radius of property
- Regional anchors including Aldi & Ross draw customers from West Ventura County

## Available Space

- Anchor: ±22,000 SF

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## Available Space

SPACE	SIZE	PRICE
Anchor	±22,000 SF	Contact Listing Agents




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## Surrounding Centers & Retailers

### Demographics (2024 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	13,797	66,202	176,979
Average Household Income:	\$113,316	\$145,327	\$134,019
Daytime Population:	20,767	63,649	125,445

Source: Sites USA

### Traffic Counts

E. Main St. @ Donlon St.: 31,253 ADT

Telephone Rd. at 101 Fwy: 95,470 ADT

Source: Sites USA

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