

FOR LEASE

3860 & 3868 E MAIN ST

VENTURA CA 93003

**2 remaining spaces in freestanding,
4-unit commercial building.**

Unit C — ±2,000 SF

Unit D — ±2,000 SF

(includes loading ramp on side of unit)

\$2.00/SF NNN

- Prime Location in Ventura's Regional Commercial Corridor
- Major street frontage with high daily traffic count
- Signalized intersection for easy access
- Approximately two blocks of valuable sidewalk frontage
- Just seconds from the US 101 and 126 freeways
- 3868 E. Main St. is also available as a retail pad lease opportunity.
For more information, please contact listing brokers.

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**UNITS CAN BE LEASED SEPARATELY
OR COMBINED FOR A TOTAL OF ±4,000 SF**



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3860 & 3868 E MAIN ST

UNIT C & D · VENTURA CA 93003



3860 E Main St. is a freestanding, multi-tenant commercial building enjoying a prime position on a major thoroughfare providing excellent street frontage, strong daily traffic exposure and easy access to the US 101 and 126 freeways. The property consists of four $\pm 2,000$ SF units, each equipped with its own HVAC system, ADA-compliant restroom, 100 Amp electrical service, soaring 17-ft. ceilings, and glass roll-up door / entry combo. All utilities (gas, electric, water) separately metered for each unit.

Delivered move-in ready as clean vanilla shell with fully finished interiors, allowing tenant to customize to fit brand and needs. Units C and D are the final available units for lease. Can be leased together or separate. Non structural wall divides them and can be removed to combine the 2 units.

Situated at the heart of a vibrant retail district, surrounded by over one million sq. ft. of retail space within a one-mile radius, with prominent anchors including national retailers such as Macy's, Target, Lowe's, Kohl's, Ross, Sprouts, WinCo Foods and HomeGoods.

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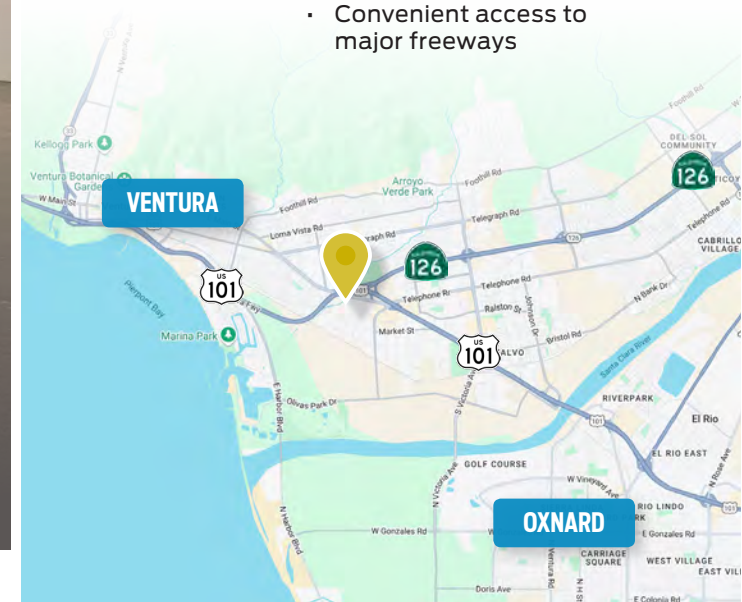
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FOR LEASE

Two (2) $\pm 2,000$ SF commercial spaces with 17 ft. ceilings, glass roll-up doors & excellent frontage

Opportunity Specifics

Sizes	$\pm 2,000$ SF
Unit	C & D
Lease Rate	\$2.00/SF NNN
Unit Features	• Dedicated HVAC system • Private ADA restrooms • Glass roll-up entry door combo • 100 Amp electrical service • Separately metered for gas, electric, and water • High 17 ft ceilings • Finished vanilla shell interiors, ready for your branding and occupancy
Parking & Accessibility	• Ample parking for staff and customers • Convenient access to major freeways



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3860 & 3868 E MAIN ST

UNIT C & D · VENTURA CA 93003

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Demographics (2026 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	10,336	63,169	159,641
Average Household Income:	\$128,120	\$140,398	\$137,652
Daytime Population:	16,729	67,237	122,824

Source: Sites USA

±22,200
ADT



LASSENS
NATURAL FOODS & VITAMINS

Advance
Auto Parts

±31,700
ADT

±125,000
ADT

LOWE'S

SUBJECT
PROPERTY

PETSMART

KOHL'S

Michaels

SPROUTS
FARMERS MARKET

Chick-fil-A

Burlington

Starbucks

WinCo
FOODS

petco

Target

ROSS
DRESS FOR LESS

McDonald's

HomeGoods



★macy's

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