

FOR LEASE

671-677 E MAIN ST

DOWNTOWN VENTURA CA 93001

Highly Visible 2nd Story Space
Excellent For Fitness Studio,
Retail or Creative Office.

11 On-Site Parking Spaces
+ City Parking Less Than
One Block Away

±2,000 SF

\$3.00/SF Gross



Beautifully renovated ±2,000 SF commercial space featuring a modern open floor plan, high ceilings, recessed lighting, and abundant natural light throughout. Located on the second floor with excellent visibility from Main Street, the space also offers convenient grade-level access from the rear parking area for easy customer and employee access.

The suite includes a large ADA-compliant restroom, expansive windows facing both Main Street and the rear parking lot, and 11 on-site parking spaces.

Ideal for fitness, wellness, creative office, professional services, educational, studio, showroom, or retail uses seeking a bright, contemporary, move-in-ready environment. The flexible layout can accommodate a variety of business concepts.



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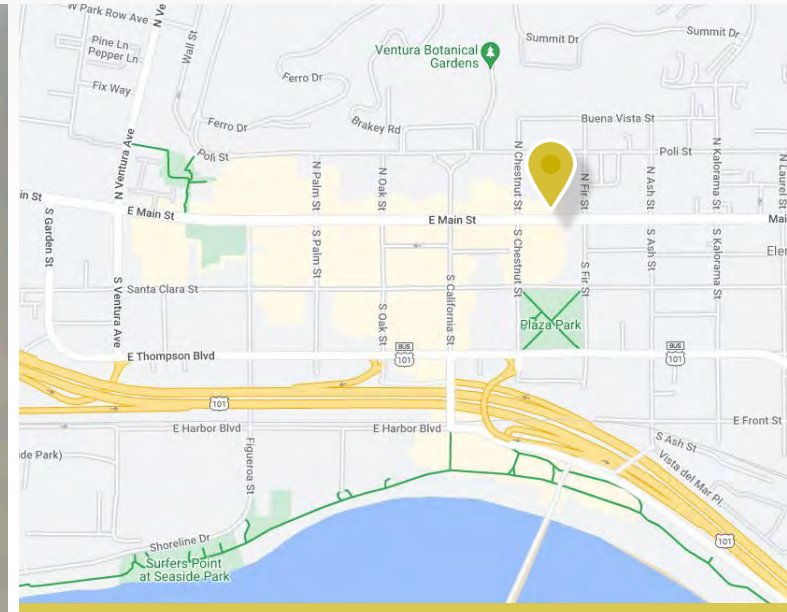
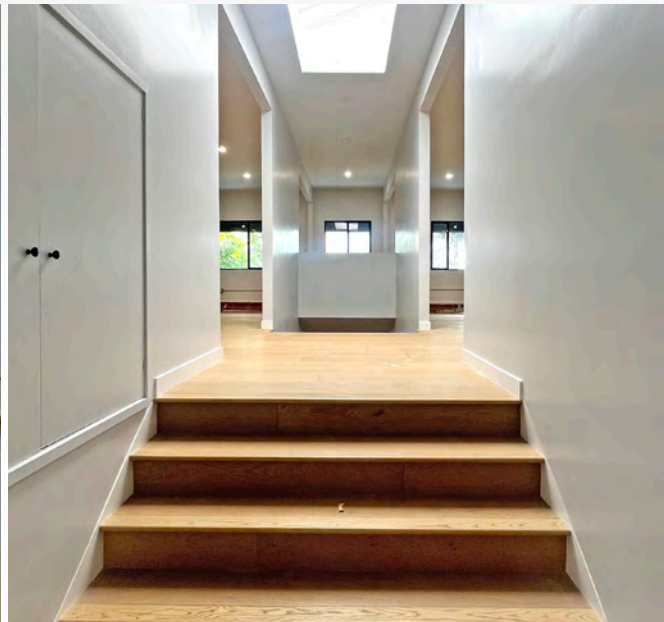
 **RADIUS**[®]
Commercial Real Estate

RADIUSGROUP.COM

671-677 E MAIN ST
VENTURA CA 93001

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±2,000 SF Highly Visible 2nd Floor Fitness/Retail/Creative Office
Space in downtown Ventura w/ on-site parking.



Nearby Merchants



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Demographics

2026 Estimates	1 Mile	2 Miles	3 Miles
Population:	14,743	31,157	44,209
Average Household Income:	\$120,647	\$135,318	\$137,475
Daytime Employees:	16,440	29,324	39,765

Source: Sites USA

Traffic Counts

E Main St. at N Fir Street 9,575 ADT

Source: SitesUSA

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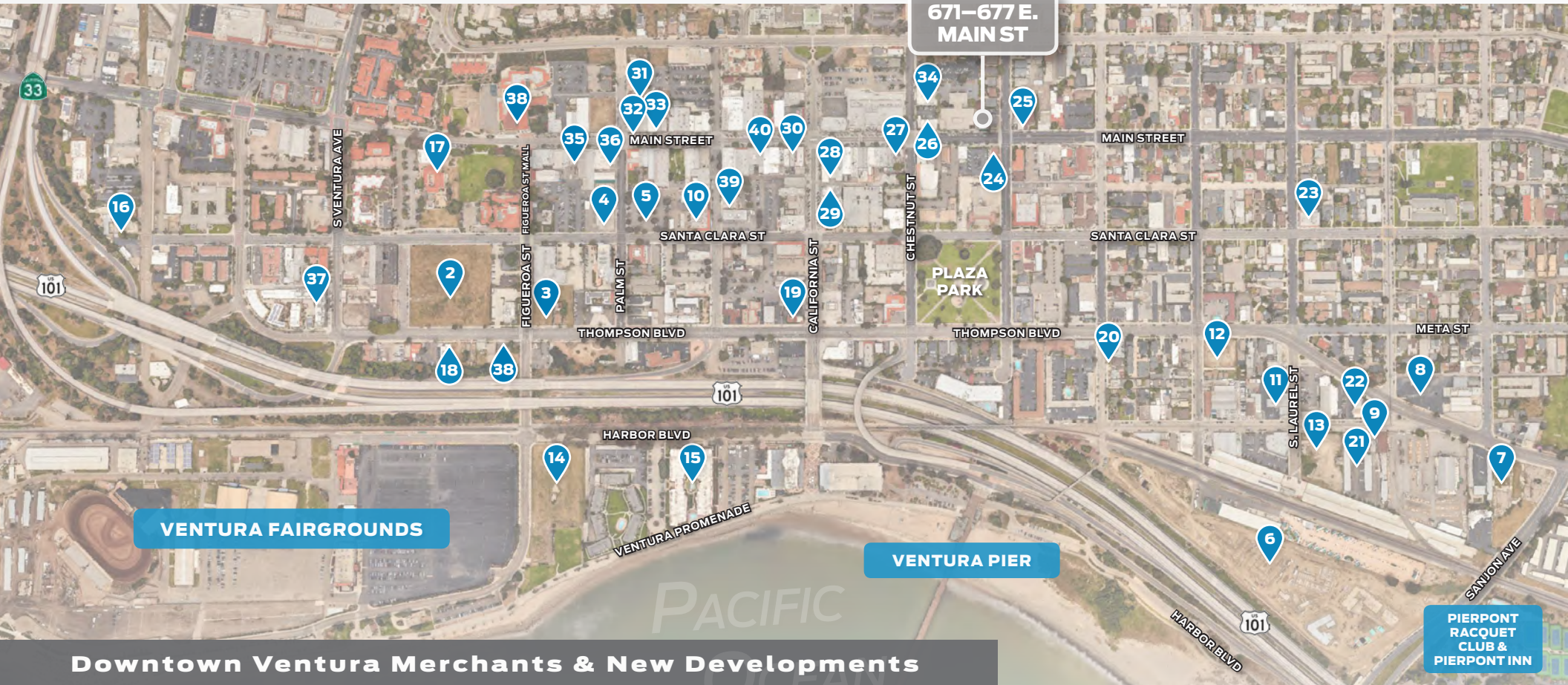
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Downtown Ventura Merchants & New Developments

- 1 **671-677 E MAIN ST.**
- 2 CORA Multifamily
- 3 94 Unit Multifamily (Pending)
- 4 Proposed Mixed Use w/ Rooftop Restaurant
- 5 New City Parking Structure
- 6 Coastline Ventura
- 7 33 Unit Residential Condos
- 8 Mixed Use - 40,000 SF Site (Approved)
- 9 Transmission Brewery
- 10 Public Market (Under Const.)

- 11 Mixed-Use w/ Res/Commercial (Approved)
- 12 45 Apts + Commercial (Under Const.)
- 13 44 Apts + Commercial (Under Review)
- 14 Hilton Hotel - 160 Rooms (Under Review)
- 15 Crowne Plaza Ventura Beach & Aloha Steakhouse
- 16 Patagonia Corporate Headquarters
- 17 Museum of Ventura County
- 18 Topa Topa Brewing Co.
- 19 The Habit Burger Grill
- 20 Spencer Makenzie's Seafood

- 21 Toppers Pizza
- 22 Café Zack
- 23 Prospect Coffee Roasters
- 24 Fluid State Beer Garden
- 25 VenTiki Tiki Lounge & Lanai
- 26 Starbucks
- 27 Limón y Sal
- 28 Lure Fish House
- 29 Café Fiore
- 30 Finney's Crafthouse & Kitchen

- 31 Rumfish y Vino Gastropub
- 32 Cajun Kitchen
- 33 Palermo Espresso Bar
- 34 The Trade Desk
- 35 Paradise Pantry & Wine Bar
- 36 Capriccio Italian Restaurant
- 37 Harvest Café / Bodhi Salt Yoga
- 38 Mission San Buenaventura
- 39 Ventura Coast Brewing Company
- 40 Anacapa Brewing

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