

310 S. WELLS RD.

VENTURA CA 93004

RETAIL & OFFICE SPACES FOR LEASE

2-Story Commercial Building
Built in 1981

Adjacent to residential hub
and planned retail development
Easy access to Hwy 126 Santa Paula Fwy

Availabilities

SUITE #	FLOOR	SIZE	USE	LEASE RATE
100	1	±5,099 RSF	Retail/Office	\$1.50 NNN
204 <i>Move In Ready!</i>	2	±670 RSF	Office	\$1.50 MG*
207 <i>Move In Ready!</i>	2	±670 RSF	Office	\$1.50 MG*

* Tenant responsible for internet & in-suite janitorial

PRESENTED BY

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



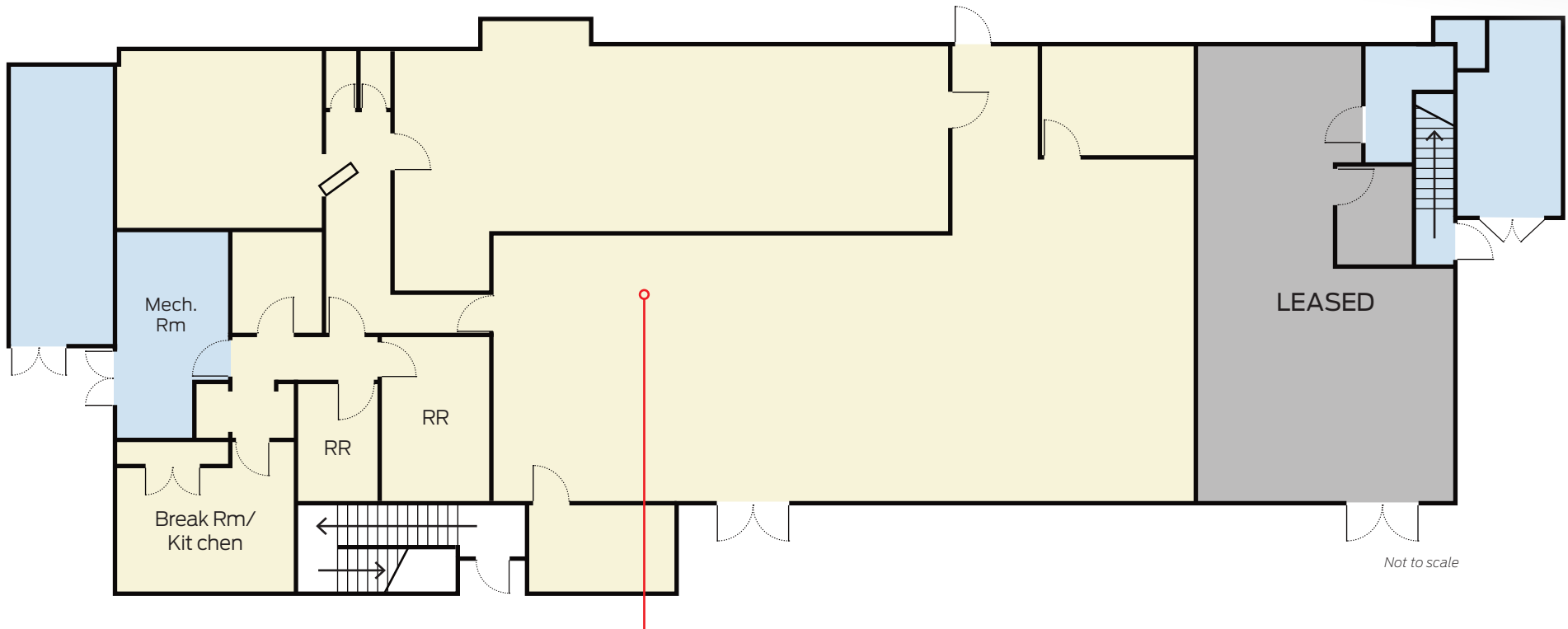
Ground Floor Retail/Office | ±5,099 SF

Lease Term
Negotiable

HVAC
Yes

Available
Now

Restrooms
Ground Flr:
Exclusive



AVAILABLE

SUITE 100
±5,099 SF
\$1.50/SF NNN

PRESENTED BY

LISA SHIELDS
805.879.9639
lsields@radiusgroup.com

CA LIC. 01742786



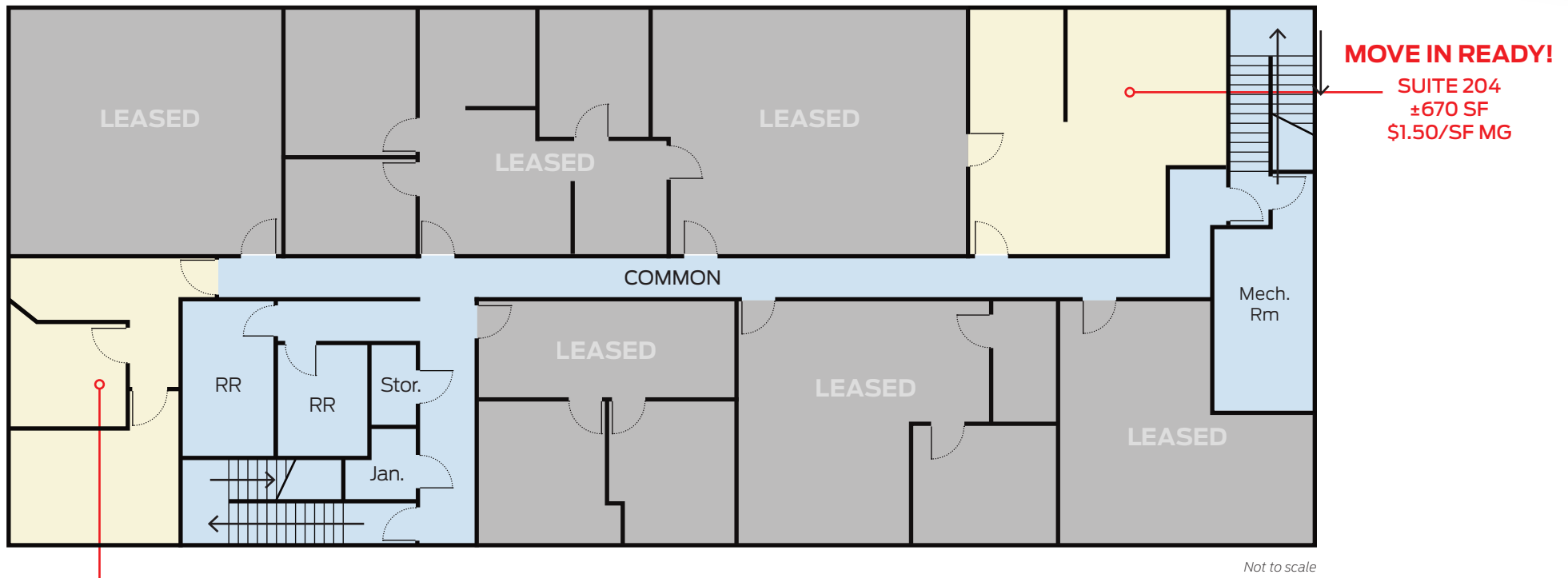
Second Floor Office Spaces | ±670 SF

Lease Term
Negotiable

HVAC
Yes

Available
Now

Restrooms
Common
on 2nd Floor



MOVE IN READY!

SUITE 207
±670 SF
\$1.50/SF MG

MOVE IN READY!

SUITE 204
±670 SF
\$1.50/SF MG

PRESENTED BY

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



310 S. WELLS RD.

VENTURA CA 93004

RETAIL & OFFICE SPACES
AVAILABLE FOR LEASE



PRESENTED BY

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



© 8/27/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RADIUSGROUP.COM

310 S. WELLS RD.

VENTURA CA 93004

RETAIL & OFFICE SPACES
AVAILABLE FOR LEASE



PRESENTED BY

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



© 8/27/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

RADIUSGROUP.COM