

302 EL PASEO ROAD

OJAI
CALIFORNIA
93023

FOR LEASE

**±3,400 SF Entire Ground Floor
Space Available**

**\$6,000 + Internet & Janitorial
As-Is Delivery**



PRESENTED BY

LISA SHIELDS

805.879.9639

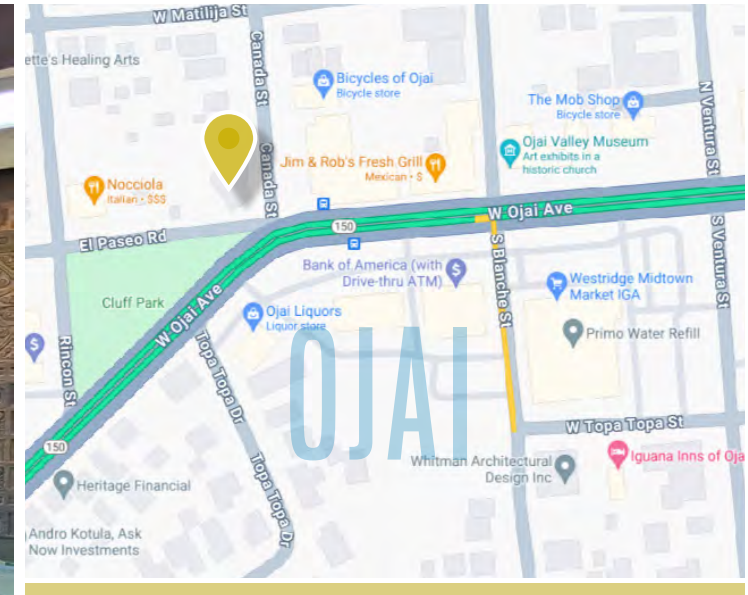
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CA LIC. 01742786



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Leasing Highlights

- Freestanding commercial bldg in the heart of downtown Ojai
- Entire Ground Floor available for lease
- Great exposure to W. Ojai Avenue
- C-1 zoning allows for a wide range of uses (retail, office, medical)

Demographics

2026 Estimates	1 MILE	2 MILES	3 MILES
Population	6,100	12,516	17,612
Average Household Income	\$174,168	\$149,805	\$143,748
Daytime Population	6,491	10,517	14,077

Source: Sites USA

Lease Rate	\$6,000 (rate includes: electric, water & gas) As-Is Delivery
Size	±3,400 SF
Tenant Expenses	Internet & Janitorial
Zoning	C-1
Parking	20 Spaces
HVAC	Yes
To Show	Contact Listing Agent

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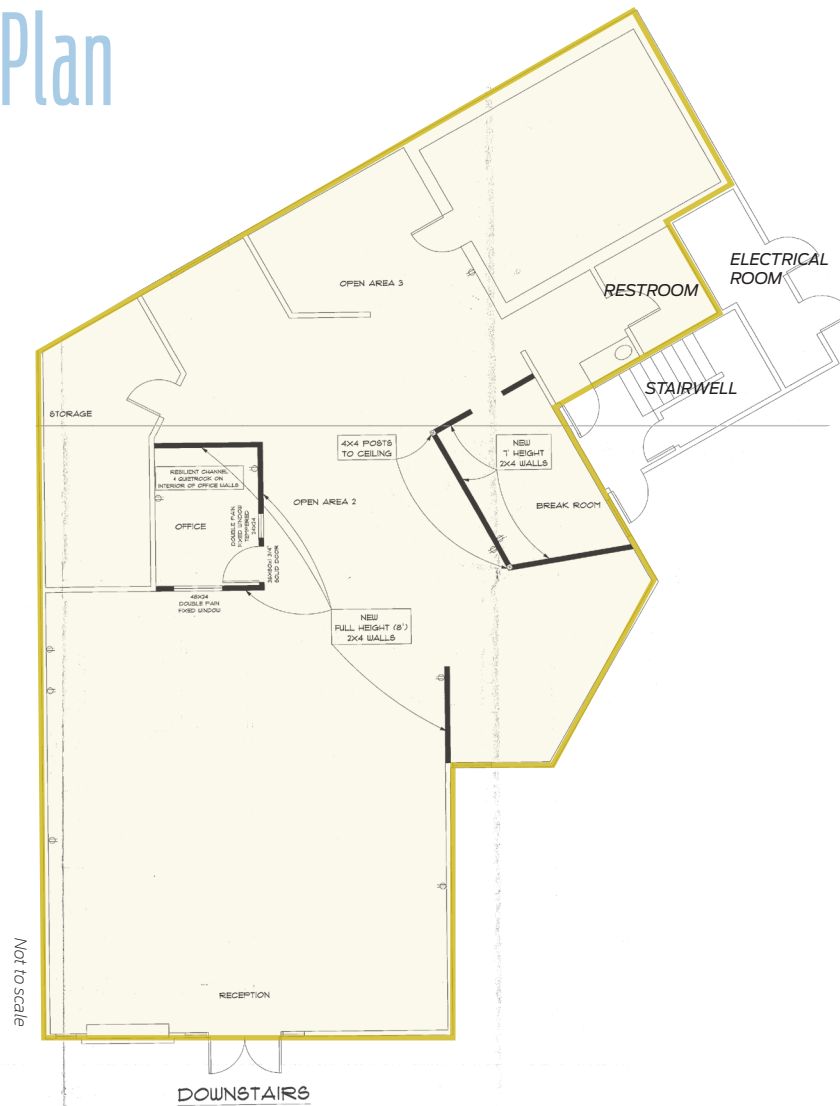


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Floor Plan



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SELECT NEARBY BUSINESSES & AMENITIES



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