

HIGH IDENTITY RETAIL FOR LEASE

Mills Road & E. Main Street

±5,272 SF
AVAILABLE
(DIVISIBLE)

±1,789 SF
AVAILABLE

LOWE'S



verizon

corepower
YOGA

480-488
S. MILLS RD
VENTURA
CALIFORNIA
93003



PRESENTED BY

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480-488 VENTURA
CA 93003
S.MILLS ROAD

HIGH IDENTITY RETAIL
FOR LEASE

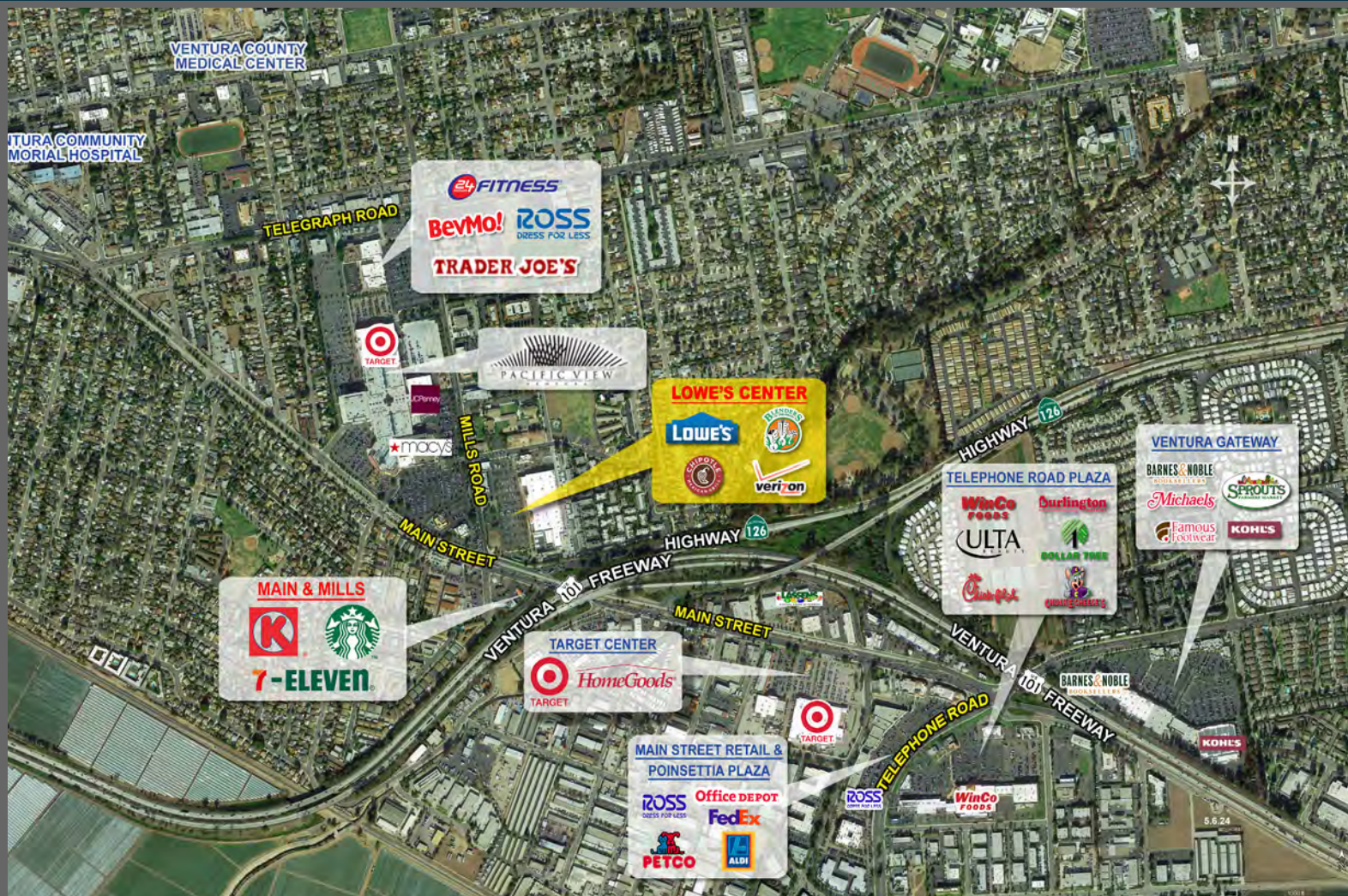
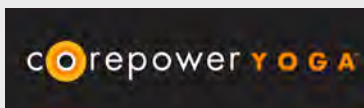
Mills Road & E. Main Street

**Prime End Cap Position
& Freestanding Pad
Available**

High Identity Retail Strip
Center anchored by Lowe's

Centrally located in the City
of Ventura with easy access
to and from the Ventura 101
Freeway & Santa Paula
Highway 126

Join these nearby merchants



Available Space

5,272 SF (Divisible): \$4.00/SF NNN (\$1.71)

1,789 SF (2nd Gen Starbucks): \$4.00/SF NNN (\$1.71)

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Demographics

2025 Estimates	1 MILE	3 MILES	5 MILES
Population	12,947	62,194	143,664
Average Household Income	\$139,269	\$133,861	\$131,789
Daytime Population	15,651	65,706	108,842

Source: Sites USA

Traffic Counts

S. Mills Rd. @ Main St.	53,019 ADT
Ventura 101 Freeway @ Main St.	118,413 ADT

Source: Sites USA

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