

3650 E Main Street
Ventura, CA

OFFICE WITH SHOWROOM & SERVICE BAYS
SUITE B - PRIME AUTO/VEHICLE SALES LOCATION



7,047 SF TOTAL FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
2775 N Ventura Road, Suite 201
Oxnard, CA 93036
www.LeeVentura.com

JOHN OCHOA, SIOR
805.626.1208
jochoa@lee-re.com
www.jochoa-re.com
DRE# 00986604

GRANT HARRIS
805.626.1212
gharris@lee-re.com
www.gharris-re.com
DRE# 01029619

Features

3650 E Main Street | Suite B

Suite B - Approximately 7,047 SF Total Available

- 4,527 SF Office/Showroom
- 2,520 SF Service Bays

\$15,500/Month Modified Gross + \$2,500 (\$0.35) Estimated CAM

- Abundant Parking
- Freeway Visible Pylon Signage
- Flexible Floor Plan
- Full Height Windows
- Coffee Bar
- Private Restrooms

Demographics



POPULATION:

1 Mile: 10,565
3 Miles: 64,071
5 Miles: 156,884



AVG HH INCOME:

1 Mile: \$128,285
3 Miles: \$135,494
5 Miles: \$131,911



TRAFFIC COUNTS:

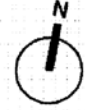
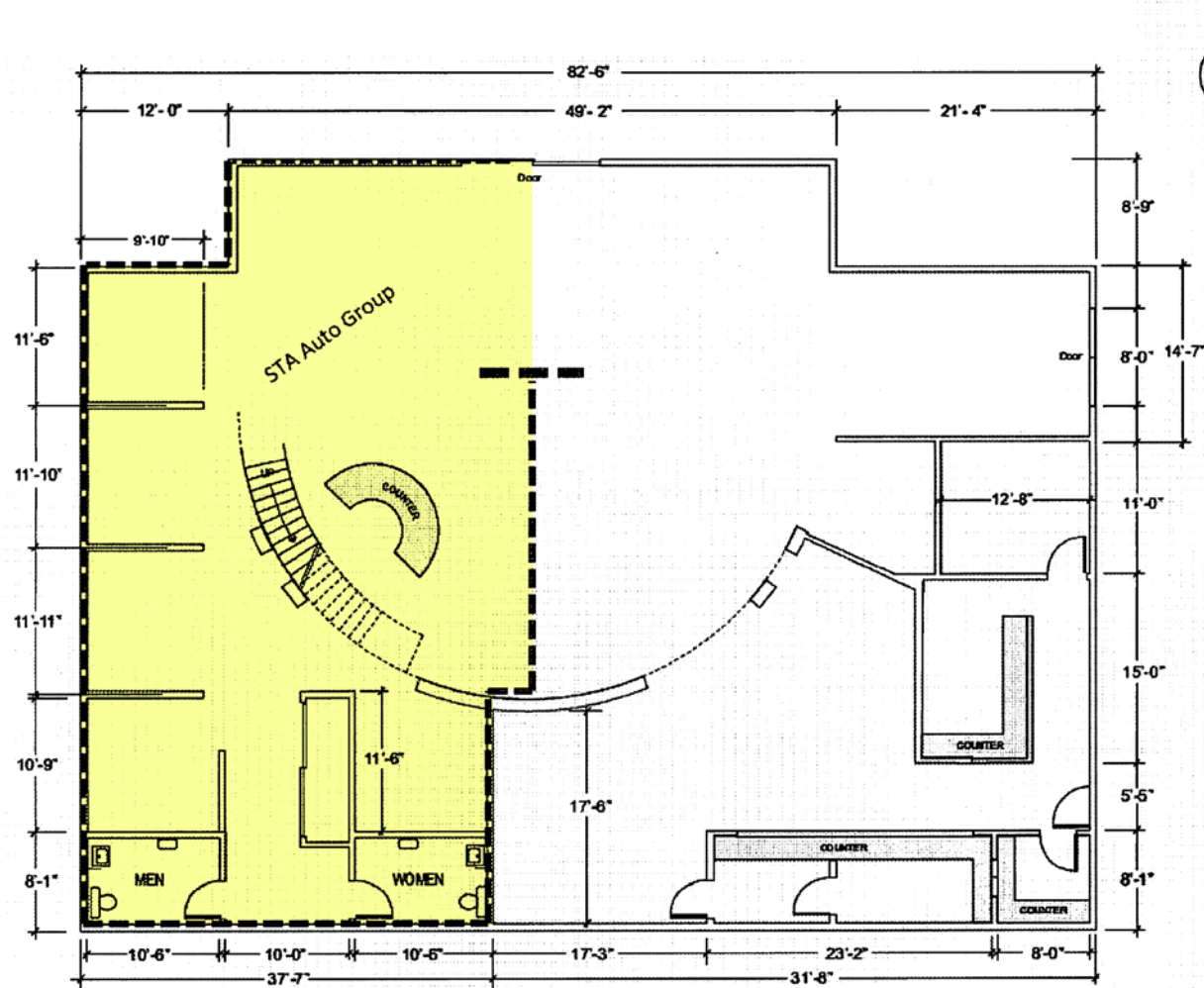
E. Main St @ Arundell: 27,499 CPD
Hwy 126 @ 101 Fwy: 91,495 CPD
Heavy Daily Traffic Going to Work & Going Home



1st Floor

3650 E Main Street | Suite B

 Available

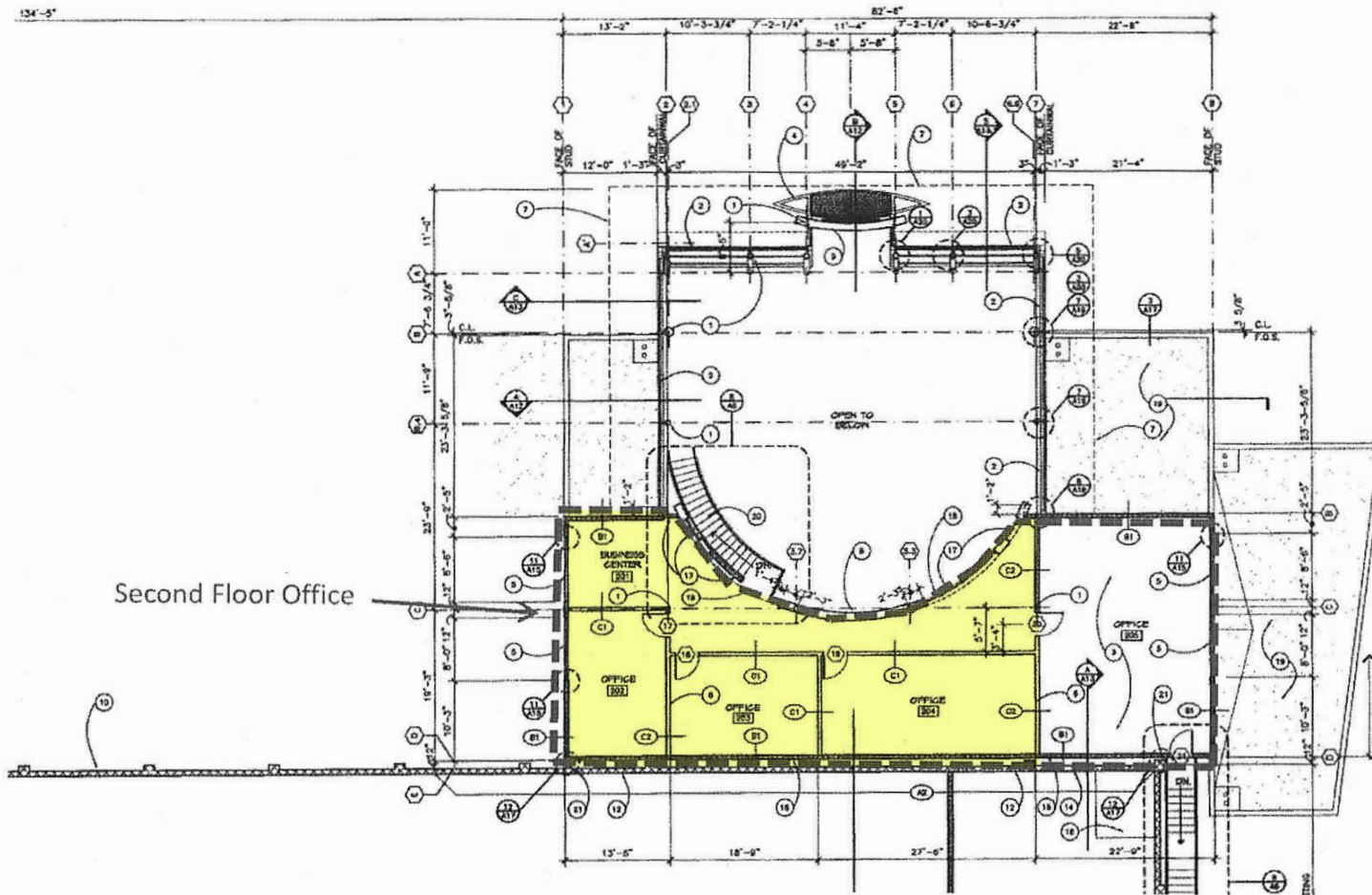


SCALE 3/32" = 1'

2nd Floor

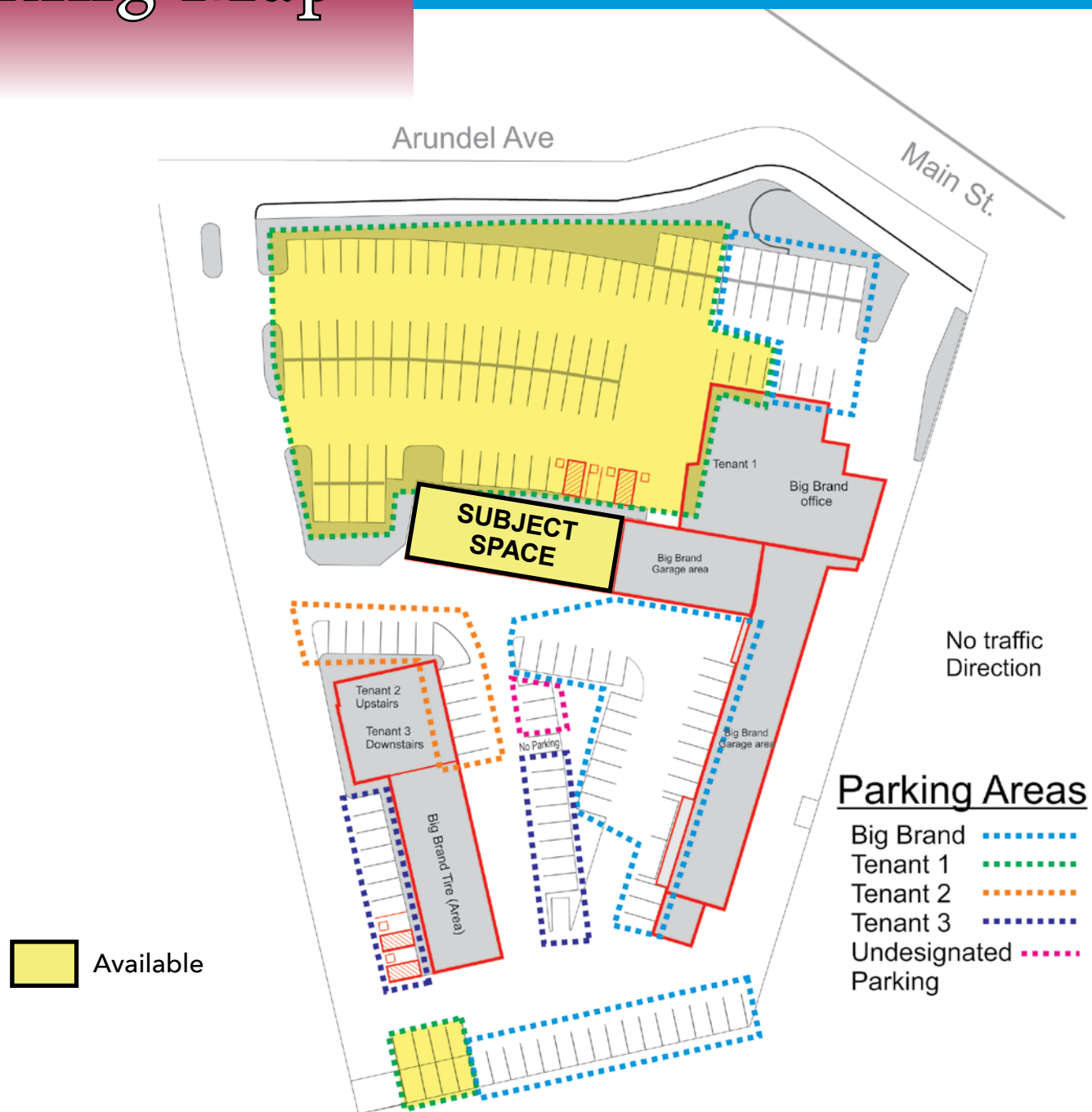
3650 E Main Street | Suite B

 Available



Parking Map

3650 E Main Street | Suite B



Aerial

3650 E Main Street | Suite B



All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.