

FOR LEASE

3860 & 3868 E MAIN ST

VENTURA CA 93003

2 remaining spaces in freestanding,
4-unit commercial building.

Unit C — ±2,000 SF

Unit D — ±2,000 SF

(includes loading ramp on side of unit)

\$2.00/SF NNN

- Prime Location in Ventura's Regional Commercial Corridor
- Major street frontage with high daily traffic count
- Signalized intersection for easy access
- Approximately two blocks of valuable sidewalk frontage
- Just seconds from the US 101 and 126 freeways
- 3868 E. Main St. is also available as a retail pad lease opportunity.
For more information, please contact listing brokers.

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1500 PALMA DR STE 215 · VENTURA CA 93003 · 805.654.9300

**UNITS CAN BE LEASED SEPARATELY
OR COMBINED FOR A TOTAL OF ±4,000 SF**



RADIUSGROUP.COM

3860 & 3868 E MAIN ST

UNIT C & D · VENTURA CA 93003



3860 E Main St. is a freestanding, multi-tenant commercial building enjoying a prime position on a major thoroughfare providing excellent street frontage, strong daily traffic exposure and easy access to the US 101 and 126 freeways. The property consists of four ±2,000 SF units, each equipped with its own HVAC system, ADA-compliant restroom, 100 Amp electrical service, soaring 17-ft. ceilings, and glass roll-up door / entry combo. All utilities (gas, electric, water) separately metered for each unit.

Delivered move-in ready as clean vanilla shell with fully finished interiors, allowing tenant to customize to fit brand and needs. Units C and D are the final available units for lease. Can be leased together or separate. Non structural wall divides them and can be removed to combine the 2 units.

Situated at the heart of a vibrant retail district, surrounded by over one million sq. ft. of retail space within a one-mile radius, with prominent anchors including national retailers such as Macy's, Target, Lowe's, Kohl's, Ross, Sprouts, WinCo Foods and HomeGoods.

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Two (2) ±2,000 SF commercial spaces with 17 ft. ceilings, glass roll-up doors & excellent frontage

Opportunity Specifics

Sizes ±2,000 SF

Unit C & D

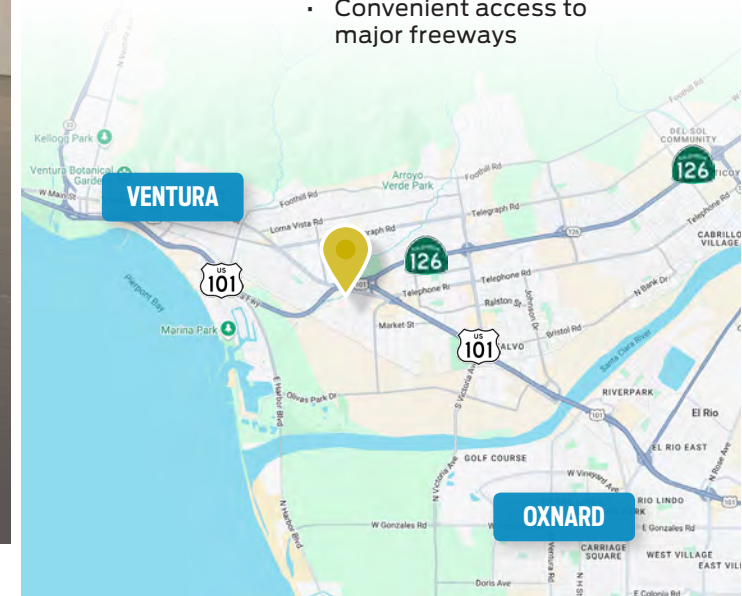
Lease Rate \$2.00/SF NNN

Unit Features

- Dedicated HVAC system
- Private ADA restrooms
- Glass roll-up entry door combo
- 100 Amp electrical service
- Separately metered for gas, electric, and water
- High 17 ft ceilings
- Finished vanilla shell interiors, ready for your branding and occupancy

Parking & Accessibility

- Ample parking for staff and customers
- Convenient access to major freeways



RADIUS[®]
Commercial Real Estate

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Demographics (2025 Estimates)

	1 Mile	3 Miles	5 Miles
Population:	10,620	63,888	159,332
Average Household Income:	\$126,111	\$135,139	\$130,529
Daytime Population:	15,131	61,336	116,120

Source: Sites USA

±22,200
ADT



±31,700
ADT

±125,000
ADT



SUBJECT
PROPERTY



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