



# Bed Bath & Beyond Plaza

Ventura

FOR LEASE

1,190 SF - 3,000 SF Available



CYPRESS RETAIL GROUP

# Property Highlights

- Bed Bath & Beyond anchored center
- Immediately adjacent to Target and McDonald's
- Centrally located within the Ventura trade area
- Within close proximity to the 101 Freeway and the Pacific View Regional Mall



	1-Mile	3-Miles	5-Miles
<b>Estimated Population</b>	10,824	64,776	167,969
<b>Average Household Income</b>	\$92,335	\$111,109	\$106,921
<b>Total Employees</b>	16,728	57,237	83,016



## Co-Tenants

## Area Retailers



**Bob Haas**  
 805.449.1804 ext. 103  
 rhaas@cypress.net  
 License No. 00870324

**Matt Haas**  
 805.449.1804 ext. 106  
 mhaas@cypress.net  
 License No. 01970296

**Ilona Uribe**  
 805.449.1804 ext. 101  
 ilona@cypress.net  
 License No. 01919161

Aerial

LASSENS  
NATURAL FOODS & ALTIMINS

US  
101

130,635 CPD

E MAIN ST 43,010 CPD

BIG  
5  
SPORTING GOODS

Ortho  
MATTRESS

DEL TACO

McDonald's

DONLON ST

SITE

petco

Lakeshore  
LEARNING STORE

FedEx  
Orange & healthy

AMERICA'S BEST  
COFFEE & TEA

BED BATH &  
BEYOND

target

Office  
DEPOT  
LAMPS  
PLUS

TELEPHONE RD 34,403 CPD

STARBUCKS  
COFFEE

CHUCKE  
CHEESE'S

Chick-fil-A

TREK

BESSEMER ST

play it again  
SPORTS  
SALLY  
BEAUTY

BLACK-ANGUS  
STEAKHOUSE

Arbys

BLAZE  
PIZZA

WaBa Grill  
Poke & Me

ROSS

the  
Habit  
BURGER GRILL

DOLLAR  
TREE

WinCo  
FOODS

Burlington

Montecito  
Bank & Trust

WESTINGHOUSE ST



**FIREHOUSE SUBS**  
1,190 SF

**MERLE NORMAN Sport Clips**  
HAIRCUTS

**Eggs n Things**  
Specialty Eggs & Baked Goods

**cricket**  
1,342 SF

**OneMain Financial**  
1,640 SF

**Wild Birds Unlimited**  
CLUB PILATES

**BED BATH & BEYOND**

**usbank**  
3,000 SF

**TREK**



**MAIN ST**

**DONLON ST**

**BESSEMER ST**

# Site Plan

## PROJECT DATA

**CLIENT:** DOLLNER VENTURE ASSOCIATES  
 560 THE DOLPHIN DR.  
 REDWOOD CITY, CA 94069  
 888.70.6000 888.70.6166 FAX

**PROJECT ADDRESS:** 1020 EAST MAIN STREET  
 BRISTOL AVENUE  
 VENTURA, CALIFORNIA 93003

**USE:** SHOPPING CENTER

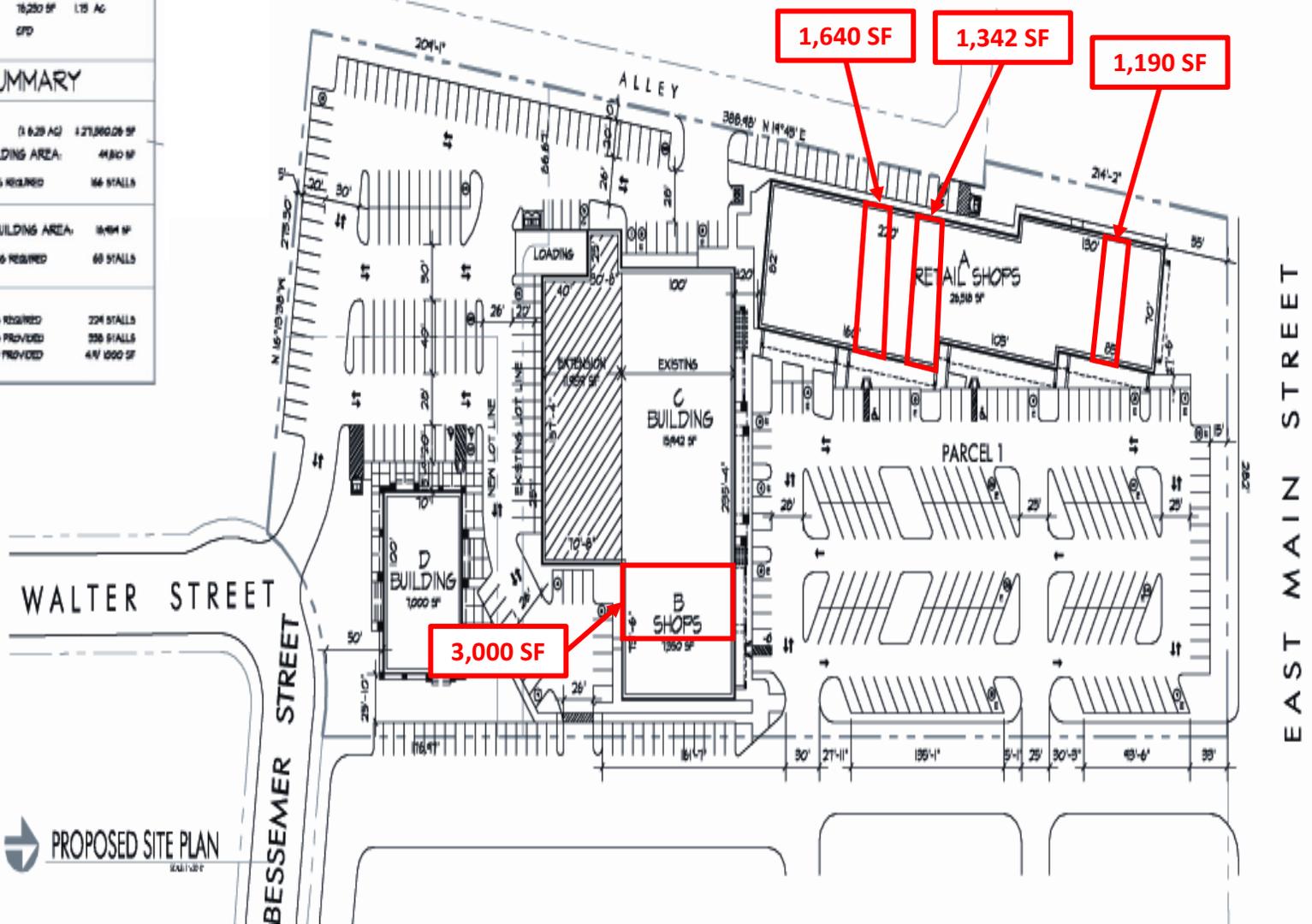
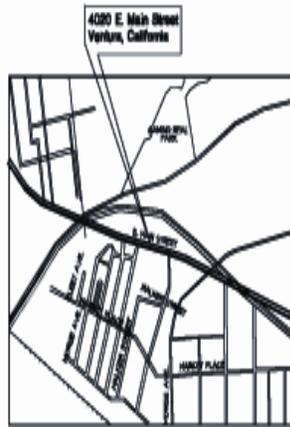
**PARCEL 1:** 191,400 SF 4.48 AC  
**PARCEL 2:** 16,250 SF 1.15 AC  
**ZONING:** C7D

## SUMMARY

**SITE AREA:** 13.628 AC 1,271,860.06 SF  
**EXISTING BUILDING AREA:** 49,810 SF  
**RETAIL PARKING REQUIRED @ 1500 SF:** 66 STALLS

**PROPOSED BUILDING AREA:** 18,994 SF  
**RETAIL PARKING REQUIRED @ 1500 SF:** 60 STALLS

**TOTAL PARKING REQUIRED:** 224 STALLS  
**TOTAL PARKING PROVIDED:** 338 STALLS  
**PARKING RATIO PROVIDED:** 4.1/1000 SF





## Contact Us

### Bob Haas

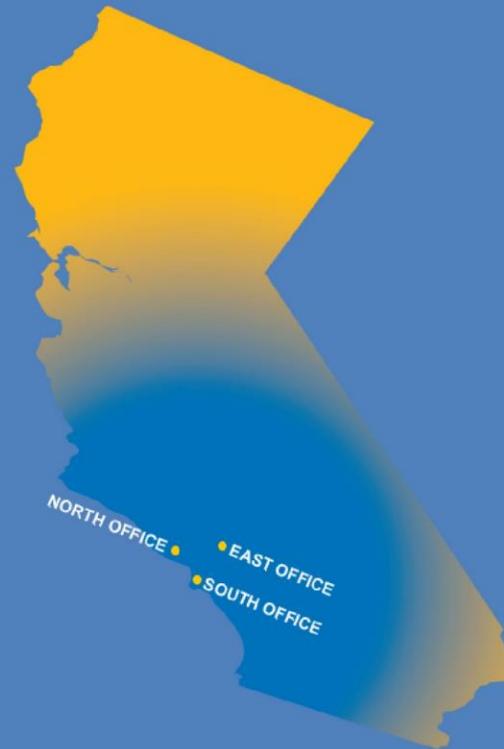
805.449.1804 ext. 103  
rhaas@cypress.net  
License No. 00870324

### Matt Haas

805.449.1804 ext. 106  
mhaas@cypress.net  
License No. 01970296

### Ilona Uribe

805.449.1804 ext. 101  
ilona@cypress.net  
License No. 01919161



[www.cypress.net](http://www.cypress.net)

**North Office**  
3625 E Thousand Oaks Blvd, Suite 108  
Westlake Village, CA 91362

The information provided herein is intended as a general depiction of the property and is subject to change. This information has been obtained by sources deemed reliable. The information has not been independently verified and Cypress Retail Group and its agents do not warrant or represent that the information provided is accurate. Individuals are solely responsible for verifying information related to the property and its suitability for the individual's use.