

DONLON PLAZA, VENTURA CA

4020-4050 E MAIN ST, VENTURA, CA 93003

● ● ● FOR LEASE
1,640 - 7,383 SF AVAILABLE



Now Open :



PROPERTY HIGHLIGHTS

- ▶ 4,383 SF Endcap unit available (can be combined for up to 7,383 SF)
- ▶ 3,280 SF Second Generation Restaurant available
- ▶ 1,640 SF – 3,280 SF in-line space available
- ▶ Immediately adjacent to Target and McDonald's
- ▶ Centrally located within Ventura's Trade Area
- ▶ Within close proximity to the 101 Freeway & the Pacific View Regional Mall
- ▶ HomeGoods Now Open!



CO-TENANTS:



AREA RETAILERS:



Matt Haas

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North Office

4035 E Thousand Oaks Blvd Suite 230
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5 - MILE RADIUS TRADE AREA



Estimated Population	1 Mile	3 miles	5 Miles
	11,181	66,557	171,420

Avg. Household Income	1 Mile	3 miles	5 Miles
	\$119,499	\$137,501	\$131,023

Total Employees	1 Mile	3 miles	5 Miles
	15,923	40,654	69,257



HomeGoods
Now Open!

SITE

TREK

target

BESSEMER ST

E MAIN ST 32,436 CPD

DONLON ST

Onto MATTRESS

McDonald's

Office DEPOT LAMPS PLUS

ALDI

MATTRESS FIRM
play it again
SPORTS SALLY
BEAUTY

ROSS

US 101

91,635 CPD

petco

La KASHOYE LEARNING STORE

FedEx
Orange the Only

AMERICA'S BEST
COFFEE ROASTERS

TELEPHONE RD 28,000 CPD

BLACK ANGUS

STARBUCKS COFFEE

CHUCK E CHEESE'S
Where Kids Eat First

Chick-fil-A

Arby's **BLAZE PIZZA**

WaBa grill
Poke Ume

the Habit BURGER GRILL

DOLLAR TREE

WinCo FOODS

Burlington

Montecito Bank & Trust

WESTINGHOUSE ST

TRADE AERIAL

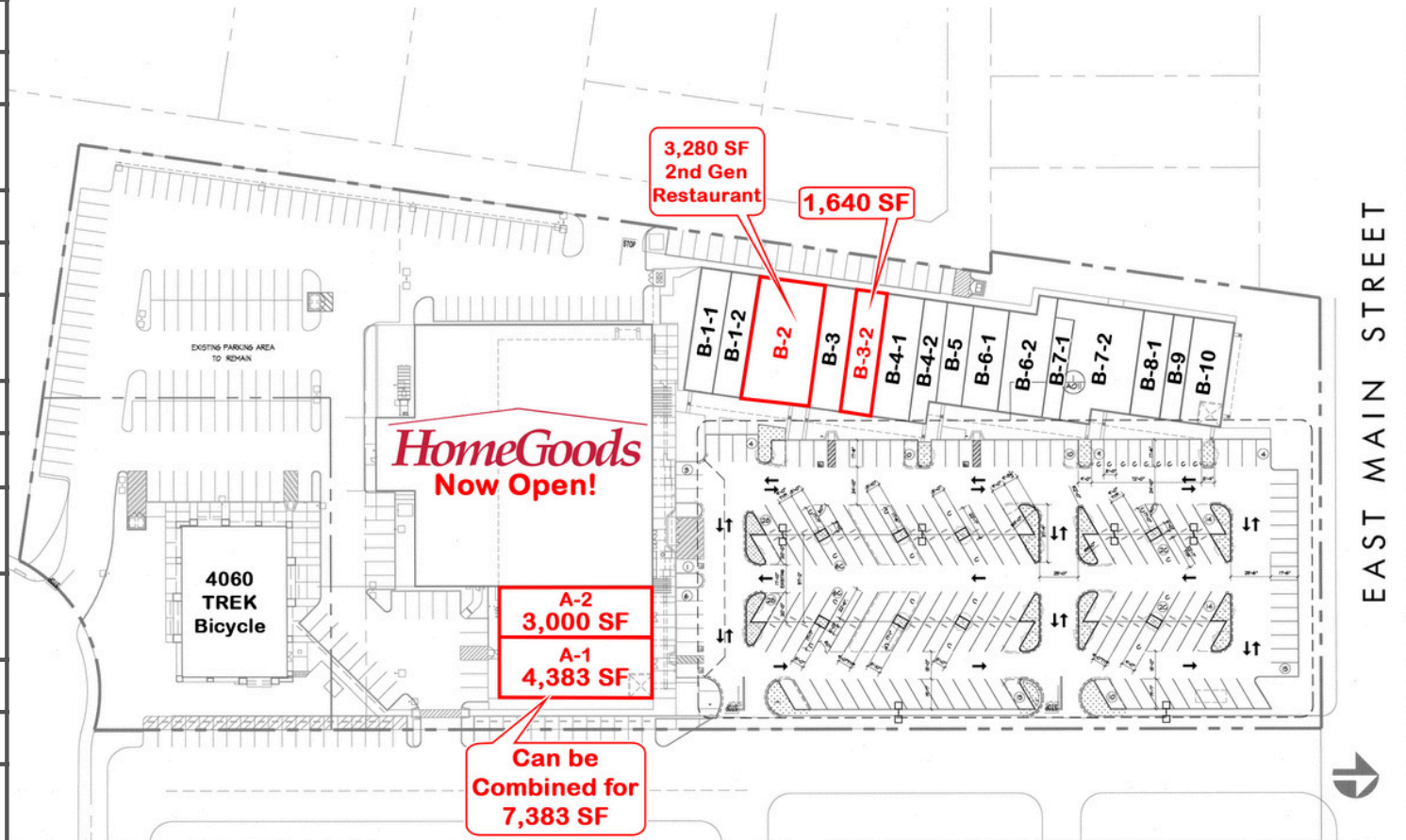


SITE AERIAL

SITE PLAN

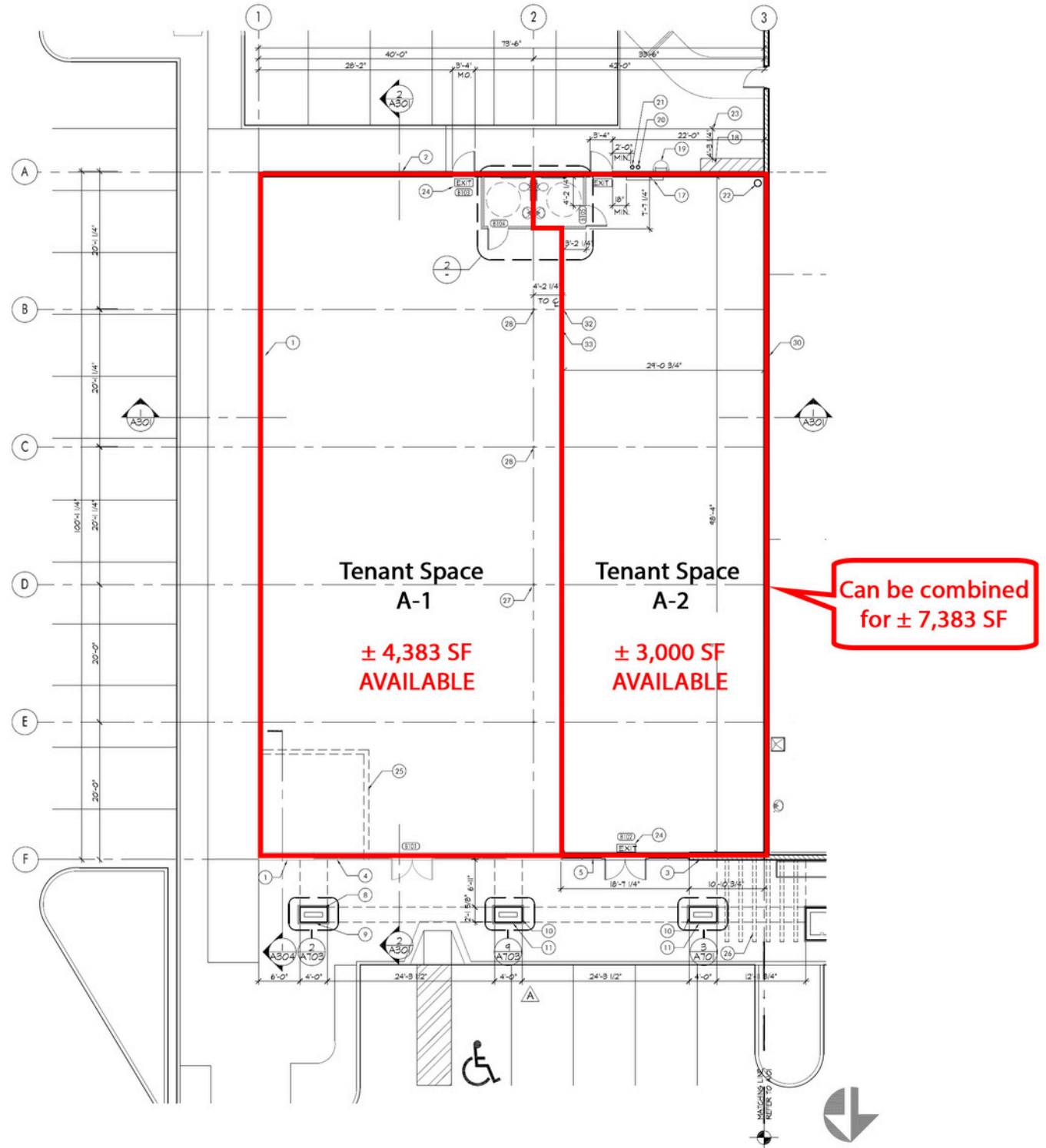


Tenant	Unit	SF
Home Goods Now Open!	4040	27,718
Available	A-1	4,383*
Available	A-2	3,000*
Wild Birds Unlimited	B-1	1,640
Club Pilates	B-1-2	1,624
Available	B-2	3,280
One Main Financial	B-3	1,640
Available	B-3-2	1,640
Cricket Wireless	B-4-1	1,886
Angela A-1 Threading	B-4-2	1,342
Royal King Smokes	B-5	1,496
Blossom Nails	B-6-1	1,015
Sports Clips	B-6-2	1,358
Natural Scalp Spa	B-7-1	750
Egg N Things	B-7-2	4,145
Sun Spa Massage	B-8-1	1,600
Stretchlab	B-9	1,190
Firehouse Subs	B-10	1,820



***Can be combined for 7,383 SF**

Space A-1 & A-2 Floor Plan





CYPRESS RETAIL GROUP

CA DRE LICENSE NO. 00870324



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Commercial Real Estate Brokerage • Landlord/Tenant Representation • Consulting Services

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