3295 E. Main St, Ventura, CA 93003 LEASING BROCHURE



*Conceptual Rendering

SRS

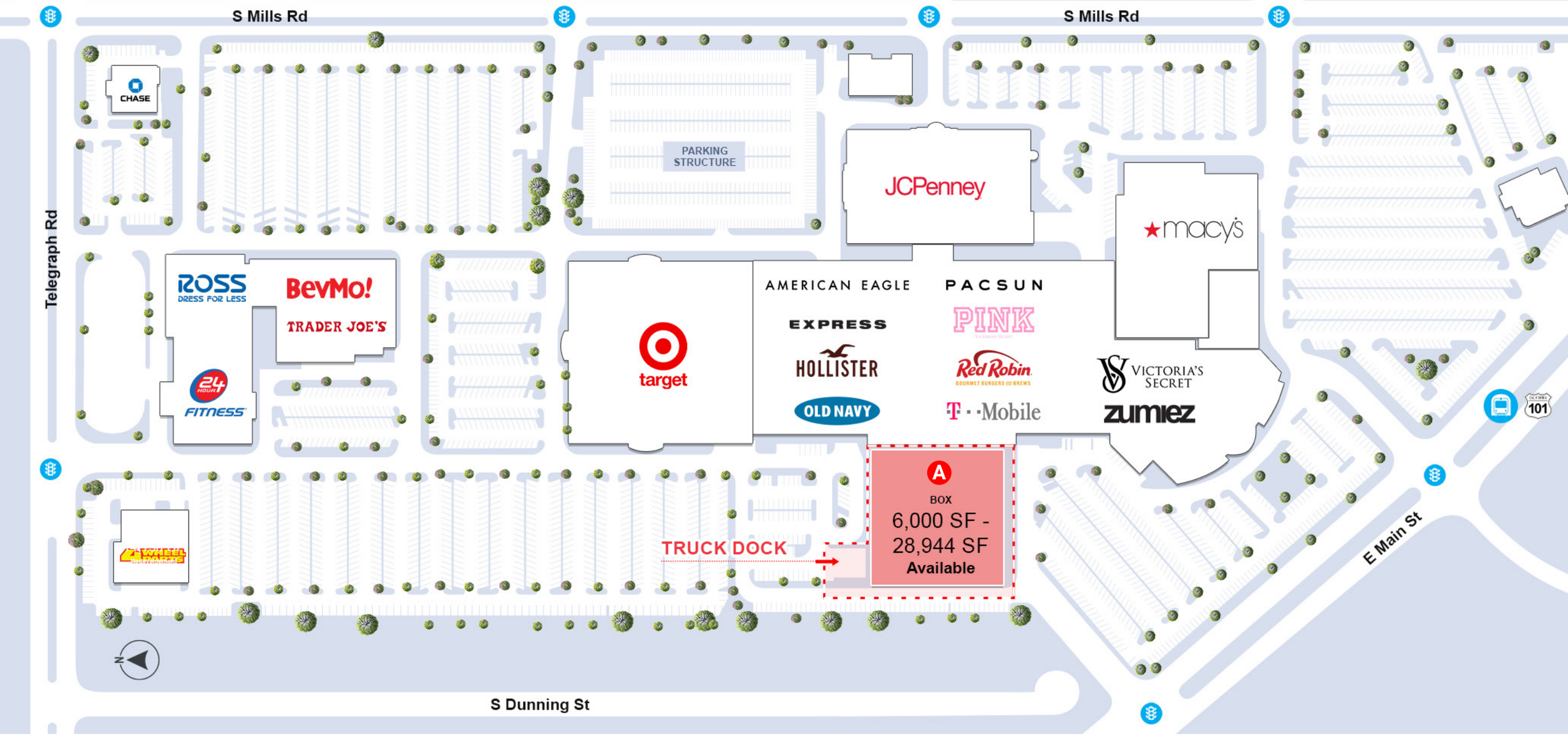
BOX REDEVELOPMENT

6,000 SF - 28,944 SF

ENTERTAINMENT / RETAIL OPPORTUNITY

CENTERS DYNAMIC

Another Project By: Centers Dynamic Partners

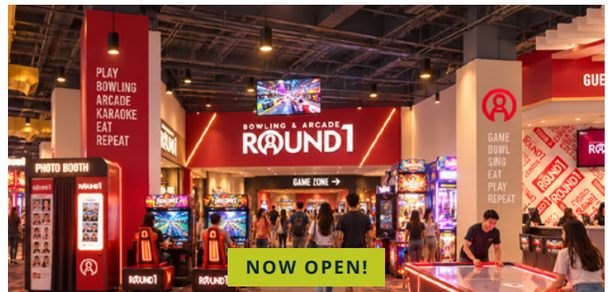


THIRD FLOOR - REMAINING SPACE!

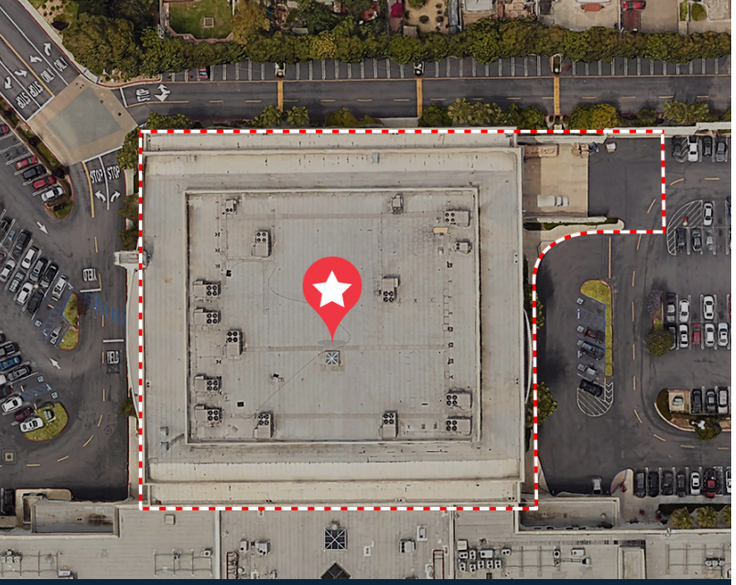
6,000 SF - 28,944 SF

ENTERTAINMENT / RETAIL OPPORTUNITY









3295 E Main Street, Ventura, CA 93003

CONCEPTUAL FLOOR PLAN

THIRD FLOOR (DIVISIBLE)

6,000 SF - 28,944 SF

ENTERTAINMENT / RETAIL OPPORTUNITY

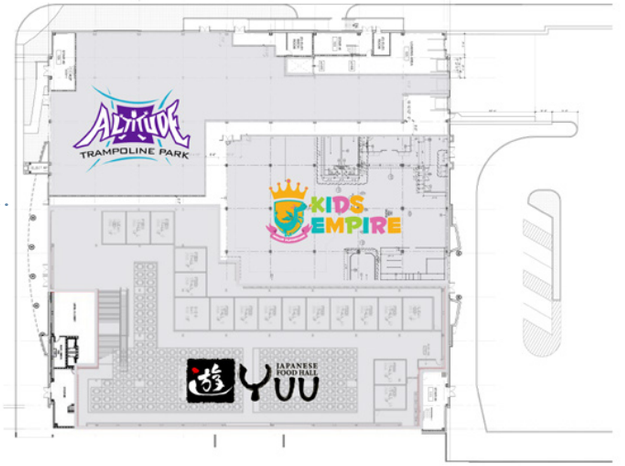
*** Conceptual site plan is for planning purposes only. Site specific information such as existing conditions, zoning, parking, landscaping and egress requirements must be verified by zoning attorney and code consultant. Locations of mechanical shafts are to be determined. Stairs are for illustrations only and to be revised to meet egress requirements.*

GROUND FLOOR

COMING SOON! Altitude Trampoline

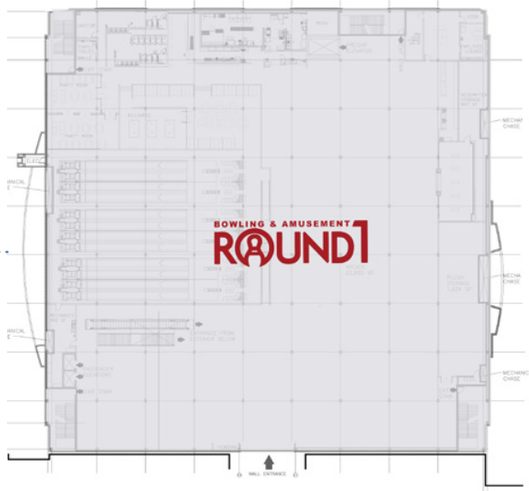
COMING SOON! Kids Empire

NOW OPEN! YUU Japanese Food Hall



SECOND FLOOR

NOW OPEN! Round1 Bowling & Arcade



REMAINING SPACE!

THIRD FLOOR

AVAILABLE ±6,000 SF - ±28,944 SF (DIVISIBLE)

COMING SOON! IWG Coworking



THIRD FLOOR (DIVISIBLE)

6,000 SF - 28,944 SF

ENTERTAINMENT / RETAIL OPPORTUNITY

OVERVIEW

Opportunity to lease one of the key anchor positions at Ventura County's top Super Regional Mall

Affluent demographics with average household incomes of over $118,000 within a 1, 3, and 5 mile radius

Strategically positioned at the intersection of CA-126 and CA-101, the main arterials of the trade area

Outstanding Co-tenants including Target, Macy's, JCPenney, Trader Joe's, BevMo!, Ross, and more

Flexibility in demising options to fit a variety of potential layouts

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,393	60,069	135,389
Avg Household Income	$117,115	$118,442	$119,124
Daytime Population	15,531	59,063	72,227

TRAFFIC COUNTS

E. Main Street / **approx. 30,600 cars per day**

S. Mills Road / **approx. 33,300 cars per day**

Telegraph Road / **approx. 13,400 cars per day**

US 101 / **approx. 130,600 cars per day**





CONTACT

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