

4115 E MAIN STREET

V E N T U R A , C A 9 1 3 6 4

RETAIL FOR SUBLEASE



CBRE



WELCOME TO VENTURA

Ventura offers an exceptional retail opportunity within one of Southern California's most desirable coastal communities. Anchored by a strong local economy, a growing population, and consistent visitor traffic, the area benefits from a vibrant mix of residents, tourists, and daytime employees. Ventura's walkable shopping districts, proximity to major transportation corridors including U.S. Highway 101, and attractive beachfront lifestyle create a dynamic environment for retailers seeking strong visibility and customer engagement. With a diverse consumer base and a steady flow of year-round activity, Ventura provides an ideal location for both established brands and emerging concepts looking to expand their presence in a thriving coastal market.

1 MILE —

3 MILES —

5 MILES —

2025 POPULATION

12,155

65,952

174,338

2025 AVG HOUSEHOLD INCOME

\$123,211

\$137,821

\$135,459

2025 AVG HOUSEHOLD NET WORTH

\$1,541,461

\$1,935,303

\$1,724,138

2025 BUSINESSES

1,856

4,729

7,813

PROPERTY HIGHLIGHTS



Freestanding single-tenant retail building sublease opportunity featuring dedicated on-site parking, excellent street frontage, and outstanding signage potential. The property offers high visibility and strong exposure to passing traffic, creating an ideal setting for retailers seeking to maximize brand presence and customer accessibility in a prominent Ventura location.

Building Improvements: Electrical/Wiring and Fire Safety systems, HVAC, Parking lot, Landscaping, Trash, Insurance



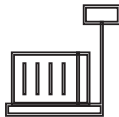
±7,900 SF
AVAILABLE



TERM THRU JAN
2030



PRIME
LOCATION



EYEBROW &
MONUMENT
SIGNAGE



RENT UPON
REQUEST



HIGHLY
VISIBLE



DEDICATED
PARKING LOT



SHOPPING
DISTRICT



HIGH HOUSEHOLD
INCOME IN AREA



OFF OF 101 FREEWAY



101 FREEWAY, 100K VPD



E MAIN STREET - 26,000 VPD



NEARBY TENANTS



WOOD RANCH.



TRADER JOE'S

SPROUTS
FARMERS MARKET

TREK

CAVA



Makenna
KOFFEE COMPANY



Ralphs

GREG BRIEST First Vice President | Lic.#01949565 | +1 818 800 4492 | greg.briest@cbre.com

MARISA RENFRO Vice President | Lic.#02178774 | +1 949 922 7278 | marisa.renfro@cbre.com

HOUMAN MAHBOUBI Senior Vice President | Lic.#01450237 | +1 310 550 2651 | houman.mahboubi@cbre.com



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