

FOR LEASE

760 S. SEAWARD AVE

VENTURA, CALIFORNIA

FREEWAY VISIBLE REDEVELOPMENT

FAST FOOD DRIVE-THRU,

RESTAURANT OR RETAIL SPACE



Under Construction
128 Rooms

PROPERTY FEATURES

- *New planned redevelopment*
- *Potential for a Drive-thru pad*
- *US 101 visibility with pylon signage*
- *Easy on/off freeway access at Seaward Avenue*
- *Located at signalized corner*
- *Delivery estimated 3rd Quarter 2025*
- *Rough graded pad with utilities stubbed to parcel line*

CURRENT AVAILABILITY

Size	Lease Rate
PAD 1 – FAST FOOD WITH DRIVE THRU	
±59,270 SF	\$300,000/Year, NNN
PAD 2 - FAST FOOD WITH DRIVE THRU	
±27,580 SF	\$280,000/Year, NNN
PAD 3 – FREESTANDING BUILDING	
±58,648 SF	\$260,000/Year, NNN

DEMOGRAPHICS (2022 Est) *Source: Esri*

	1-Mile	3-Mile	5-Mile
Population	14,163	56,353	96,194
Average HH Income	\$122,908	\$111,533	\$119,107
Daytime Population	16,162	71,867	116,619

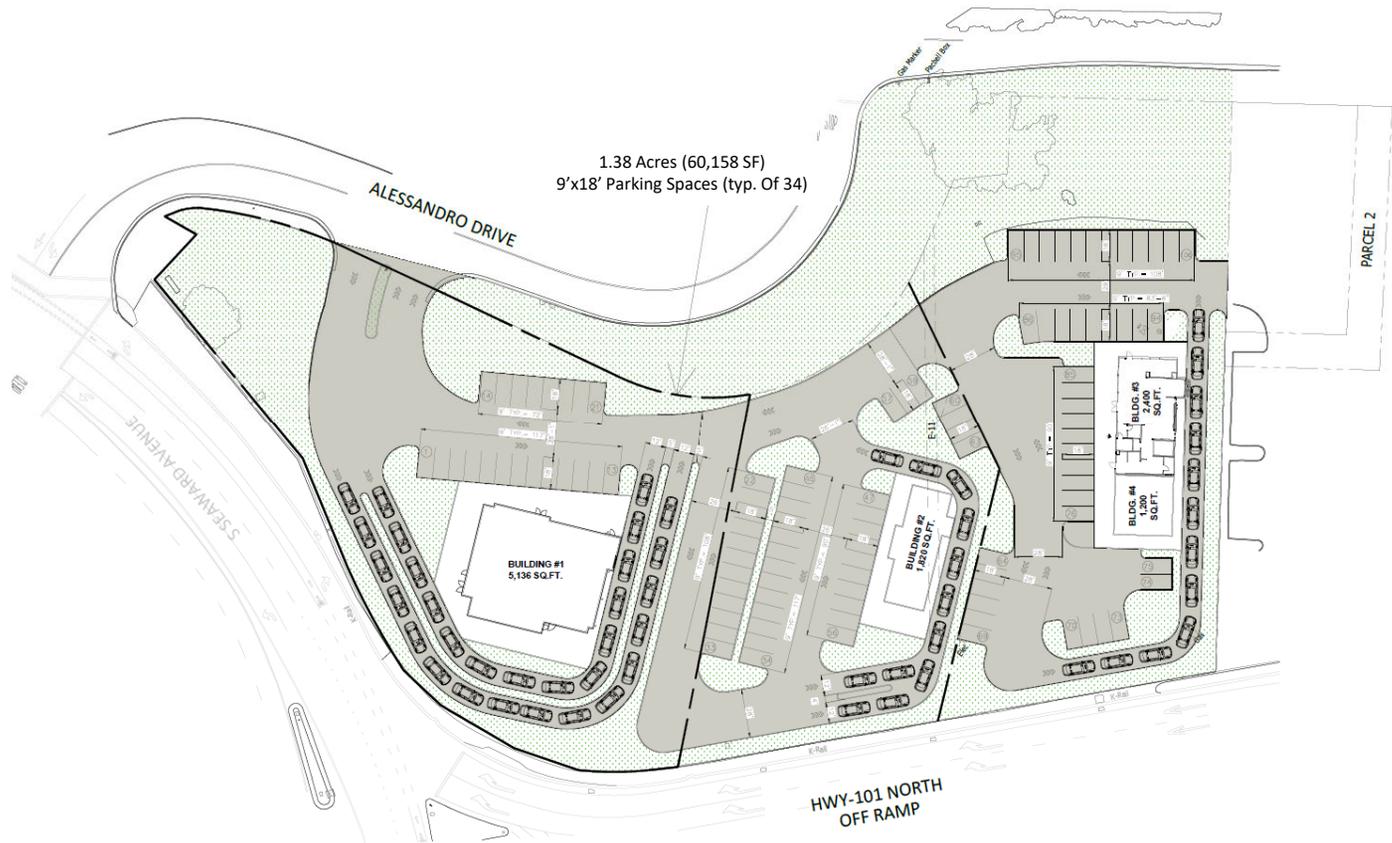
TRAFFIC COUNTS

Seaward Ave	25,798 ADT
US 101	113,000 ADT

Source: City of Ventura (2021); CalTrans (2020)

CONCEPTUAL SITE PLAN

760 S. SEAWARD AVENUE
VENTURA, CA



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This site plan is for illustration only and the owner reserves the right to change, add to or omit the structures, common areas and/or land areas shown. This plan is not intended to make any representations or warranty as to the size and nature of improvements to be constructed, or as to the identity or location of any tenant in the shopping center.

NEIGHBORING RETAILERS

760 S. SEAWARD AVE
VENTURA, CA



760 S. SEWARD AVENUE

VENTURA, CALIFORNIA

PLEASE CONTACT :

Larry Tanji

+1 805 288 4681
larry.tanji@cbre.com
Lic. 01875638

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