



FOR SALE & FOR LEASE



WESTCORD



S MILLS RD
VENTURA, CA 93003



The OFFERING

PROPERTY SPECIFICATIONS

- LOCATION: 300 S MILLS ROAD, VENTURA, CA 93003
- YEAR BUILT: 1972
- BUILDING SIZE: 13,628 SF*
- STORIES: 2
- ELEVATOR: 1
- PARKING: 31 SURFACE SPACES**
- ZONING: C2

* Per the Assessor's Records. Layout and square footage to be verified by tenant or buyer.

** Proposed plans for increased parking available upon request.

PROPERTY HIGHLIGHTS

- FREE-STANDING RETAIL/OFFICE BUILDING FOR SALE & FOR LEASE
- PRE-EXISTING BANK SPACE WITH DRIVE-THRU
- ZONED FOR DIFFERENT USES
- COMPETITIVE LEASE RATE
- GREAT VISIBILITY ON SIGNALIZED CORNER
- EXTERIOR BUILDING SIGNAGE
- CLOSE TO RETAIL & RESTAURANT AMENITIES
- CONVENIENT ACCESS TO 101 FREEWAY AND HIGHWAY 126
- HIGH TRAFFIC COUNTS

FOR SALE & FOR LEASE



13,628 RSF
SQUARE FOOTAGE



0.83 AC
LOT SIZE



\$1.75 NNN (NNN=TBD)
LEASE RATE



\$5,000,000 (\$366/RSF)
PURCHASE PRICE



Owner/User, Investment
SALE TYPE



Area OVERVIEW 1

Ventura Marina

Ventura Port District

Main St (60,015 CPD)

WOOD RANCH



S Mills Rd (21,151 CPD)

300
S MILLS RD
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Buenaventura Financial Center

Area OVERVIEW 2



Oxnard

126

101

300
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Main St



S Mills Rd



Coming soon





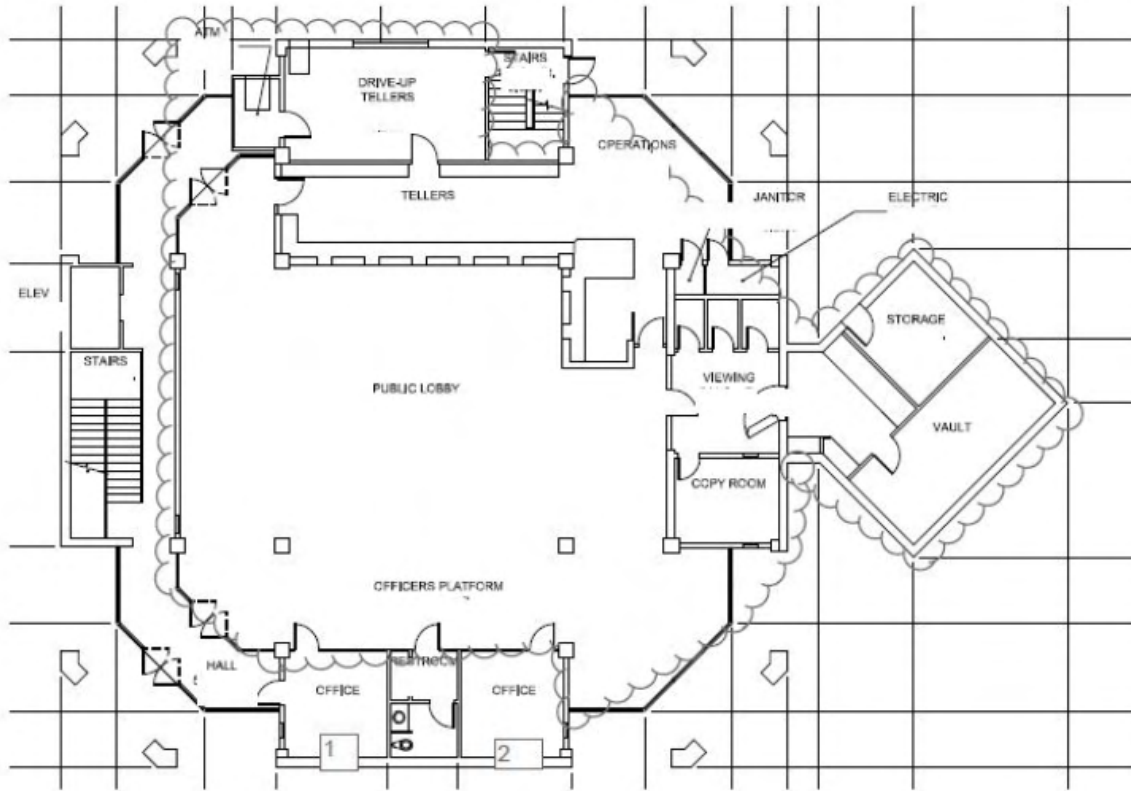
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1st Floor

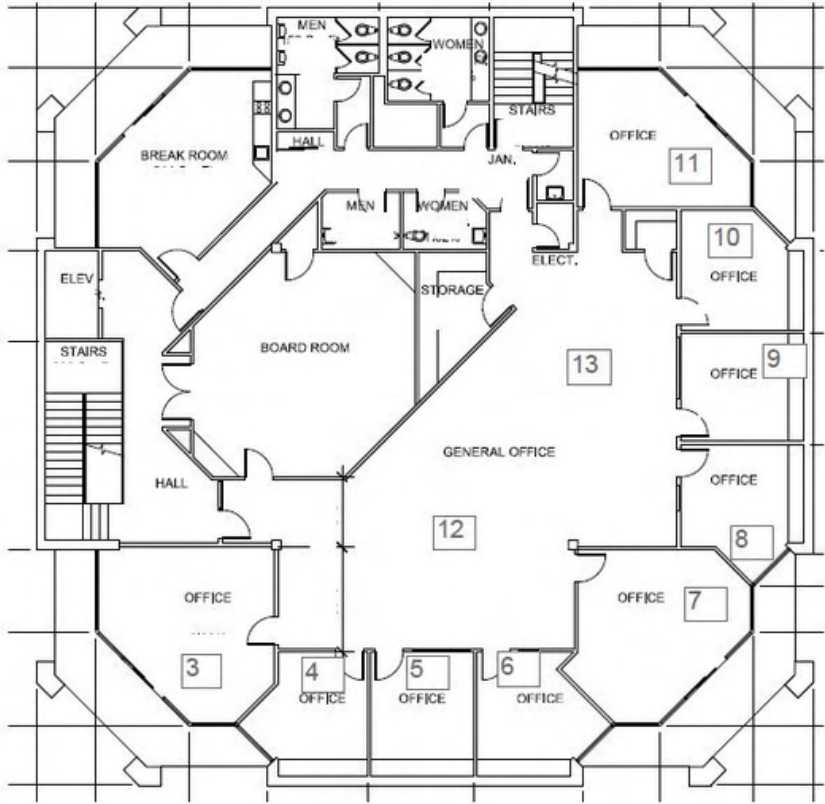


*Not to Scale



Floor PLAN

2nd Floor

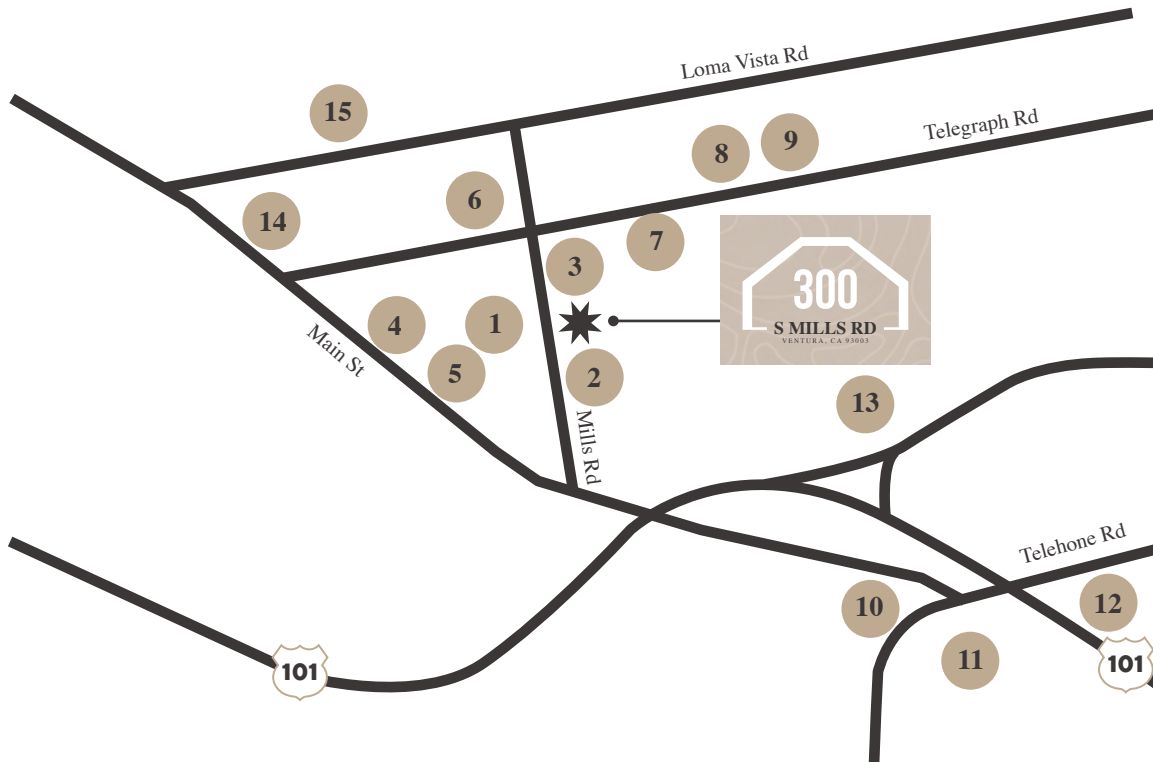


*Not to Scale



Floor PLAN

Nearby Tenant MAP



1 Pacific View Mall

- Target
- Trader Joe's
- Macy's
- JCPenney
- Wood Ranch BBQ
- McConnell's Fine Ice Cream
- California Pizza Kitchen
- Red Robin Gourmet Burgers
- 24 Hour Fitness
- BevMo
- Kevin Jewelers
- Old Navy
- Ross Dress for Less
- See's Candies
- Sephora
- Subway
- Sbarro
- Victoria's Secret
- + more

2 Cafe Ficelle

3 Wells Fargo

4 Main St Restaurant and Steakhouse

5 Ventura Pet Barn

6 Allison's Country Cafe

7 Ventura Family YMCA

8 Denny's

9 Fosters Freeze

10 Lowes

10 Poinsettia Plaza

- Target
- Aldi
- McDonald's
- Office Depot
- Big 5 Sporting Goods
- Coffee Bean

- Topper's Pizza
- Ross Dress for Less
- Petco
- FedEx
- Lamps Plus

11 Riviera Plaza

- WinCo Foods
- Burlington
- Regency Buenaventura
- Dollar Tree
- Starbucks
- Black Angus Steakhouse
- The Habit Burger Grill
- Chick-fil-A
- Arby's
- Chuck E Cheese

12 Ventura Gateway

- Barnes & Noble
- Sprouts Farmers Market
- Hickory Farms
- Kohl's
- Michaels
- Five Below
- Famous Footwear
- PetSmart
- Stonefire Grill
- Urbane Cafe

13 Camino Real Park & Dog Park

14 Community Memorial Hospital

15 Ventura County Medical Center



Named for its stunning vistas of the Pacific Ocean, Pacific View is a renowned shopping and dining destination in Ventura, California.

It boasts a variety of popular retailers such as Target, Macy's, JCPenney, Sephora, 24 Hour Fitness, Ross, and Victoria's Secret. Additionally, it offers a range of dining options including Wood Ranch, Red Robin, and California Pizza Kitchen, making it a go-to place for both shopping and eating. The mall is 886,000 total square feet of attractive indoor leisure space. Pacific View proudly has a loyal customer base with an 81% repeat visitor/exclusive shopper. There is exceptionally high visibility being located directly off the intersection of HWY 101 & 126 with 466K average daily traffic. This mall supports a dense residential area with 543,753 people in the total trade area.



Target
Trader Joe's
Macy's
JCPenney
Wood Ranch BBQ
McConnell's Fine Ice Cream
California Pizza Kitchen
Red Robin Gourmet Burgers
24 Hour Fitness
BevMo
Kevin Jewelers
Old Navy
Ross Dress for Less
See's Candies
Sephora
Subway
Sbarro
Victoria's Secret
+ more

**Neighboring
PACIFIC VIEW
MALL**

Ventura SURROUNDING AREA



Ventura, nestled along the picturesque California coast, is renowned as one of the premier places to live in the United States.

This charming community, with its exceptional weather, welcoming residents, and stunning coastal vistas, is a paradise for outdoor lovers. Known historically as San Buenaventura, Ventura’s origins date back to 1782 when Saint Junipero Serra founded the Mission San Buenaventura, the ninth mission in California. Named in honor of the Italian Saint Bonaventure, Ventura proudly carries the moniker “city of good fortune.” Perfectly positioned between Los Angeles and Santa Barbara along the Pacific Ocean, Ventura was officially established as a city in 1866.

Ventura County, the broader region encompassing the city, is celebrated for its prolific agriculture, booming tourism, dynamic commerce, and beautiful beaches. The city of Ventura itself benefits from excellent connectivity via the 101 Freeway and the 126 Highway. It’s a hub for major companies like Patagonia and Trade Desk, and houses vital facilities like the Community Memorial Hospital and the Administrative Offices of Ventura County. Adding to the region’s significance are two naval bases, the bustling Port of Hueneme, and the Camarillo Airport, all contributing to Ventura’s vibrant and diverse community.

55%

OWNER OCCUPIED
HOUSEHOLDS



45%

RENTER OCCUPIED
HOUSEHOLDS

2023 POPULATION

1 MILE: 13,734

5 MILE: 140,306

10 MILE: 362,787



DEMOGRAPHICS



AVG HOUSEHOLD INCOME

1 MILE: \$108,614

5 MILE: \$106,835

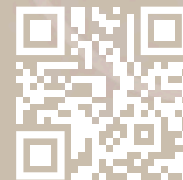
10 MILE: \$101,576



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