

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 3<sup>rd</sup> Quarter 2025*
- *Rough graded pad with utilities stubbed to parcel line*

**CURRENT AVAILABILITY**

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

**DEMOGRAPHICS (2022 Est) *Source: Esri***

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

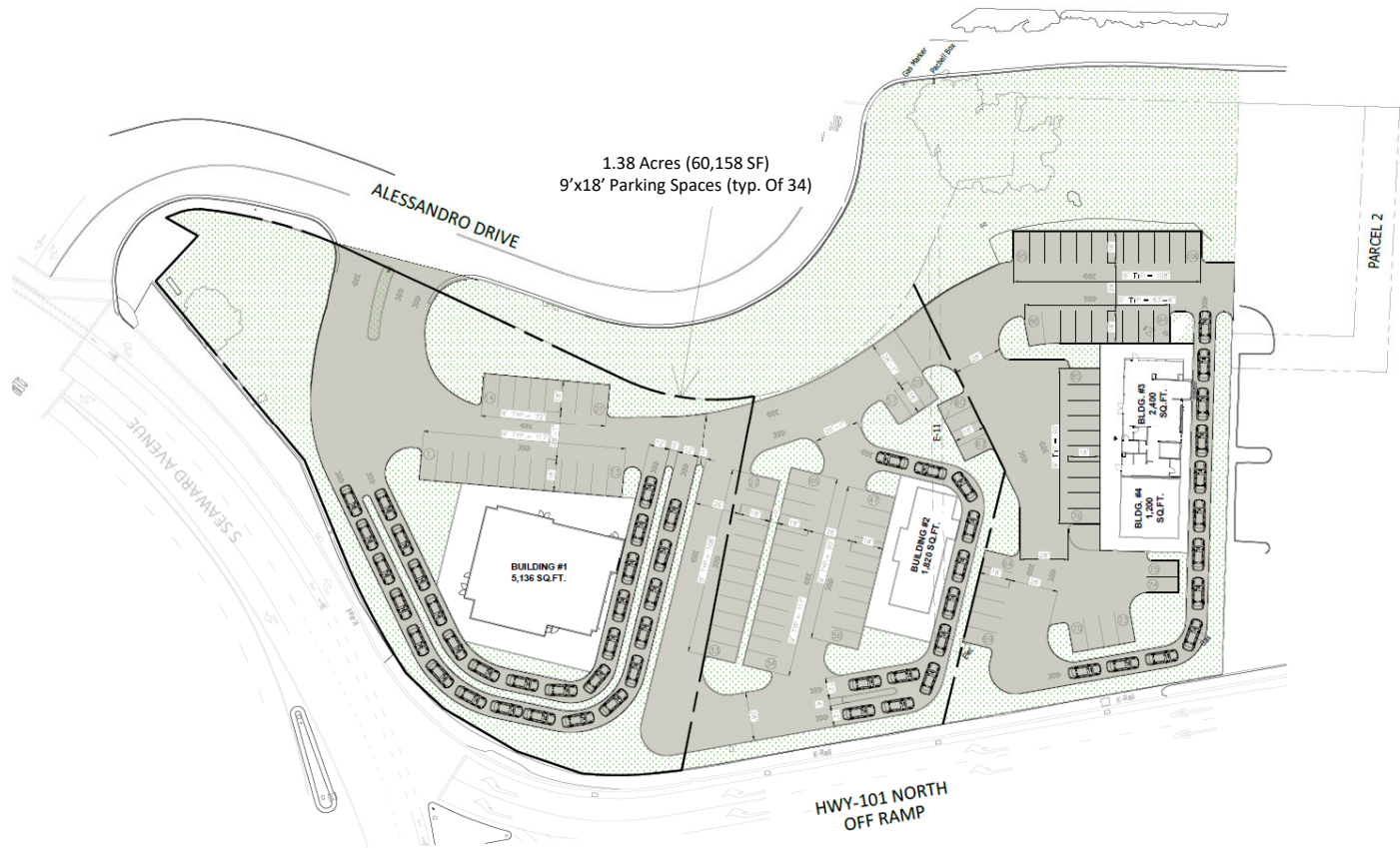
**TRAFFIC COUNTS**

|             |             |
|-------------|-------------|
| 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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|--|---------------------|
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| <b>PAD 2 – FAST FOOD WITH DRIVE THRU</b> |                     |
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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:

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