



3639 HARBOR BLVD. | VENTURA | CA 93001

**FOR LEASE**  
OFFICE BUILDING

FOR MORE INFORMATION PLEASE CONTACT:

**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

**P: 805.384.8815 | M: 805.443.3346**

[mconlee@daumcommercial.com](mailto:mconlee@daumcommercial.com)

CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

**P: 805.384.8843 | M: 213.705.6454**

[michael.wurtzel@daumcommercial.com](mailto:michael.wurtzel@daumcommercial.com)

CABRE #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

OFFICE BUILDING

# 3639

HARBOR BLVD.  
VENTURA | CA



## PROPERTY DESCRIPTION

Office Space For Lease in Plimsoll Mark Plaza

## PROPERTY HIGHLIGHTS

- Amenities - Excellent Parking, Center Garden Atrium & Common Restrooms
- Plimsoll Mark Plaza is Located at the Entrance of Ventura Harbor
- Easy Access to 101 Freeway
- Minutes to Telephone / Main, Midtown, Historic Downtown, Channel Islands Harbor, 126 and 33 Freeways
- Adjacent to Ventura Harbor with New Portside Ventura Harbor Development of 300 Residences and 21,000 SF of Retail, the Recently Expanded Four Points Sheraton and the Ventura Beach Marriott

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	335 - 2,462 SF
Building Size:	24,513 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,102	14,156	47,131
Total Population	4,470	33,847	125,320
Average HH Income	\$84,477	\$79,871	\$84,316



**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

P: 805.384.8815 | M: 805.443.3346  
mconlee@daumcommercial.com  
CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CABRE #01916821



# FOR LEASE

OFFICE BUILDING

# 3639

HARBOR BLVD.  
VENTURA | CA



**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

P: 805.384.8815 | M: 805.443.3346  
mconlee@daumcommercial.com  
CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CABRE #01916821

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# FOR LEASE

OFFICE BUILDING

# 3639

HARBOR BLVD.  
VENTURA | CA

## AVAILABLE SUITE PLAN

### FIRST FLOOR

Suite 106 - 2,350 SF Medical

Suite 120 - 520 SF

### SECOND FLOOR

Suite 202-204 - 2,462 SF

Suite 203G - 335 SF

Suite 209 - 600 SF

Suite 211 - 620 SF

Suite 213 - 530 SF

Suite 214 - 695 SF

Suite 215 - 663 SF

Suite 213-215 - 1,888 SF



**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

P: 805.384.8815 | M: 805.443.3346  
mconlee@daumcommercial.com  
CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CABRE #01916821

# FOR LEASE

OFFICE BUILDING

# 3639

HARBOR BLVD.  
VENTURA | CA

## SITE PLAN



3639 HARBOR BLVD.  
VENTURA | CALIFORNIA



**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

P: 805.384.8815 | M: 805.443.3346  
mconlee@daumcommercial.com  
CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

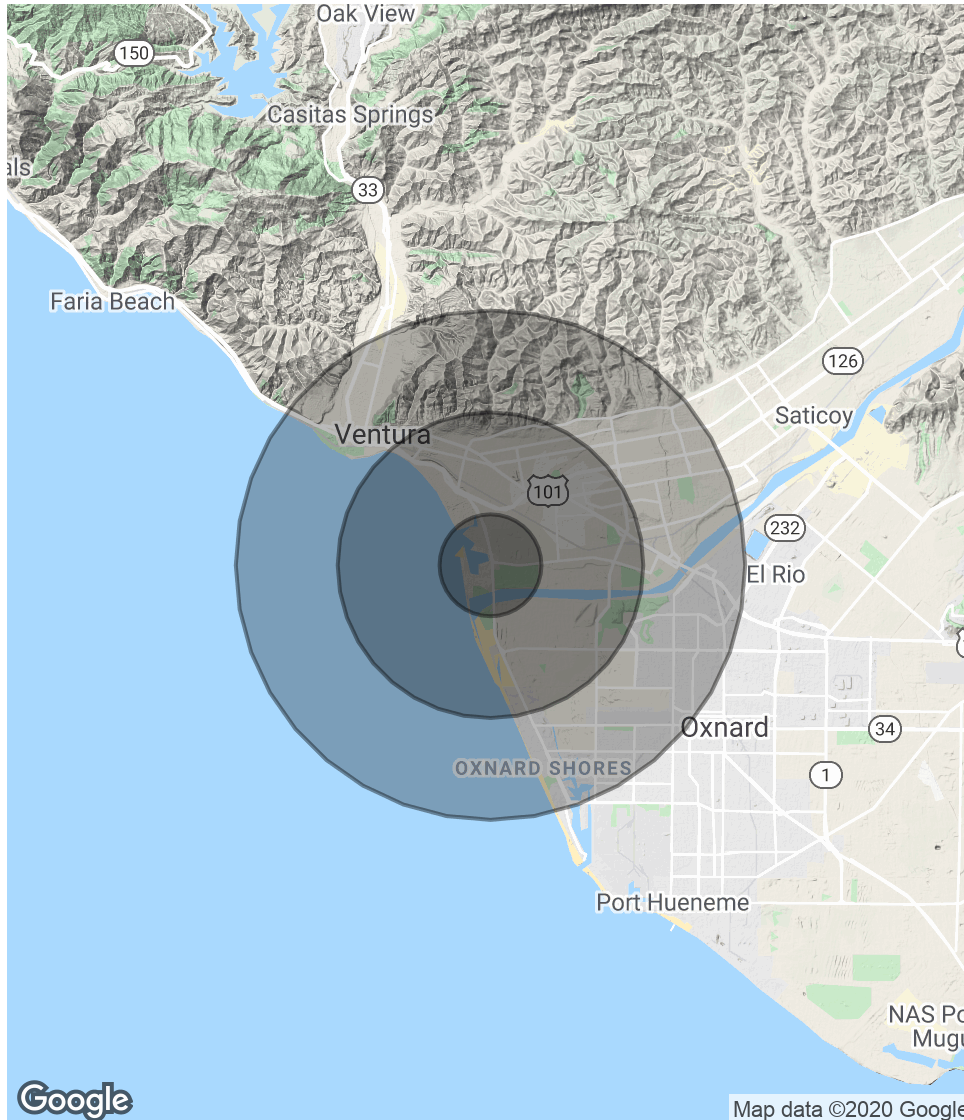
P: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CABRE #01916821

# FOR LEASE

OFFICE BUILDING

# 3639

HARBOR BLVD.  
VENTURA | CA



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,470	33,847	125,320
Median age	43.4	39.8	37.7
Median age (Male)	41.2	38.3	37.0
Median age (Female)	46.0	41.7	38.7

*\* Demographic data derived from 2010 US Census*

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Harbor Blvd.	Quay Dr.	20,486

*\* Enter Traffic Count Disclaimer Here*

Google

Map data ©2020 Google

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**MITCHELL CONLEE**  
EXECUTIVE VICE PRESIDENT

P: 805.384.8815 | M: 805.443.3346  
mconlee@daumcommercial.com  
CABRE #00912213

**MICHAEL WURTZEL**  
ASSOCIATE

P: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CABRE #01916821