



# FOR LEASE OFFICE BUILDING

3639 HARBOR BLVD.  
VENTURA | CA 93001

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## VENTURA HARBOR

**3639 HARBOR BLVD.** is located at the entrance to VENTURA HARBOR. Ventura Harbor is operated by the Ventura Port District, The Harbor is a 274 acre multiple use recreational and commercial fishing small craft harbor. Ventura Harbor Village consists of 18 Restaurant / Food businesses, 15 retail boutiques and 3 Hotels. Ventura Harbor Village completed its re-fresh exterior paint project in March 2020. Island Packers Cruises is the exclusive operator taking visitors to Channel Islands National Park.



**PORTSIDE VENTURA HARBOR** is a new development of 270 ocean side rental units featuring Spanish-Mission style architecture Exclusive amenities, including a private clubhouse, pool, spa, tennis, pet park, 104 new boat slips, with 21,000 SF of retail.



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ISLAND PACKERS CRUISES



CHANNEL ISLANDS NATIONAL PARK



ANACAPA ARCH



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### PROPERTY DESCRIPTION

Office Space For Lease in Plimsoll Mark Plaza

### PROPERTY HIGHLIGHTS

- Plimsoll Mark Plaza is Located at the Entrance of Ventura Harbor
- Amenities - Excellent Parking, Center Garden Atrium & Common restrooms
- Easy Access to 101 Freeway
- Minutes to Telephone / Main, Midtown, Historic Downtown, Channel Islands Harbor, 126 and 33 Freeways

### 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 |

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**SUITE 106 - TURN-KEY 2,350 SF MEDICAL SPACE, WITH 5 EXAM ROOMS, 2 PRIVATE OFFICES AND RESTROOMS**



**SUITE 106, 2,350 SF MEDICAL SPACE**



**RECEPTION AREA**



**NURSE STATION**



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### AVAILABLE SUITE PLAN

#### FIRST FLOOR

Suite 106 - 2,350 SF Medical

#### SECOND FLOOR

Suite 200 - 430 SF

Suite 202-204 - 2,462 SF

Suite 203E - 280 SF

Suite 203F - 300 SF

Suite 203G - 335 SF

Suite 209 - 600 SF

Suite 211 - 620 SF

Suite 212 - 428 SF

Suite 213 - 530 SF

Suite 214 - 695 SF

Suite 216 - 663 SF

Suite 213-215 - 1,888 SF



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**SITE PLAN**



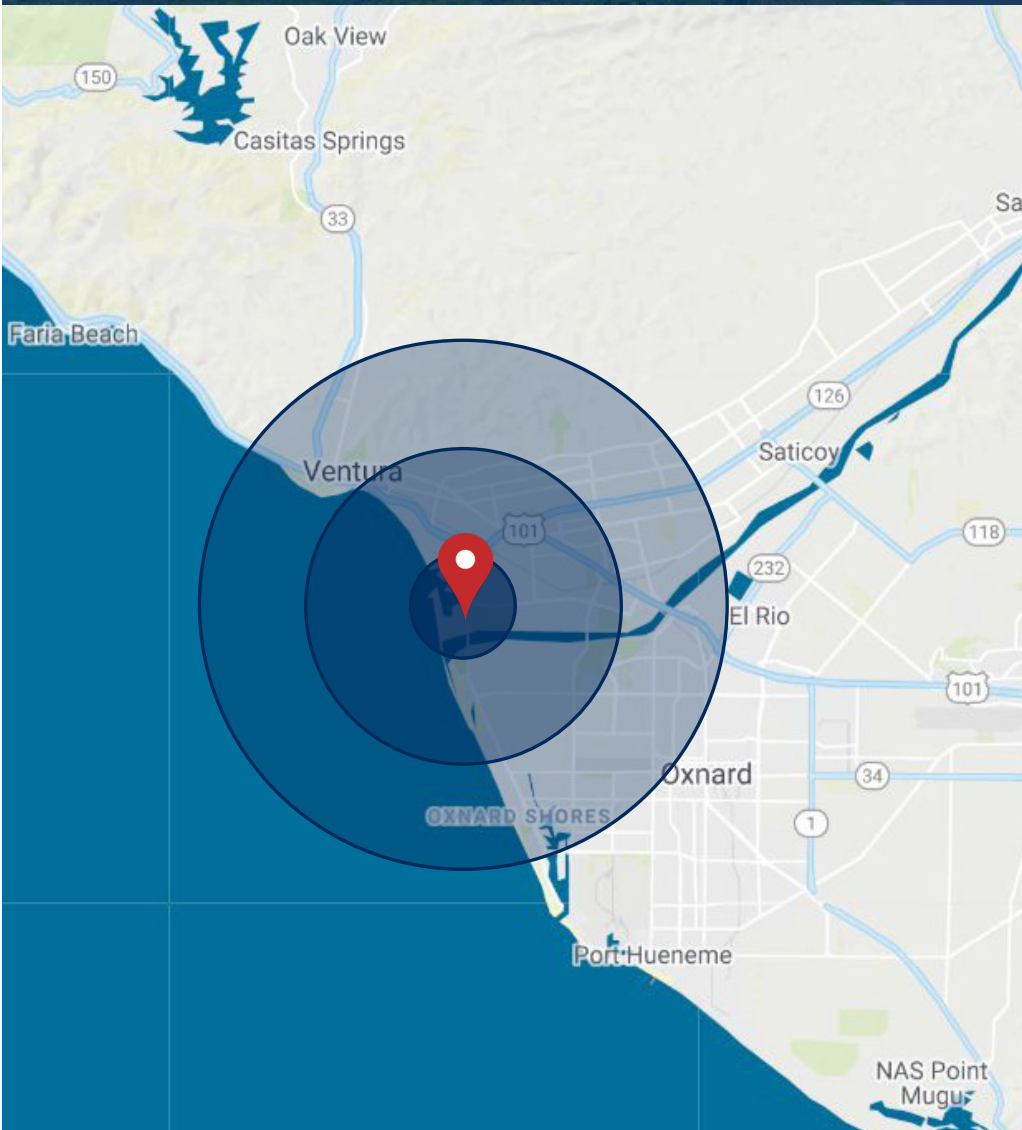
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### DEMOGRAPHICS

| POPULATION         | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Population   | 4,470  | 33,847  | 125,320 |
| Media Age          | 43.4   | 39.8    | 37.7    |
| Media Age (Male)   | 41.2   | 38.3    | 37.0    |
| Media Age (Female) | 46.0   | 41.7    | 38.7    |

\*Demographics data derived from 2010 US Census

### TRAFFIC COUNT

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