



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.



VENTURA HARBOR

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

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 120 | 520 SF WITH 2 PRIVATE OFFICES & BULLPEN



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SUITE 104 | 584 SF



SUITE 109 | 730 SF



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AVAILABLE SPACES

FIRST FLOOR

Suite 104 - 584 SF

Suite 109 - 730 SF

Suite 120 - 520 SF

SECOND FLOOR

Suite 200 - 1,650 SF

Suite 203-E - 280 SF

Suite 203-F - 300 SF

Suite 212 - 460 SF

Suite 213 - 675 SF

Suite 214 - 1,308 SF



THERE IS NO ELEVATOR TO 2ND FLOOR SPACES

.15 SF PER MONTH UTILITY CHARGE
*SEPARATELY METERED FOR ELECTRICITY



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SITE PLAN



3639 HARBOR BLVD.
VENTURA | CALIFORNIA



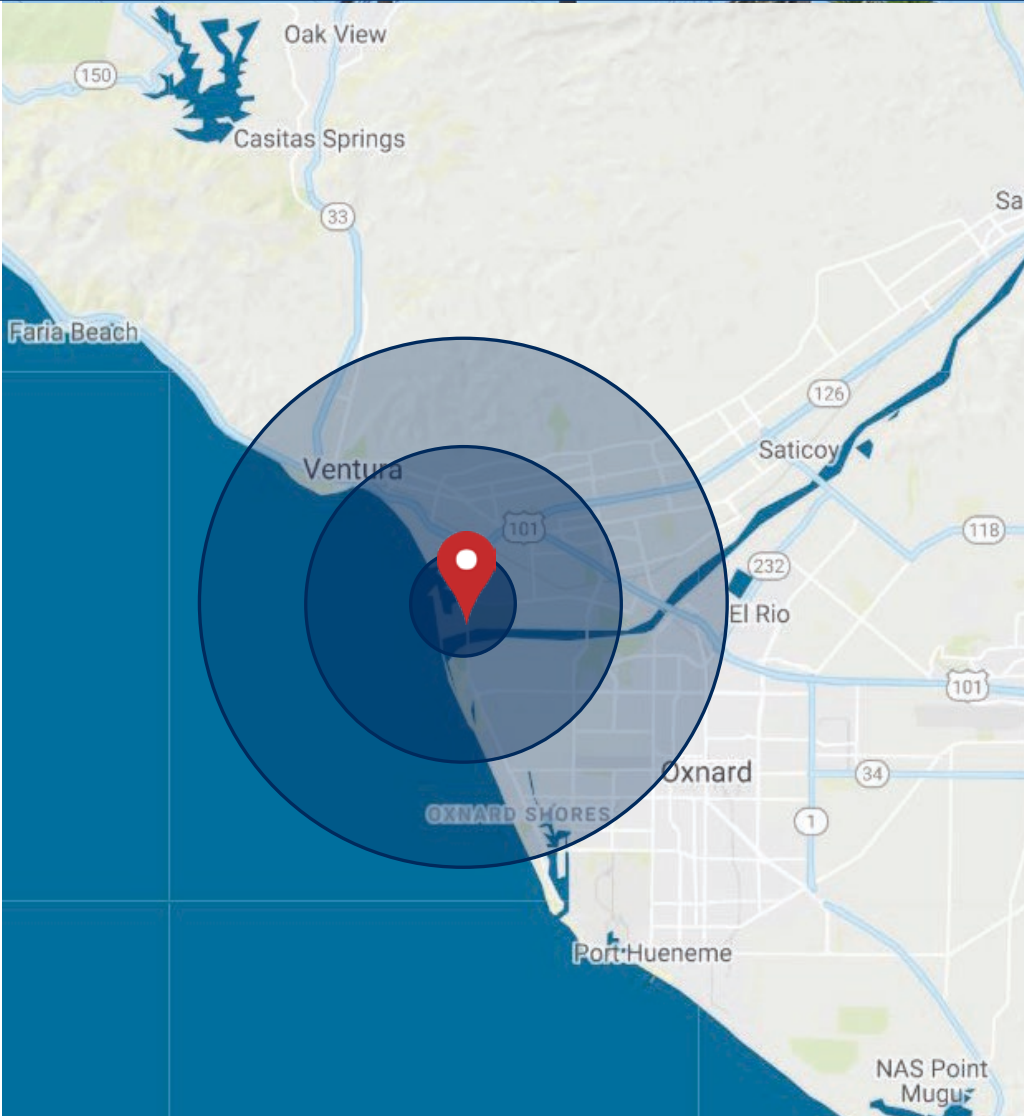
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DEMOGRAPHICS

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