

RESTAURANT/RETAIL DEVELOPMENT

SEC of Highway 101 and South Seaward Ave., Ventura CA



Pads Available

- Exceptional site for QSR, drive thru, retail
- Prime Freeway stop in Ventura
- 3.38 Acres

SITE

For more information about this property, please contact:

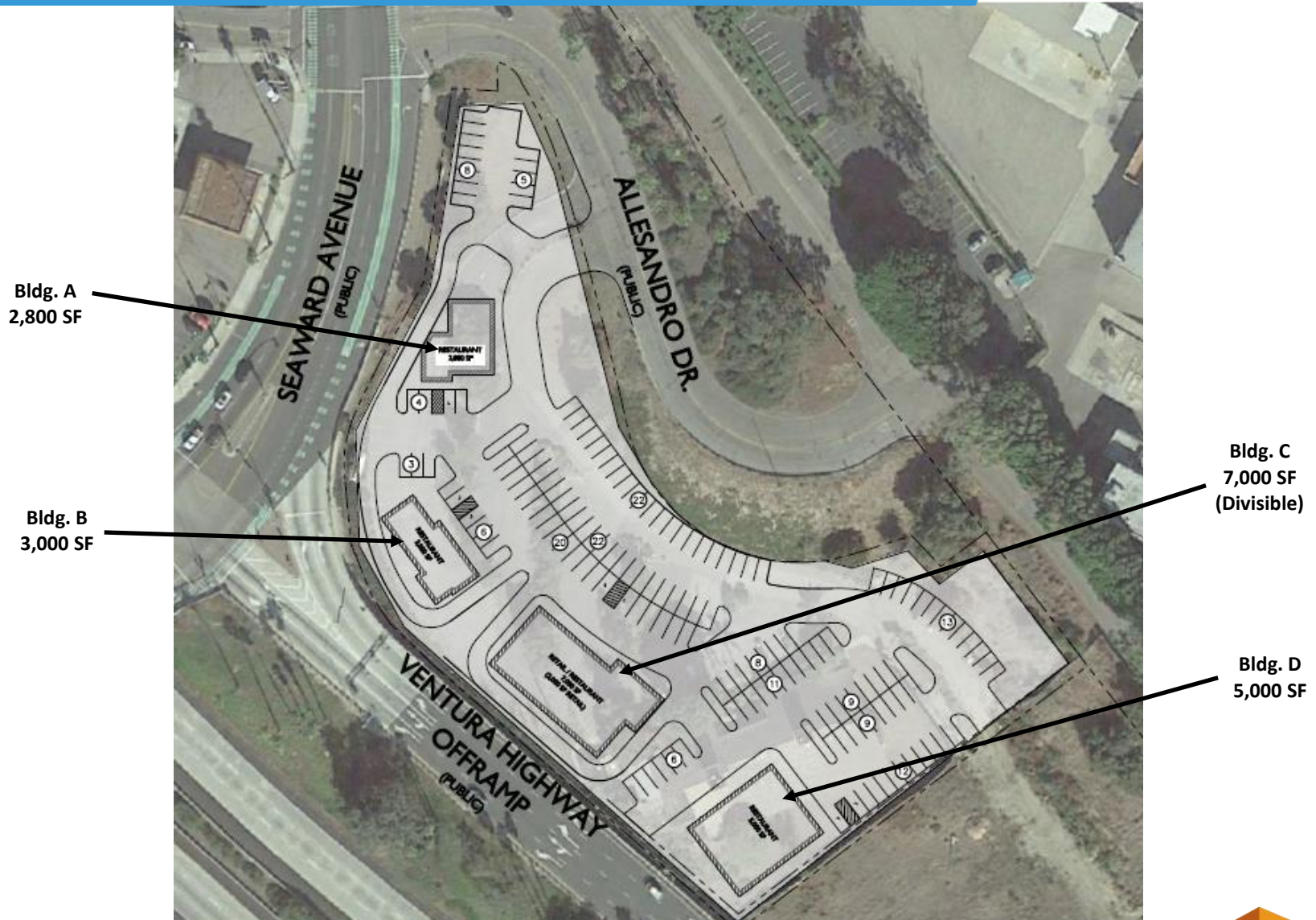
Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



SITE PLAN (Preliminary)



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AERIAL

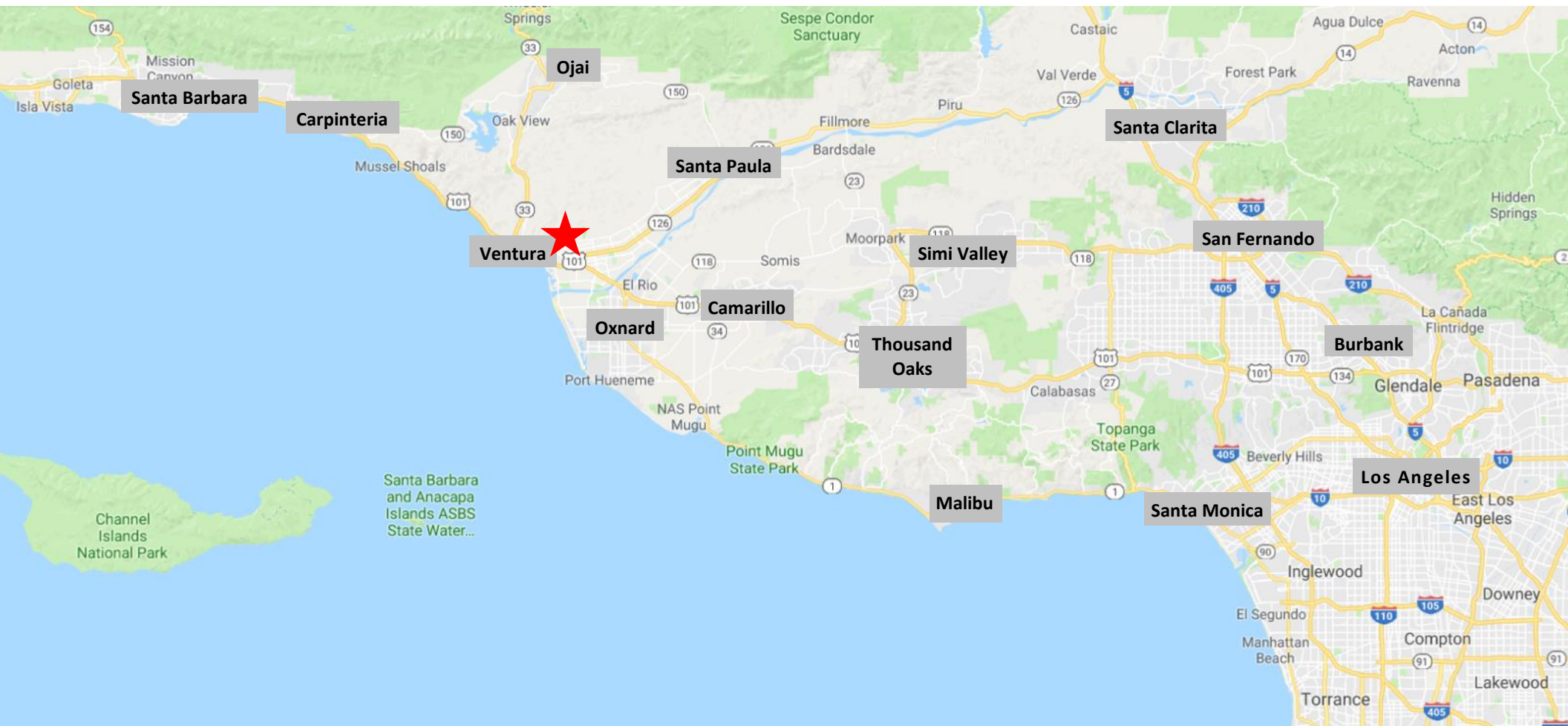


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REGIONAL MAP



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The Residence Inn Marriott Ventura Beach - Renderings



The Residence Inn Marriott
128 rooms with ocean views

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DEMOGRAPHICS

Ventura



<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Population	16,339	102,824	224,129
2022 Projection	16,717	105,901	230,343



<u>Households</u>			
2017 Households	5,852	35,479	71,610
2022 Projection	5,981	36,519	73,611



<u>Average HH Income</u>			
2017	\$84,488	\$94,515	\$90,850
<u>Median HH Income</u>			
2017	\$72,655	\$77,488	\$73,043



<u>Traffic Counts</u>		
Hwy 101	114,009	ADT
S. Seaward Ave.	26,543	ADT
E. Harbor Blvd.	21,136	ADT

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