

# PAD AVAILABLE – NEW DEVELOPMENT

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



## Pad 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

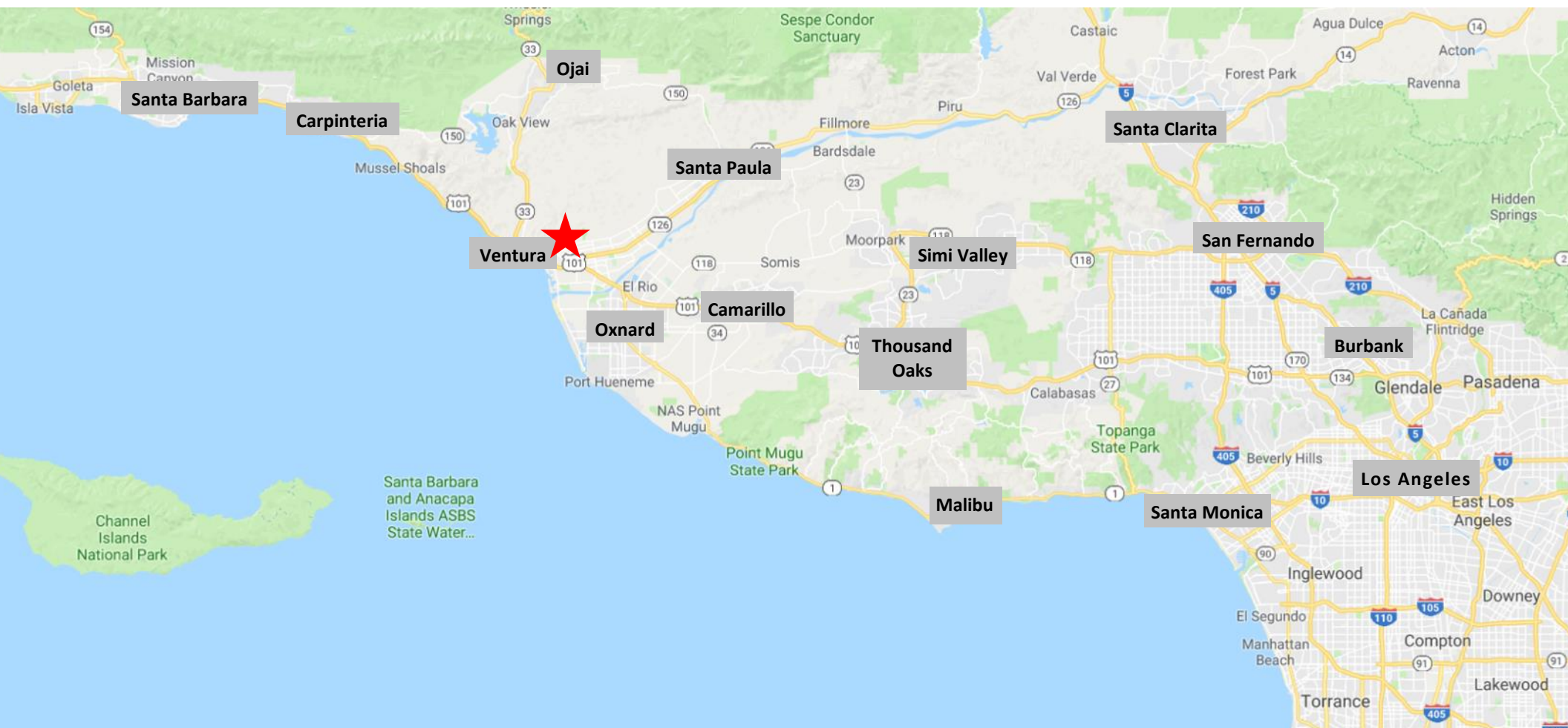


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# REGIONAL MAP

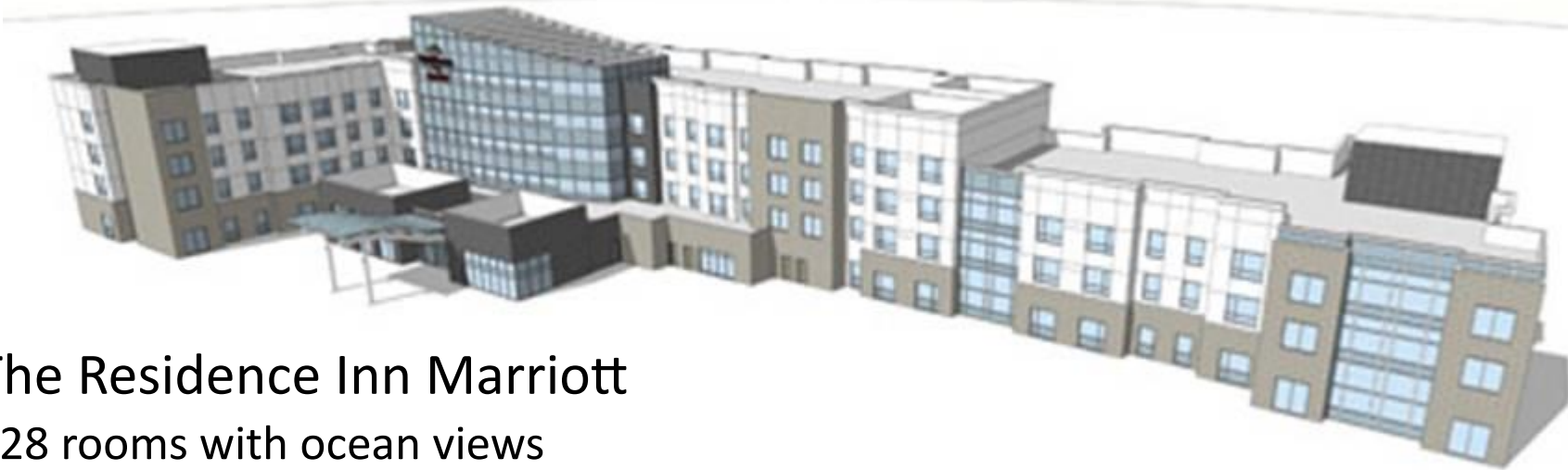


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# The Residence Inn Marriott Ventura Beach - Renderings



## The Residence Inn Marriott 128 rooms with ocean views

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# DEMOGRAPHICS

## Ventura



### Population

2017 Population  
2022 Projection

### 1 Mile

16,339  
16,717

### 3 Miles

102,824  
105,901

### 5 Miles

224,129  
230,343



### Households

2017 Households  
2022 Projection

5,852  
5,981

35,479  
36,519

71,610  
73,611



### Average HH Income

2017

\$84,488

\$94,515

\$90,850

### Median HH Income

2017

\$72,655

\$77,488

\$73,043



### Traffic Counts

Hwy 101

114,009 ADT

S. Seaward Ave.

26,543 ADT

E. Harbor Blvd.

21,136 ADT

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