



**NATIONALLY RECOGNIZED RESORT DESTINATION**

**11484 - 11496 N. VENTURA  
OJAI, CALIFORNIA**



Red Horse Plaza Ojai, California

Architect rendition for planned improvements



**CENTRAL  
COAST  
PROPERTIES**

Curtis, W. Guntner, CCIM, CPM®, RPA  
CalBRE#00908826  
P.O. Box 2872, Camarillo, CA 93011  
Phone: 805-389-6803, Fax: 805-389-6804  
[www.ccprealestate.com](http://www.ccprealestate.com)

# 11490 N. Ventura Ave, Ojai

## **PRIME LOCATION HIGH VOLUME STARBUCKS AND TOP GROSSING RITE AID!**

1,100 sf – Former Hair Salon  
Asking \$2.65 per sf + NNN  
Parking: 5+ spaces/1000sf  
T.I. Allowance at \$16.00 psf

### **FEATURES & HIGHLIGHTS**

**Ideal for national tenants** – Red Horse Plaza sits just outside Ojai city limits and is “NOT SUBJECT TO” the Formula Business Establishment Plan (FBEP) which prohibits food and retail **chains** within the city of Ojai. This restriction benefits Red Horse Plaza chain tenants with disproportionately high volume due to excellent location, limited space availability in the area and lack of comparable competition.

**One of the first and best locations outside of the restricted zone**– Red Horse Plaza is a frequent and common stop for residential needs and heavy tourist traffic for Lake Casitas (750,000 annually), golf courses, Ojai Valley Inn, music and wine festivals and many other local festivals, events and attractions.

**Frontage property-Busy Highway 33 (North Ventura Avenue)** – Red Horse Plaza is located at a stop light on the main artery (Hwy 33) in and out of Ojai, and is home to the only large chain drug store (Rite Aid) and the only Starbucks in Ojai Valley. The Plaza is surrounded by the only major car wash, McDonalds, Wendy’s, Taco Bell, Domino’s and Subway. This little island is the best retail plaza that Ojai has to offer.

**Easy In & Out Access-substantial parking** – 4 entrances from Highway 33 and adjoining residential streets.

### **Traffic count**

Approx 24,500 at N. Ventura Ave and W. Villanova  
Approx 21,300 at N Ventura Ave and Highland Drive  
Approx 20,100 at N Ventura Ave and Loma drive

### **Demographics**

Estimated population (2010)  
Average household income (2012)

### **3 Mile Radius**

19,114  
\$88,190

### **5 Mile Radius**

25,852  
\$87,219



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*Focused Map*

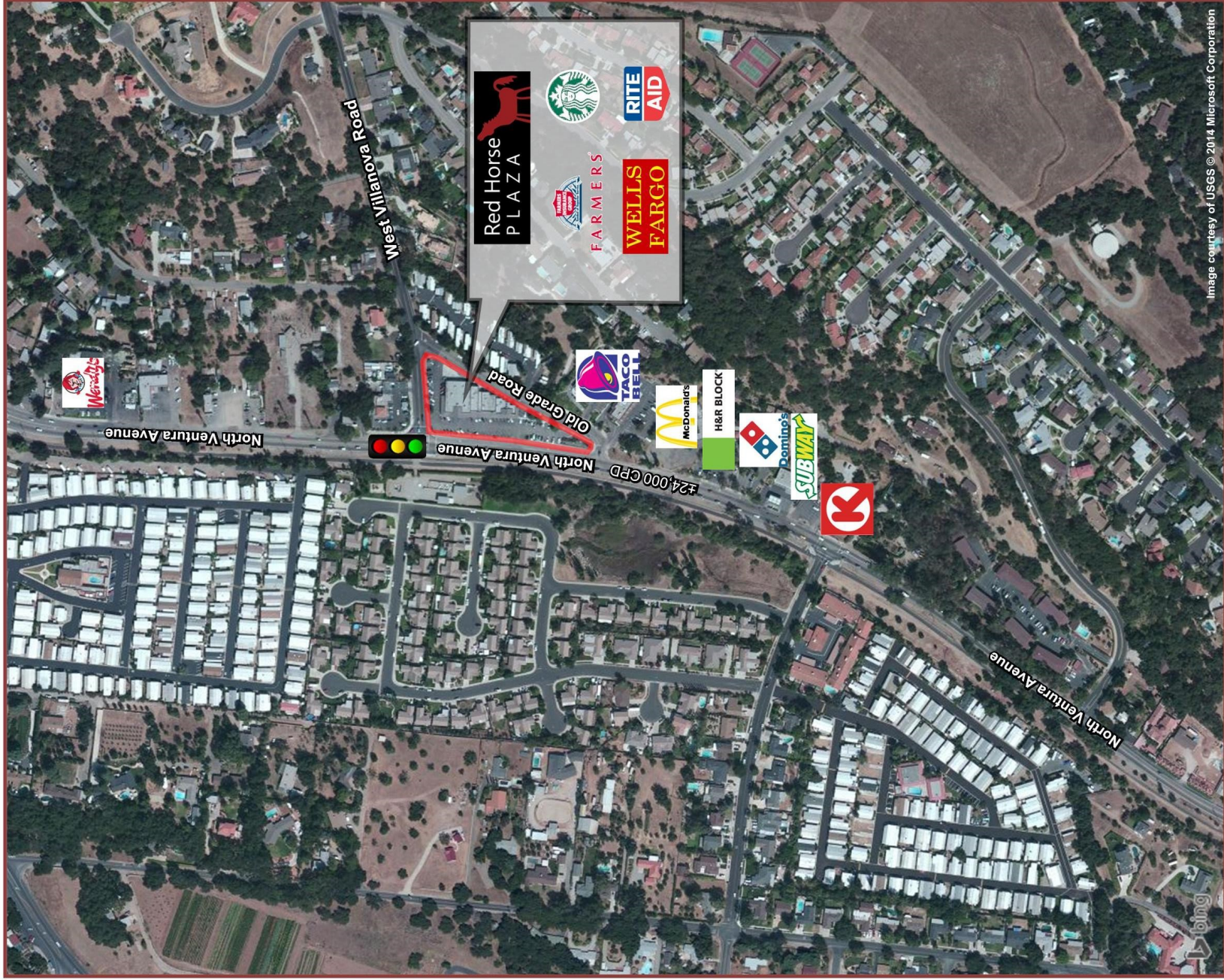


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# Competition Map



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Located 12 miles inland from Ventura, 30 miles south of Santa Barbara/Montecito, and 65 miles north of Los Angeles, Ojai is one of the most popular destinations for affluent visitors from these surrounding areas. Full of charm and creativity, this gem is nestled in a picturesque valley filled with great restaurants (one of the top food and wine havens of the west), elite spas, shops, art galleries and is surrounded by the majestic Topa Topa Mountains.

Ojai's reputation as a golfing paradise brings many to the city. The Ojai Valley Inn and Spa is listed as one of the top 25 golf resorts in North America. This award winning, five diamond resort, it is also one of the top spa destinations in the world.

20,000 – 30,000 visitors converge on Ojai every year to participate in “Ojai Day”. 8,000 spectators come to Ojai every spring to celebrate the oldest tennis tournament in the United States, “The Ojai”. More than 8,000 come to take in the outdoor concerts in “Libbey Bowl”, 5,000 to the “Ojai Wine Festival”, 5,000 to the “Lavender Festival”, and 3,000 to the “Ojai Music Festival”. Many more thousands flock to this special town for the renowned Ojai Film Festival, the Taste of Ojai, Ojai Playwright Conference, art events & jazz concerts, as well as garden and historical walking tours and one of the best farmers markets in the area.

Between March and October there is something happening almost every weekend, such as cooking classes, art classes, & theatre.

Thousands of outdoor enthusiasts come to Lake Casitas, three miles from the town's center and site of the 1984 Olympics canoeing and rowing events, to enjoy boating; fishing, kayaking, camping, picnicking, and the [Casitas Water Adventure](#) (open summers).

The wonderful climate of the Ojai Valley has drawn many to enjoy the gorgeous horse, biking, and hiking trails as well as those who wish to rejuvenate their health and enjoy the dry air and seemingly never-ending sunshine.



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Located along 43 miles of Southern California coastline, Ventura County is situated between Los Angeles and Santa Barbara Counties. U.S. Highway 101 offers access from L.A. and San Francisco. In the east, Highway 118 connects to the San Fernando Valley, and Highway 126 links to Interstate 5.

Metrolink and Amtrak serve commuters from six stations in the region. Local airports offer general aviation in Camarillo, Oxnard, and Santa Paula. The Port of Hueneme is a deep water "break-bulk" facility, providing Ventura County with port of entry and foreign trade zone status.

Ventura County is ranked as one of the safest and most affluent places in the country. The median household income and median home price consistently exceed national and state levels. With an estimated population of 844,000, Ventura County is one of the 12<sup>th</sup> most populated county's in the state of California.

Ventura County boasts a broad economic base with leading industry clusters around bio-medicine, technology, manufacturing, professional services, agriculture, hospital-ity and wholesale distribution. This business and economic diversity is supported by a highly educated workforce.

Ventura County schools are among the best in the state. The Community College District is comprised of three two-year community colleges located in Moorpark, Oxnard and Ventura. California State University Channel Islands, in Camarillo, and California Lutheran University, in Thousand Oaks, offer four-year and graduate programs.

Covering 1,873 square miles, Ventura County can be separated into two major parts, East County and West County. East County consists of all cities east of the Conejo Grade: Thousand Oaks, Newbury Park, Lake Sherwood, Hidden Valley, Santa Rosa Valley, Oak Park, Moorpark, and Simi Valley.

West County, which is everything west of the Conejo Grade, consists of the communities of Camarillo, Oxnard, Somis, Point Mugu, Port Hueneme, Ventura, Ojai, Santa Paula, and Fillmore. The largest beach communities are located in West County on the coastline of the Channel Islands Harbor.

The Los Padres National Forest is located in the northern part of the county. The Channel Islands National Park, one of only four designated national wilderness preserve/ marine sanctuaries, is composed of 250,000 acres and five tranquil islands just a few miles off the coast. The Mediterranean climate on the coast is often described as the best in the world.

Ventura County is home to the Ronald Reagan Presidential Library and Museum located in Simi Valley, the Fillmore and Western historic railway offering train rides, the San Buenaventura Mission, the Union Oil Museum in Santa Paula, art galleries featuring the work of world famous artists in Ojai and a state-of-the-art Civic Arts Plaza in Thousand Oaks offering symphony, ballet and a variety of quality theatrical performances.

