

FOR LEASE

11492 N. Ventura Ave,
Ojai, CA

RESTAURANT ON BUSY ACCESS ROAD TO OJAI



**CENTRAL
COAST
PROPERTIES**

Broker

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PHOTOS



PROPERTY SUMMARY

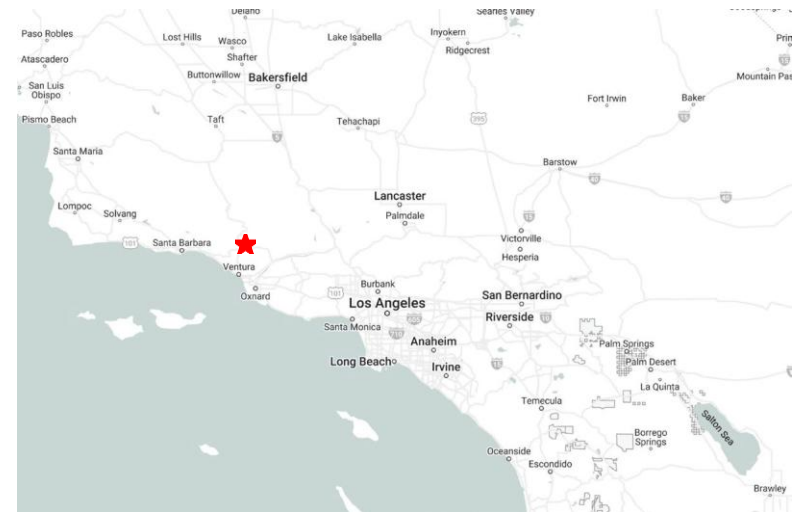
- Frontage Exposure & Signage Visibility With Stop Light on Main Road In & Out Of The City Of Ojai – A Nationally Recognized Resort Destination.
- Possible Additional Outdoor Patio Dining (Tenant to verify with County)
- Center offers 4 areas of ingress & egress for easy access.
- Located between Los Angeles & Santa Barbara
- One of the first and best locations for chain tenants outside of the restricted zone. Red Horse Plaza is located 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 benefits chain tenants at Red Horse Plaza providing them with close proximity & prominent exposure near the restricted zone.
- Red Horse Plaza is a frequent & common stop for residential needs and tourist traffic heading to elite destinations, events & attractions in the Ojai Valley. This includes The award- winning world renowned 5 diamond Ojai Valley Inn Resort & Golf Course, Lake Casitas, Ojai Farmer’s Market, The Libby Bowl concerts, The Ojai Tennis Tournament, and wine, music, art & film festivals, and biking, hiking, & horse trails to enjoy the beautiful surroundings.

Lease Offering

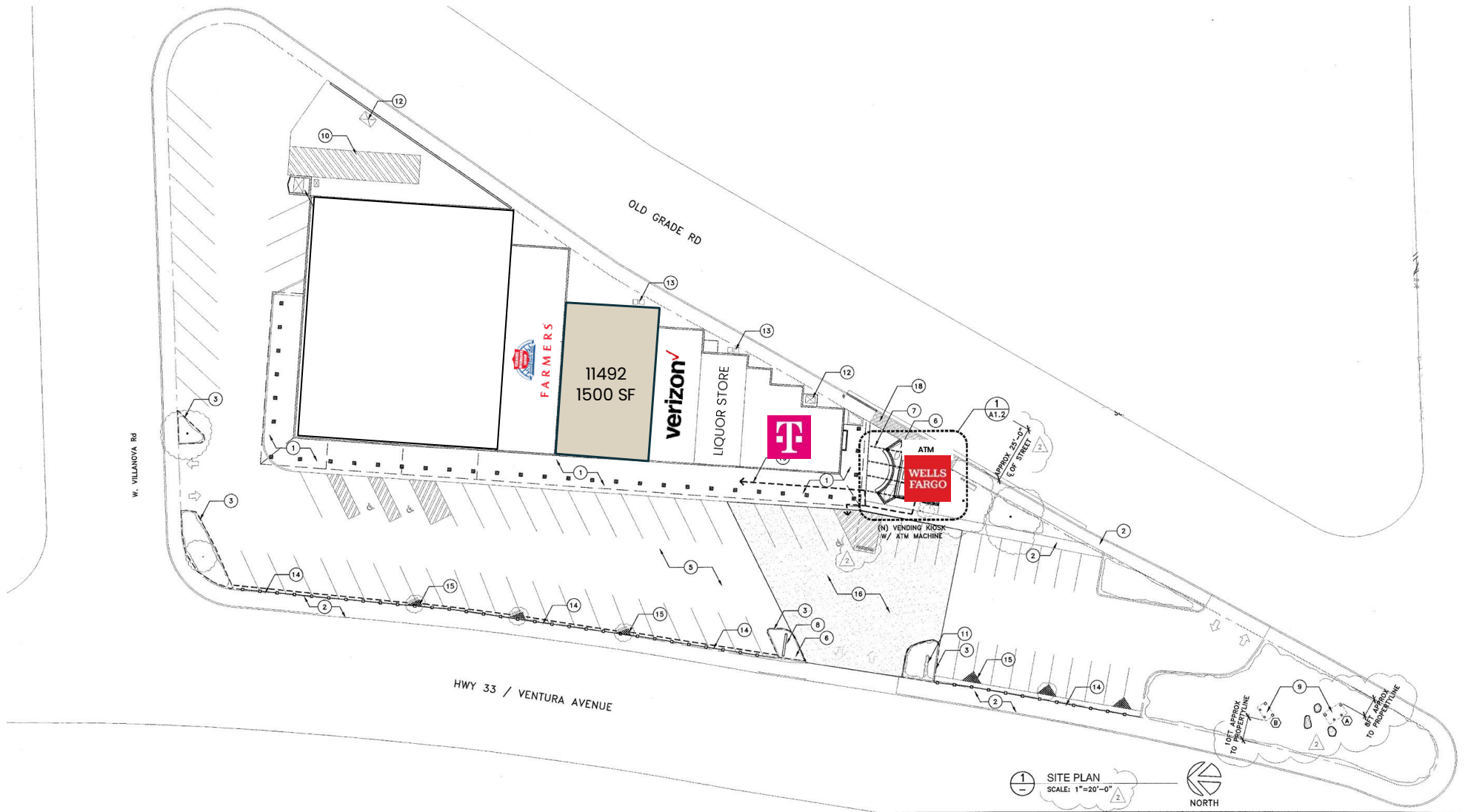
Approx. 1,500 Square Feet

Additional outdoor patio dining to be determined with County.

\$3.48 Per Square Foot + NNN (Estimated at \$0.88 psf)



The information contained in this document has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.



SITE PLAN



N VENTURA AVE / HWY 33

W VILLANOVA RD

OLD GRADE RD

FARMERS
INSURANCE

11492

verizon

WELLS
FARGO

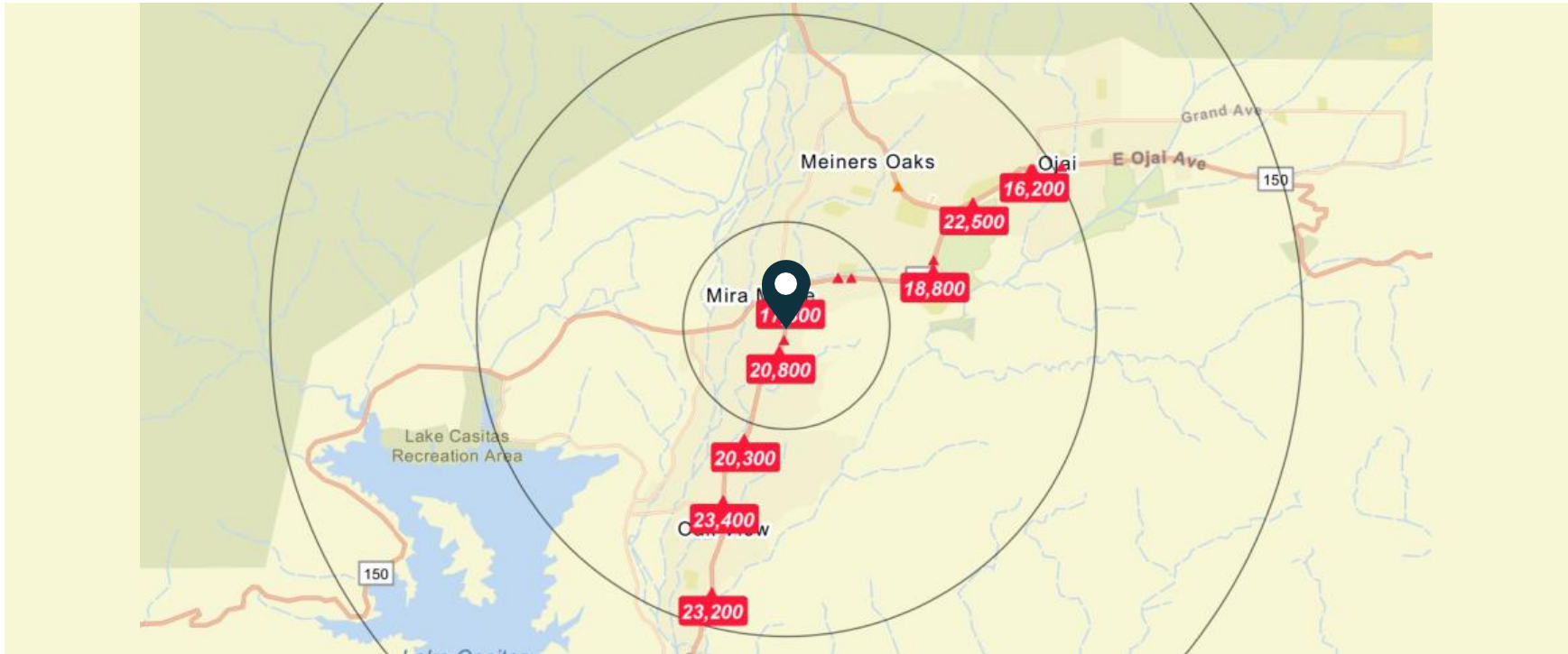
TACO
BELL

McDonald's logo

Red Horse Plaza	
Metric	July 2024
Monthly Visits	31.5K
Monthly Visitors	9.8K
Avg. Dwell Time	20 Min

Source: Placer.ai

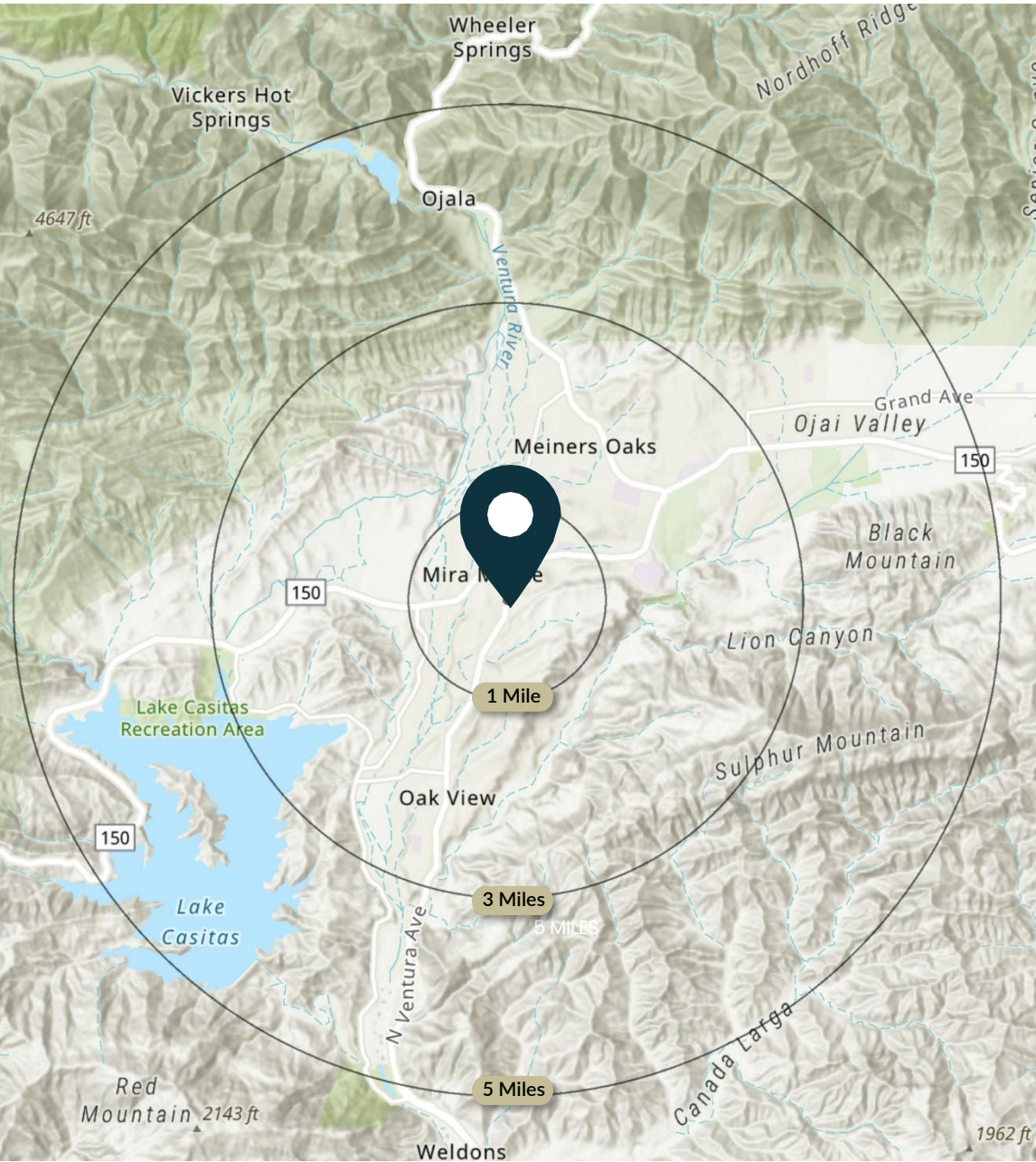
TRAFFIC COUNT



Cross Street	Cross St Distance	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
N Ventura Ave	0.03 W	2024	2,308	MPSI	0.03
N Ventura Ave	0.03 W	2025	2,271	MPSI	0.03
Old Grade Rd	0.04 N	2024	22,779	MPSI	0.12
Old Grade Rd	0.04 N	2025	22,477	MPSI	0.12
Baldwin Rd	0.10 N	2023	23,242	MPSI	0.22
Baldwin Rd	0.10 N	2025	23,292	MPSI	0.22
N Ventura Ave	0.00 SE	2025	20,221	MPSI	0.23
Woodland Ave	0.05 NE	2025	20,281	MPSI	0.28
Woodland Ave	0.05 NE	2024	20,486	MPSI	0.28
N Ventura Ave	0.00 NW	2024	14,190	MPSI	0.32

DEMOGRAPHICS

2025 Summary	1 Mile	3 Miles	5 Miles
Population	6,289	19,261	25,743
Households	2,610	7,476	10,142
Families	1,685	4,741	6,374
Average Household Size	2.40	2.56	2.51
Owner Occupied Housing Units	2,015	5,304	6,865
Renter Occupied Housing Units	595	2,172	3,277
Median Age	48.7	47.7	47.9
Median Household Income	\$102,915	\$100,908	\$96,964
Average Household Income	\$134,087	\$134,439	\$135,020



RETAIL MAP



Nordhoff Junior High & High School

Libbey Bowl

Soule Park Golf Course

Starbucks
the Habit
BURGER GRILL

VONS

SUBJECT PROPERTY
FARMERS INSURANCE WELLS FARGO
T-Mobile verizon

Ojai Valley Inn

TACO BELL McDonald's Domino's
SUBWAY K

Lake Casitas