

FOR LEASE :: VICTORIA & MOON DRIVE RETAIL SUITES

VENTURA, CA 93003 | NWC VICTORIA AVENUE AT MOON DRIVE

ROB DEVERICKS

Vice President

Lic. 01349816


805.879.9641

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PROPERTY BRIEF

Property is within the retail hub of Ventura, surrounded by financial institutions, offices, retail centers and the Ventura County Government Center with over 3,500 daytime employees.

- Anchored by New Starbucks Drive Thru 
- Direct access from Ventura 101 Freeway and CA Highway 126 to Victoria Avenue feeding the majority of the population in the city
- Parking 4/1,000 SF



2775 N. VENTURA RD. SUITE 201
OXNARD CA 93036
805.654.9300
WWW.RADIUSGROUP.COM

Available

Suite 101: 2,066 SF

Suite 102: 2,131 SF

Suite 103: 2,746 SF

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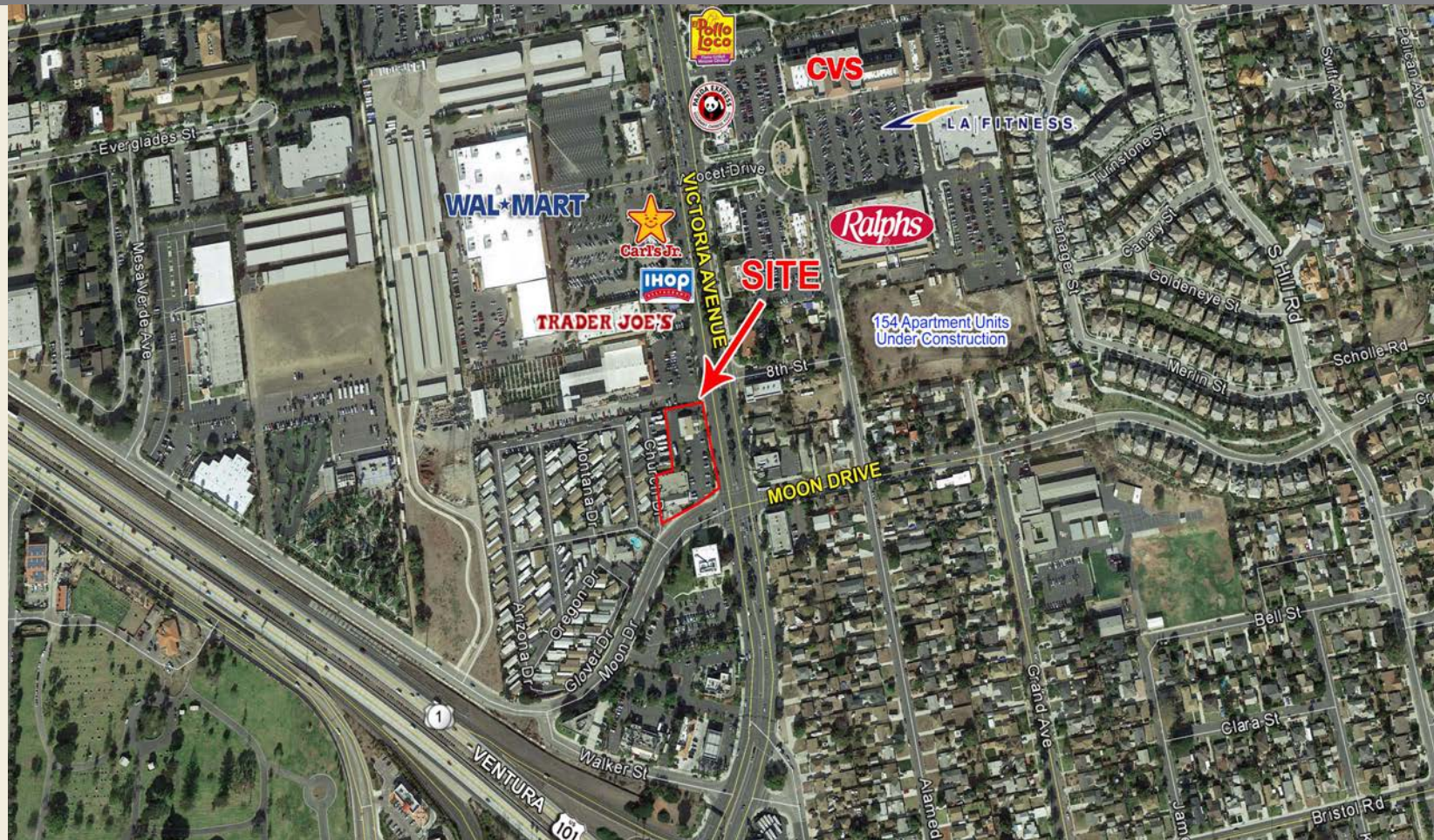
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Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$79,267	\$99,484	\$96,926
Population:	15,930	104,723	226,123
Daytime Population:	25,240	88,918	164,062

2018 Demographics from Sites USA (1216)

Traffic Counts

Victoria Avenue:	43,192 ADT
Ventura 101 Fwy at Victoria Ave.:	132,000 ADT

Traffic Counts from the City of Ventura

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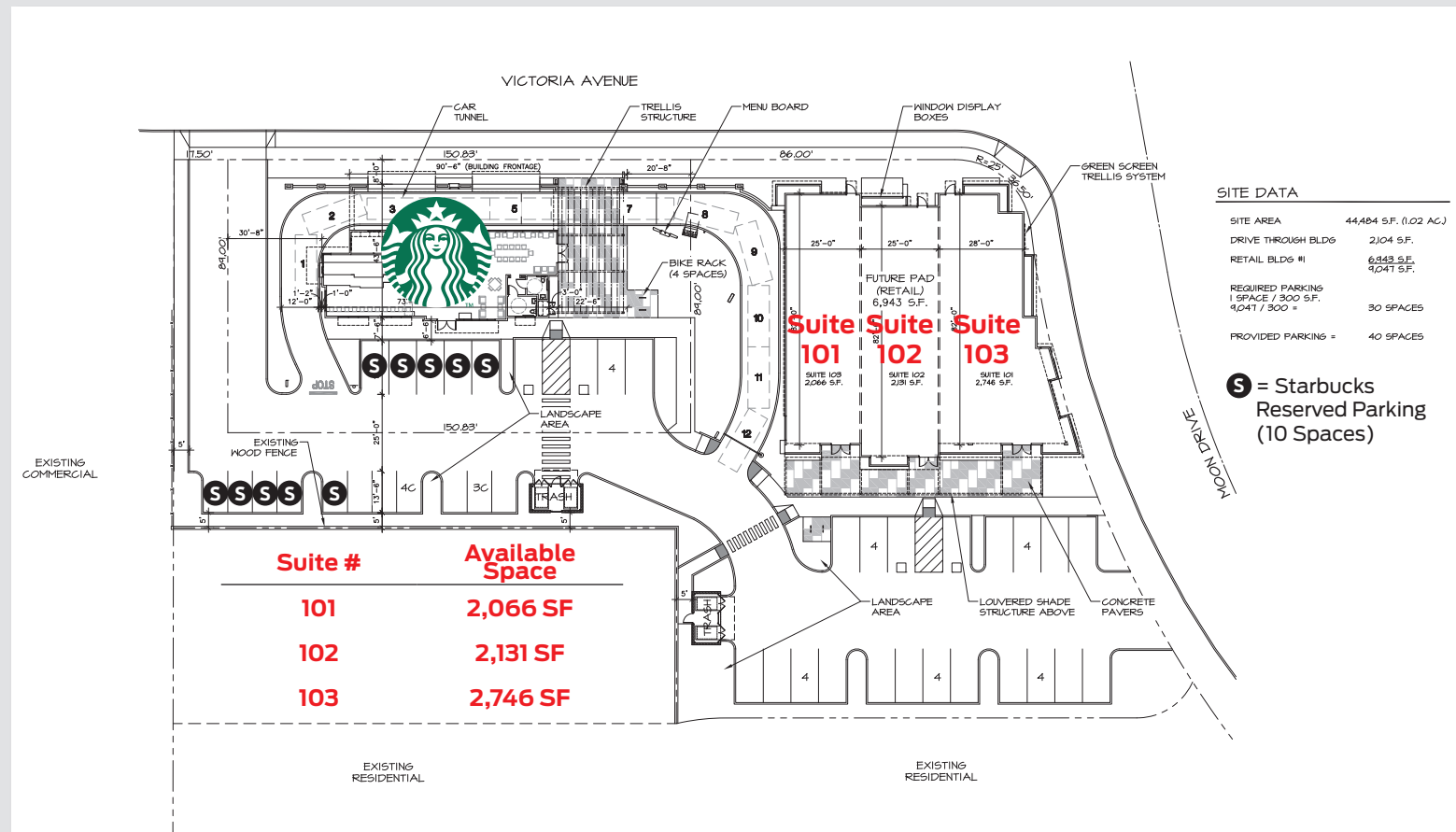
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SITE DATA

SITE AREA	44,484 S.F. (1.02 AC)
DRIVE THROUGH BLDG	2,104 S.F.
RETAIL BLDG #1	6,943 S.F. 9,041 S.F.
REQUIRED PARKING 1 SPACE / 300 S.F. 9,041 / 300 =	30 SPACES
PROVIDED PARKING =	40 SPACES

S = Starbucks Reserved Parking (10 Spaces)



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Conceptual Renderings



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