

# FOR LEASE :: VICTORIA VILLAGE

1401-1463 S. VICTORIA AVE. | VENTURA, CA 93003

## ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

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## LISA ENGEL SHIELDS

Senior Associate

Lic. 01742786

805.654.9300 Ext. 105

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## PROPERTY BRIEF

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

Direct access from the Ventura 101 Fwy. and CA Hwy. 126 to Victoria Avenue feeding the majority of the city's population.

Tenants include:



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

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Available Space

3,008 SF End Cap Unit



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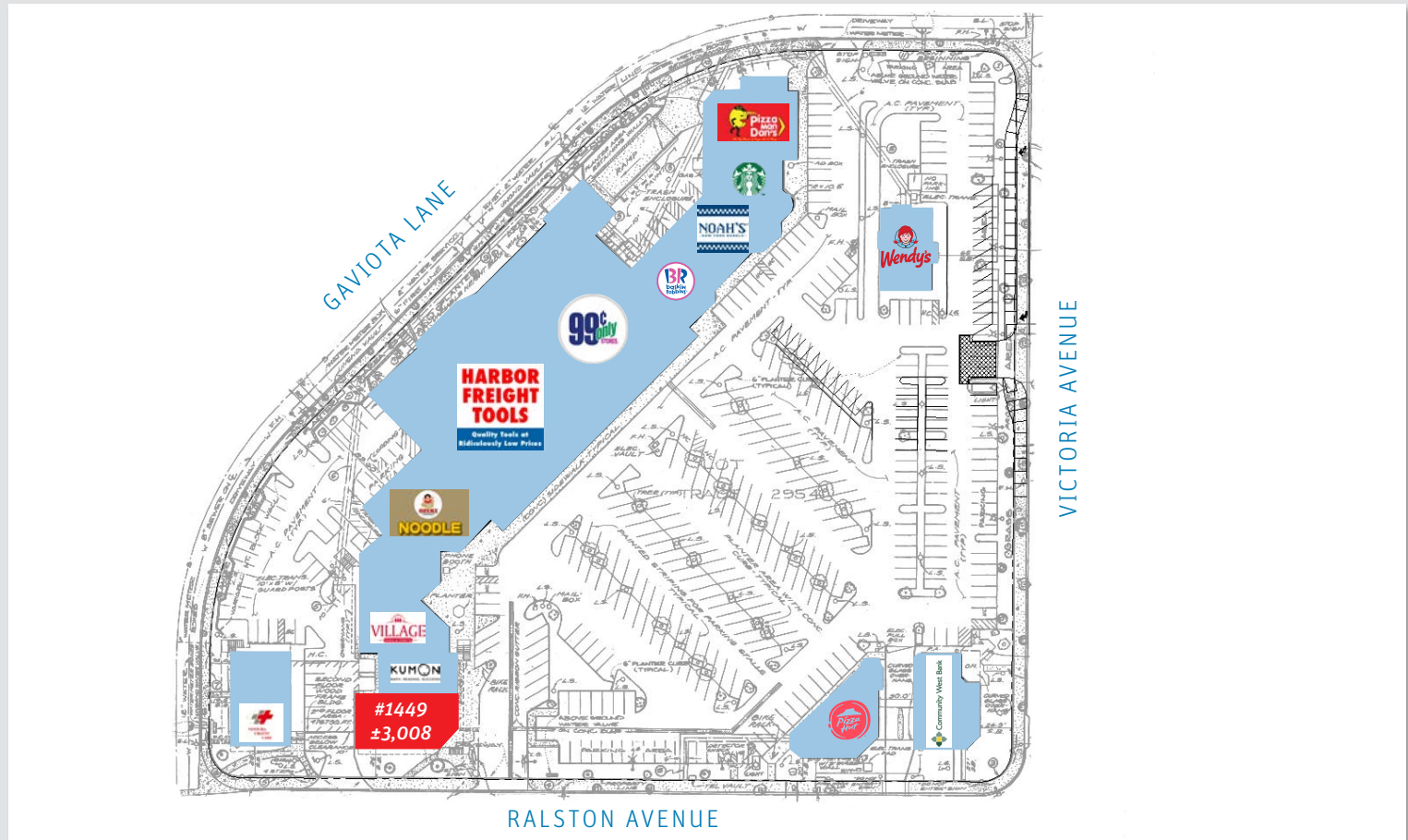
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### Current Retailers

Suite #	Tenant	Size	Suite #	Tenant	Size	Suite #	Tenant	Size
1401 SVIC	WENDY'S		1437A SVIC	PANADERIA LA VICTORIA		5725RAL 101	VENTURA URGENT CARE, INC.	
1463 SVIC	COMMUNITY WEST BANK		1437B SVIC	KUMON LEARNING CENTER		5725RAL 210	ARTHUR MURRAY DANCE STUDIO	
1413A SVIC	JESSICA NAILS & SPA		1437C SVIC	NATALIA L. CENZANO, DDS		5725RAL 217	SATHER'S INSURANCE	
1413B SVIC	DREAM DINNERS		1437D SVIC	VICTORIA VILLAGE CLEANERS		5725RAL 219	ALGEE, DR. MARK	
1413C SVIC	BASKIN ROBBINS		1437E SVIC	KOJYO SUSHI		5725RAL 220	CENTERLINE PILATES	
1413D SVIC	EINSTEIN AND NOAH CORP. #2162		1437F SVIC	VAPOR CAPERS, LLC		5725RAL 222	CHILDREN'S MUSIC ACADEMY	
1413E SVIC	STARBUCKS COFFEE COMPANY		<b>1449A SVIC</b>	<b>AVAILABLE</b>	<b>3,008 SF</b>			
1413F SVIC	VICTORIA PUB		1449B SVIC	VENTURA RETAIL, INC.				
1413H SVIC	PIZZAMAN DAN'S/PETESEHRIA, LLC		1455A SVIC	PIZZA HUT - SO CAL PIZZA CO.				
1425A SVIC	99 CENT ONLY STORE, LLC		1455B SVIC	ONE STOP WATER, INC.				
1425B SVIC	HARBOR FREIGHT TOOLS							



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### Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$83,525	\$102,234	\$97,256
Population:	22,180	91,822	197,348
Daytime Population:	28,963	84,459	151,523

2018 Demographics from Sites USA (1216)

### Traffic Counts

Victoria Avenue:	41,000 ADT
Telephone Road:	27,000 ADT
Ralston Street:	10,000 ADT

Traffic Counts from the City of Ventura



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