



**Jr. Anchor Space
Now Available**

**RIVIERA PLAZA
REMODEL IN PROGRESS**

*For
Lease*

Riviera Plaza | Ventura, CA

Benjie Baker

Vice President

License #01945670

Tel +1 310 694 3196

benjie.baker@am.jll.com

Shauna Mattis

Executive Vice President

License # 01071320

Tel +1 310 694 3190

shauna.mattis@am.jll.com

Alex Otto

Associate

License #02042292

Tel +1 424 294 3437

alex.otto@am.jll.com

us.jll.com/retail

Property Highlights

Riviera Plaza Shopping Center | Ventura

- Center is undergoing a remodel to significantly modernize and improve the appearance of the façade
- Positioned strategically in the heart of the trade area, convenient to 101 and 126 Freeways
- Multiple options include outdoor patio seating, ideal for culinary offerings
- Major anchor tenants, restaurants, and services with easy ingress and egress
- Jr. anchor and restaurant spaces available
- Strong daytime employment base



PROPERTY RETAILERS



COMING SOON



DEMOGRAPHICS

1 mile ▼

3 miles ▼

5 miles ▼



12,045

Total Population

67,970

Total Population

184,078

Total Population



2.4

Ave. Household Size

2.5

Ave. Household Size

2.9

Ave. Household Size



\$82,500

Ave. HH Income

\$105,424

Ave. HH Income

\$96,995

Ave. HH Income



\$480,482

Median Home Value

\$566,383

Median Home Value

\$533,372

Median Home Value

Remodel Images



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Food Court Highlights

Riviera Plaza Shopping Center | Ventura

- Shopping center has a new, attractive Food Court area.
- Outdoor seating and tables will create a more vibrant social atmosphere.
- Signage to the food court provides excellent tenant exposure.
- Center is undergoing a remodel to significantly modernize and improve the appearance of the façade.
- Multiple Food Court options include outdoor patio seating, ideal for culinary offerings.
- Positioned strategically in the heart of the trade area, convenient to 101 and 126 Freeways.
- Strong daytime employment base
- Major anchor tenants, restaurants, and services with easy ingress and egress.
- Restaurant spaces available.

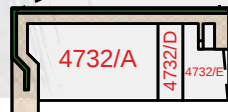


List of Tenants

Suite	Space	SF
1	Burlington	
2	Tuesday Morning	
3	Fitzone	
4	WinCo Foods	
5	Lucky Thai	
6	Outdoor Culinary Court with Seating Patio	1,591
7	Outdoor Culinary Court with Seating Patio	Can be combined to ±3,584 SF
8	Outdoor Culinary Court with Seating Patio	1,792
9	UPS	
10	Coming Available (Currently Dental)	1,350
11	Dollar Tree	
12	Junior Anchor Space	8,750
13	In-line Retail	1,225
14	Crab & Spice	
15	AT&T	

16	Habit Burger	
17	Waba Grill	
18	Poke U & Me	
19	Baja Fresh	
20	Royal Bakery	
21	Arby's	
22	Blaze Pizza	
23	Black Angus	
24	Chucke Cheese's	
25	Starbucks	
26	Chick-fil-A	
27	Office Space 4723-A - 2nd Floor	1,761
28	Office Space 4723-B - 2nd Floor	995
29	Office Space 4723-C - 2nd Floor	993

Site Plan



2nd Level
Office Spaces 26-28

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Mills Rd

Telegraph Rd

Pacific View Mall

Lowe's Center

Victoria Village

Paradise Victoria

Gateway Plaza

Ventura Village

US 101

46,000 CPD

Main St

BED BATH & BEYOND

Poinsettia Plaza

116,000 CPD

Ventura Riviera Plaza

US 101

20,000 CPD

Telephone Rd

Walmart Center

Montalvo Square

Victoria Ave

Aerial

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*Achieve
Ambitions*

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