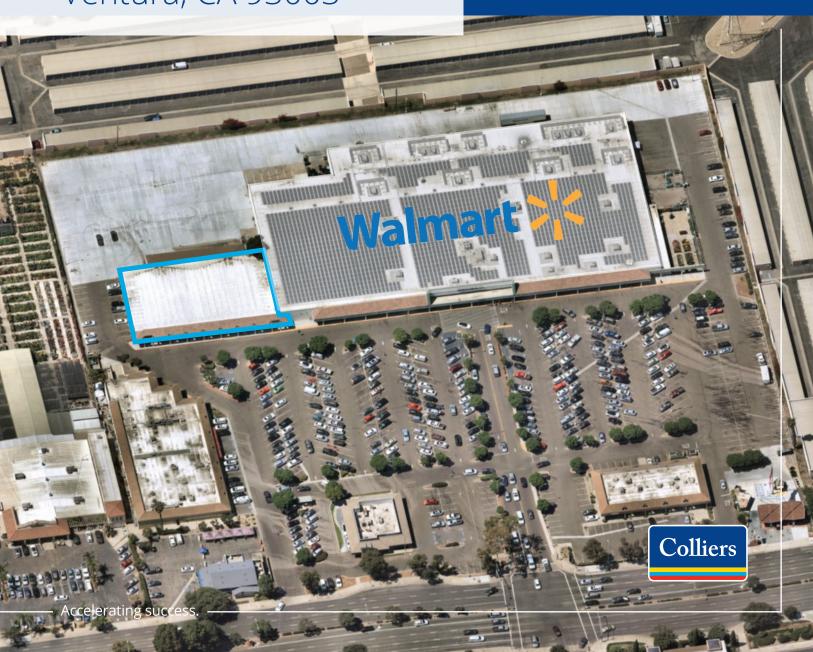
# For Lease

**Walmart-Achored Shopping Center** 

1739 S Victoria Ave. Ventura, CA 93003







## **Property Overview**

- 19,295 SF Available
- Walmart-anchored shopping center
- Located on Victoria Avenue with easy access to Ventura Freeway
- Ample store frontage and facade signage potential
- Shopping center tenants include Trader Joe's, IHOP, GNC, and Carl's Jr.

The 19,295 SF building for lease is located in The Ventura Shopping Center.

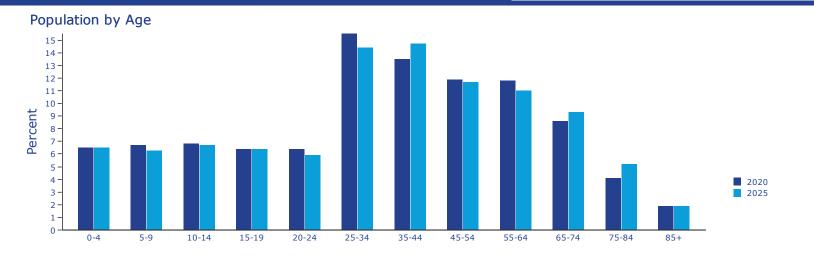


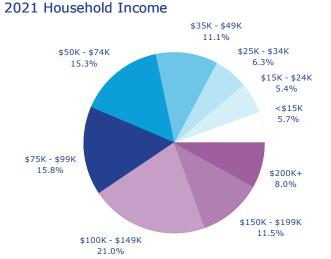
# Price: **\$14.50/SF NNN**

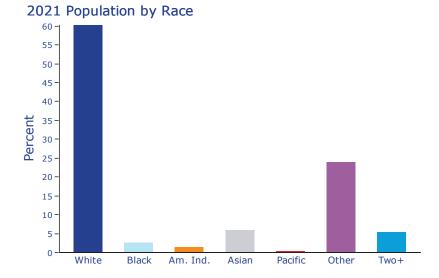
colliers.com/1094584

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### Population Trends & Key Indicators 1739 S Victoria Ave, Ventura, California, 93003 | 5 mile radius Ventura 212,781 68,301 36.3 \$602,326 78 3.07 \$83,141 104 81 Population Households Avg size Median Median Wealth Diversity household income home value affordability household Mortgage indicators Historical trends: population 216.000 208,000 30.4% Population by age 204.000 Avg spent on mortgage & Percent of income for mortgage Population by generation Home value 40% 20% 5.4% 18.6% 19.3% Baby boomer: Greatest gen: \$150,000 , <\$50,000 \$250,000 \$400,000 Housing: year built Age 30-39 (%) (15%) Age 40-49 (%) (12%) Age 50-59 (%) (12%) 16% Age 60-69 (%) (11%) Age 70-79 (%) (6%) Age 80+ (%) 12% 26.5% 23.6% 6.5% Generation z: Alpha: born born 1981 to born 1999 to 2017 to present





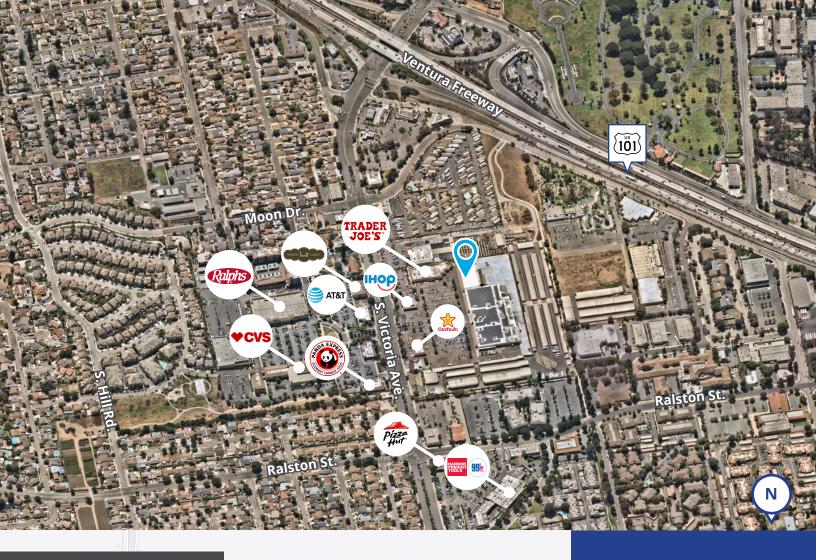


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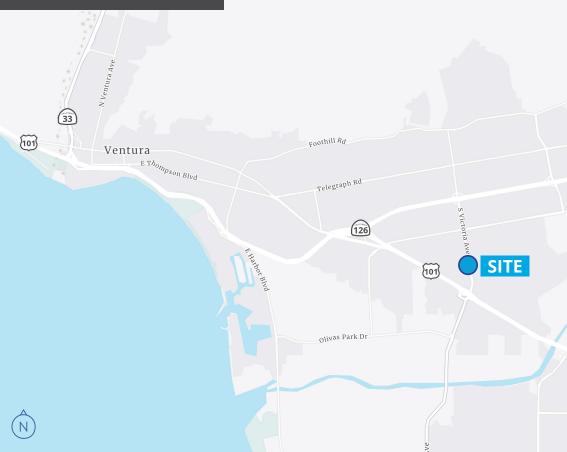
1950-59

1970-79

2010-13







## **Contact Us**

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