

# For Lease

## Walmart-Achored Shopping Center

1739 S Victoria Ave.  
Ventura, CA 93003



Colliers





## 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.

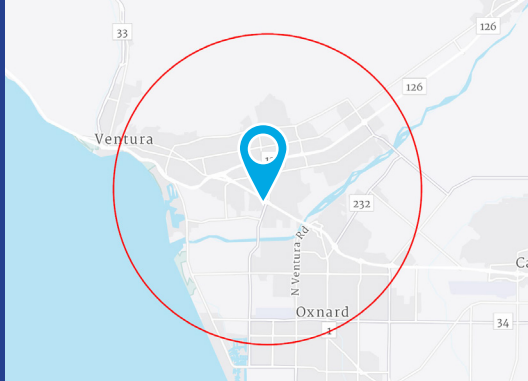


# Price: \$14.50/SF NNN

[colliers.com/1094584](https://colliers.com/1094584)

# Population Trends & Key Indicators

1739 S Victoria Ave, Ventura, California, 93003 | 5 mile radius



212,781	68,301	3.07	36.3	\$83,141	\$602,326	104	78	81
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

## Mortgage indicators



\$12,144

Avg spent on mortgage & basics



30.4%

Percent of income for mortgage

## Population by generation



5.4%

Greatest gen: born 1945/earlier



18.6%

Baby boomer: born 1946 to 1964



19.3%

Generation x: born 1965 to 1980



26.5%

Millennial: born 1981 to 1998



23.6%

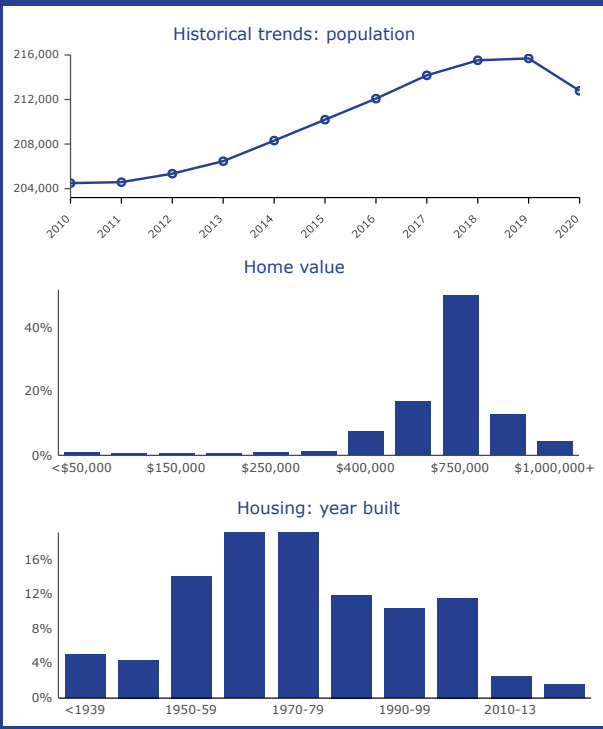
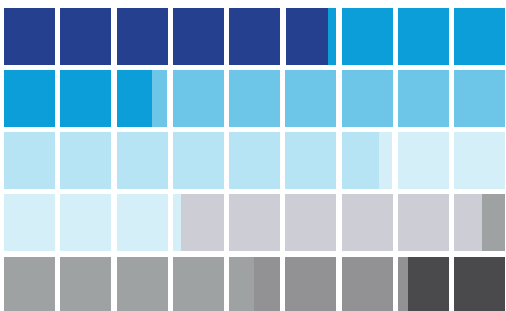
Generation z: born 1999 to 2016



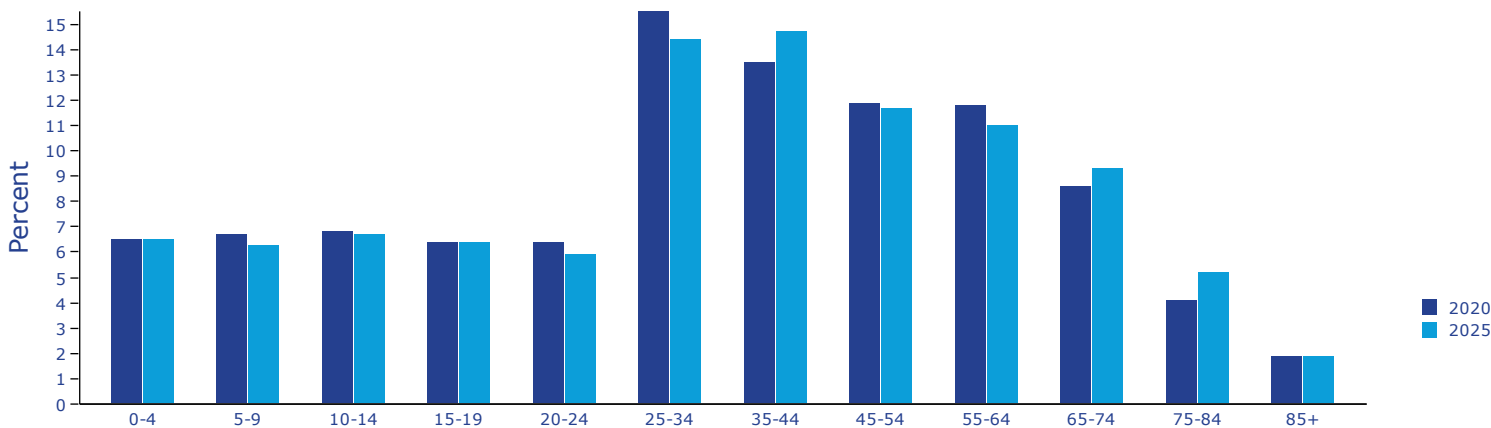
6.5%

Alpha: born 2017 to present

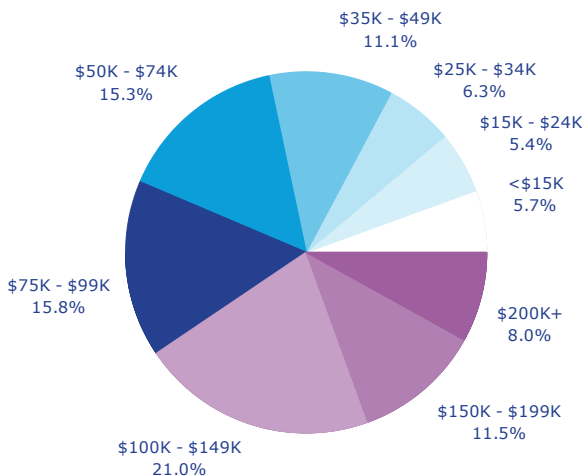
## Population by age



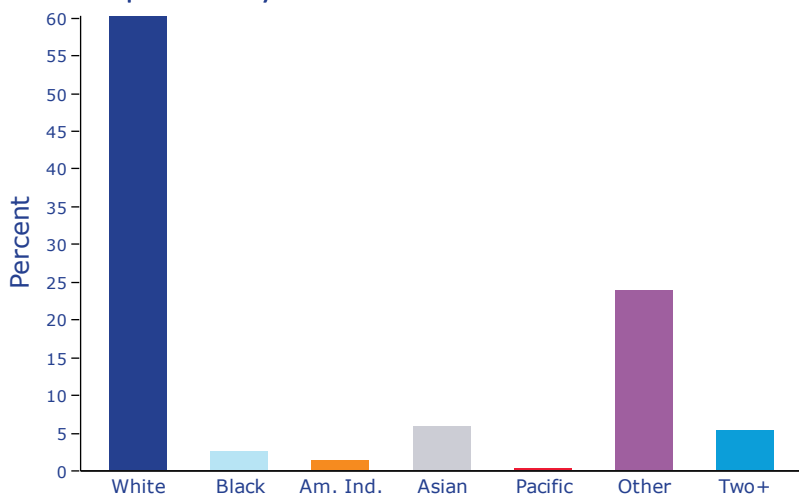
## Population by Age



## 2021 Household Income



## 2021 Population by Race

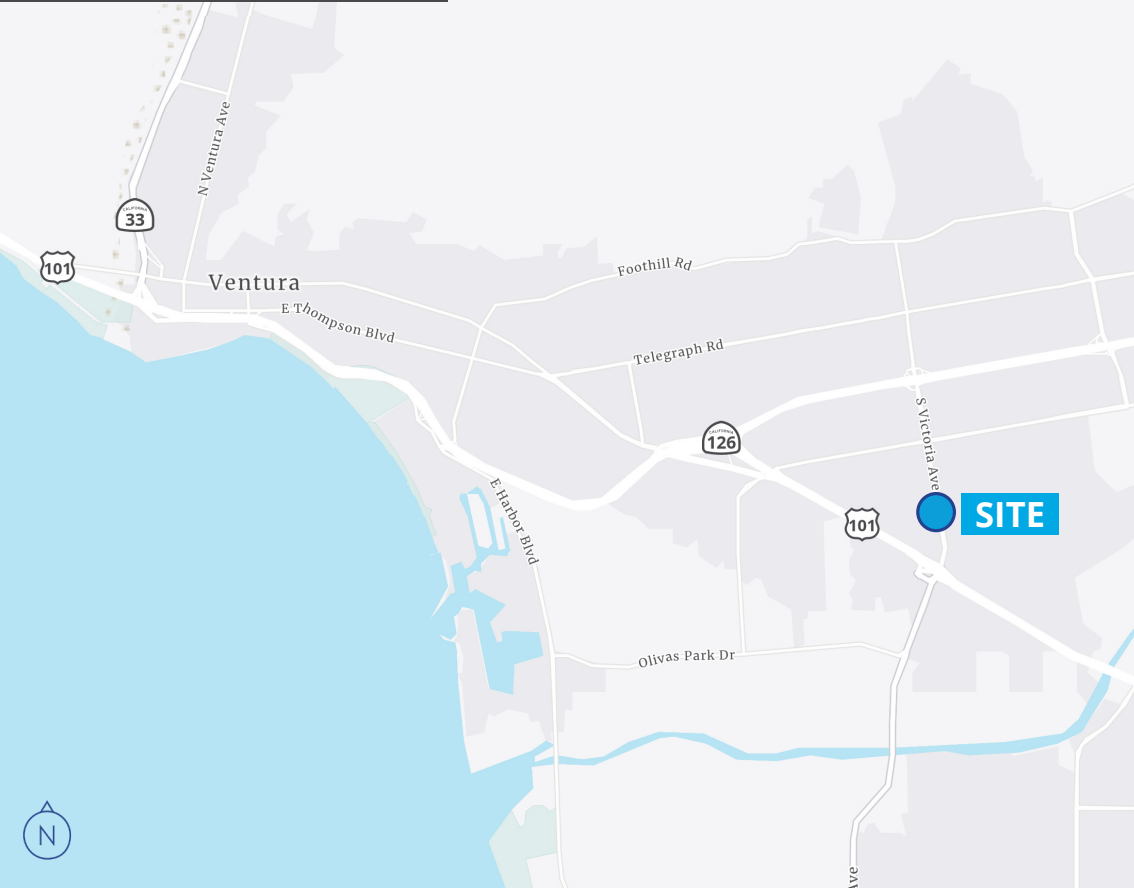


U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series





Approximately 63 Miles  
to Los Angeles, CA



## Contact Us

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