

FOR LEASE | RETAIL/OFFICE BUILDING

2020 S. Victoria Ave. | Ventura, CA 93003 | SEC S. Victoria Ave. & Moon Dr.

End Cap Position Available!

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA Lic. 01742786

Ashley Gallagher

805.879.9684

agallagher@radiusgroup.com

CA Lic. 02040772



- Freestanding Multi-Tenant Retail/Office Building positioned along S. Victoria Ave. & the 101 Freeway.
- Building is surrounded by financial, medical & retail centers with over 3,500 daytime employees.
- Multiple spaces available immediately. Can accommodate retail, office & medical tenants.
- 26 parking spaces in rear of building.



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

Surrounding
Tenants



CHASE



TRADER JOE'S

Available Spaces

3,336 SF (Space is divisible)

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Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$74,939	\$101,521	\$98,587
Population:	16,024	105,913	228,338
Daytime Population:	24,775	87,672	160,515

2019 Demographics from Sites USA (0719)

Traffic Counts

S. Victoria Ave.:	46,000 ADT
Moon Dr.:	7,596 ADT
101 Freeway:	116,000 ADT

Traffic Counts from LandVision (0419)



4227 E. MAIN ST. SUITE 220

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SITE PLAN

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Rear of property



Side view facing Victoria Avenue



View from Moon Drive



Front view at Victoria Ave. & Moon Drive



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