

1752 S. VICTORIA AVE.

VENTURA, CA 93003

AVAILABLE APRIL 2020

±6,199 Built-out Medical or Premium
Retail Space. Convenient to
Shopping, Dining and Freeways.

FOR LEASE

\$2.75/SF NNN

Join these surrounding merchants



Lisa Shields
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Ashley Gallagher
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PROPERTY OVERVIEW

Premium, first floor medical or retail space. Major tenants include CVS, Ralphs, LA Fitness, and Coffee Bean & Tea Leaf. High traffic counts with added waterscaped patio areas and beautiful walkways. Close to 101 and 126 freeway access points.

Property Highlights

- Premier Mixed-Use/Office Retail Complex.
- Located in the heart of Ventura's Commercial/Government Center corridor.
- Self-contained business area close to a variety of everyday amenities.
- Outdoor seating, picnic areas and meandering walkways just outside the offices.
- Elevator served with ample parking.
- Well maintained grounds with lush landscaping and waterscape features.
- Montalvo Hill Park is located behind the square and features a large open field, basketball court and playground equipment.
- Easy access to the 101 and 126 freeways.

Offering Specifics

Lease Rate	\$2.75/SF NNN
Size	Approx. 6,199 SF
Tenant Expenses	Utilities & Janitorial
Date Available	April 2020
Zoning	Mixed-Use (Office/Retail)
Parking	860 (for the center)
HVAC	Yes
Floors	1st
Elevators	Yes
Year Built	2002

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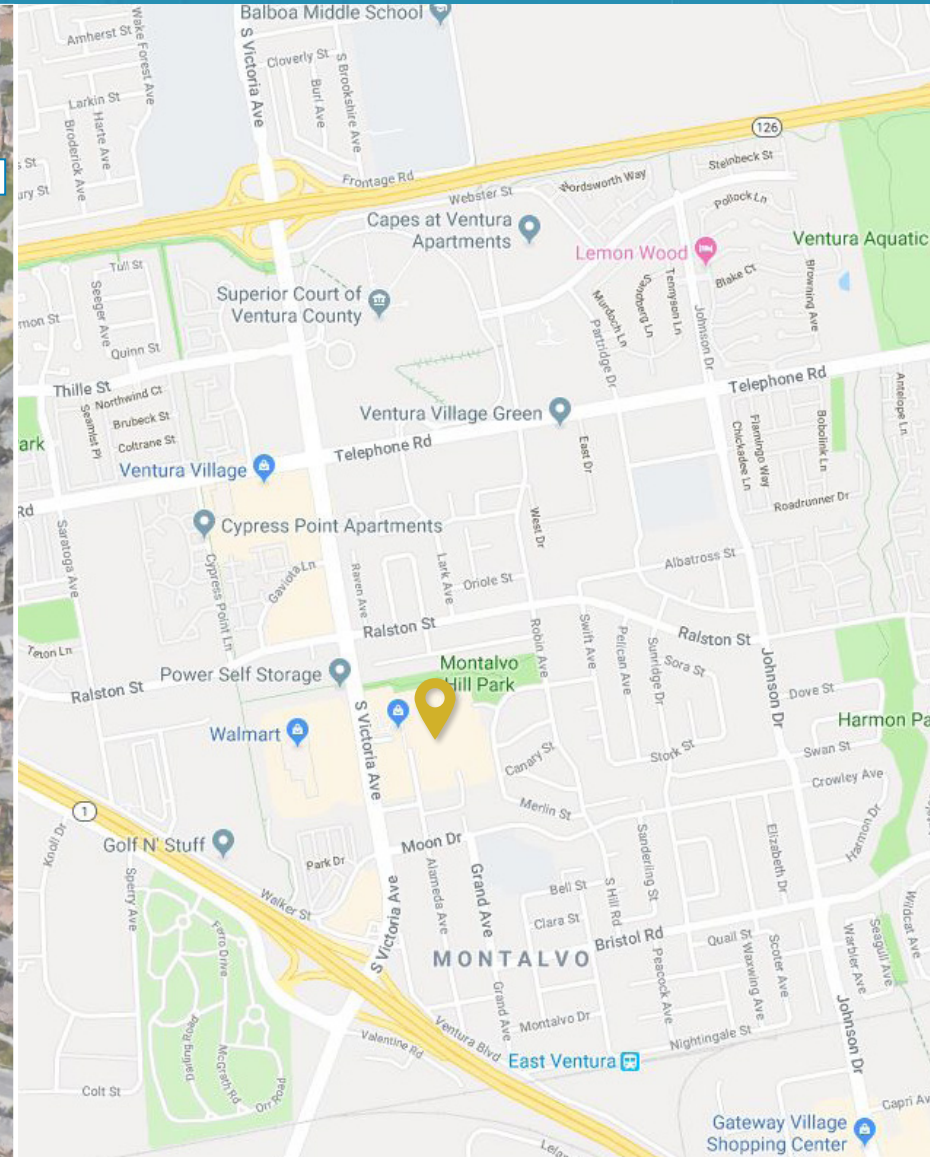
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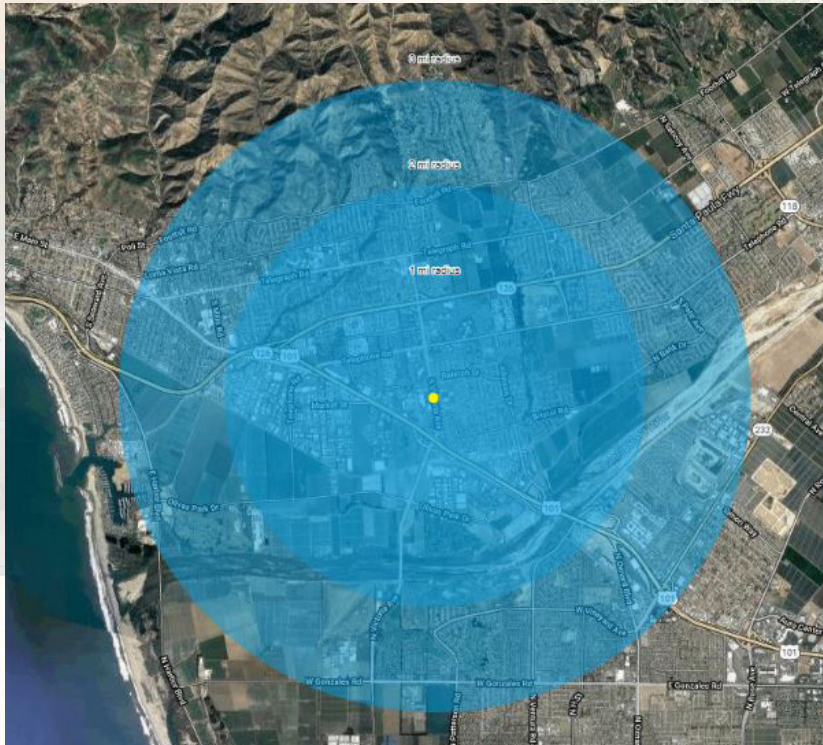


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2019 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Average HHI:	\$83,671	\$97,626	\$104,547
Population:	18,778	41,211	99,708
Daytime Population:	19,013	41,898	101,529

2019 Demographics from Sites USA



1752 S Victoria Ave Ventura, CA 93003	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2018)	18,778	41,211	99,708
Projected Population (2023)	19,013	41,898	101,529
Census Population (2010)	18,179	39,747	93,097
Census Population (2000)	15,691	35,564	81,970
Projected Annual Growth (2018-2023)	235 0.3%	687 0.3%	1,821 0.4%
Historical Annual Growth (2010-2018)	599 0.4%	1,464 0.4%	6,611 0.8%
Historical Annual Growth (2000-2010)	2,488 1.6%	4,183 1.2%	11,127 1.4%
Estimated Population Density (2018)	5,980 psm	3,281 psm	3,528 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
Households			
Estimated Households (2018)	6,871	15,271	35,673
Projected Households (2023)	7,041	15,705	36,728
Census Households (2010)	6,552	14,501	33,018
Census Households (2000)	5,813	13,464	30,122
Projected Annual Growth (2018-2023)	170 0.5%	435 0.6%	1,055 0.6%
Historical Annual Change (2000-2018)	1,058 1.0%	1,807 0.7%	5,551 1.0%
Average Household Income			
Estimated Average Household Income (2018)	\$83,671	\$97,626	\$104,547
Projected Average Household Income (2023)	\$99,059	\$115,657	\$125,152
Census Average Household Income (2010)	\$74,662	\$77,641	\$80,916
Census Average Household Income (2000)	\$58,940	\$63,865	\$67,681
Projected Annual Change (2018-2023)	\$15,387 3.7%	\$18,031 3.7%	\$20,605 3.9%
Historical Annual Change (2000-2018)	\$24,732 2.3%	\$33,762 2.9%	\$36,866 3.0%
Median Household Income			
Estimated Median Household Income (2018)	\$73,356	\$84,483	\$86,311
Projected Median Household Income (2023)	\$83,835	\$96,869	\$99,272
Census Median Household Income (2010)	\$66,725	\$68,803	\$71,899
Census Median Household Income (2000)	\$50,836	\$56,139	\$58,456
Projected Annual Change (2018-2023)	\$10,480 2.9%	\$12,386 2.9%	\$12,961 3.0%
Historical Annual Change (2000-2018)	\$22,520 2.5%	\$28,344 2.8%	\$27,855 2.6%
Per Capita Income			
Estimated Per Capita Income (2018)	\$31,616	\$36,787	\$37,710
Projected Per Capita Income (2023)	\$37,673	\$43,955	\$45,574
Census Per Capita Income (2010)	\$26,911	\$28,325	\$28,698
Census Per Capita Income (2000)	\$21,704	\$24,227	\$24,934
Projected Annual Change (2018-2023)	\$6,056 3.8%	\$7,168 3.9%	\$7,864 4.2%
Historical Annual Change (2000-2018)	\$9,912 2.5%	\$12,560 2.9%	\$12,776 2.8%
Estimated Average Household Net Worth (2018)	\$753,016	\$972,503	\$1.08 M

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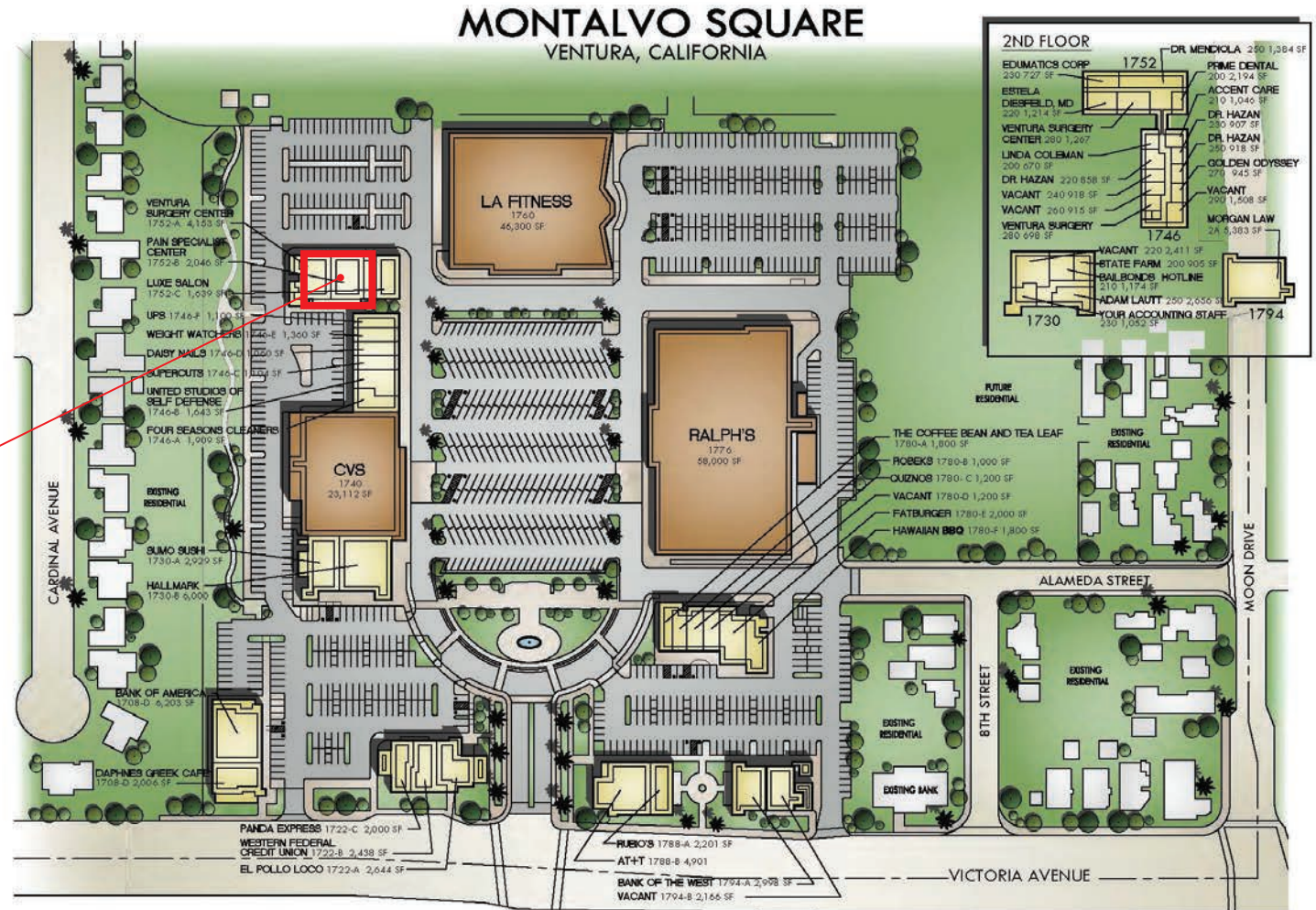
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SITE PLAN



Not to scale

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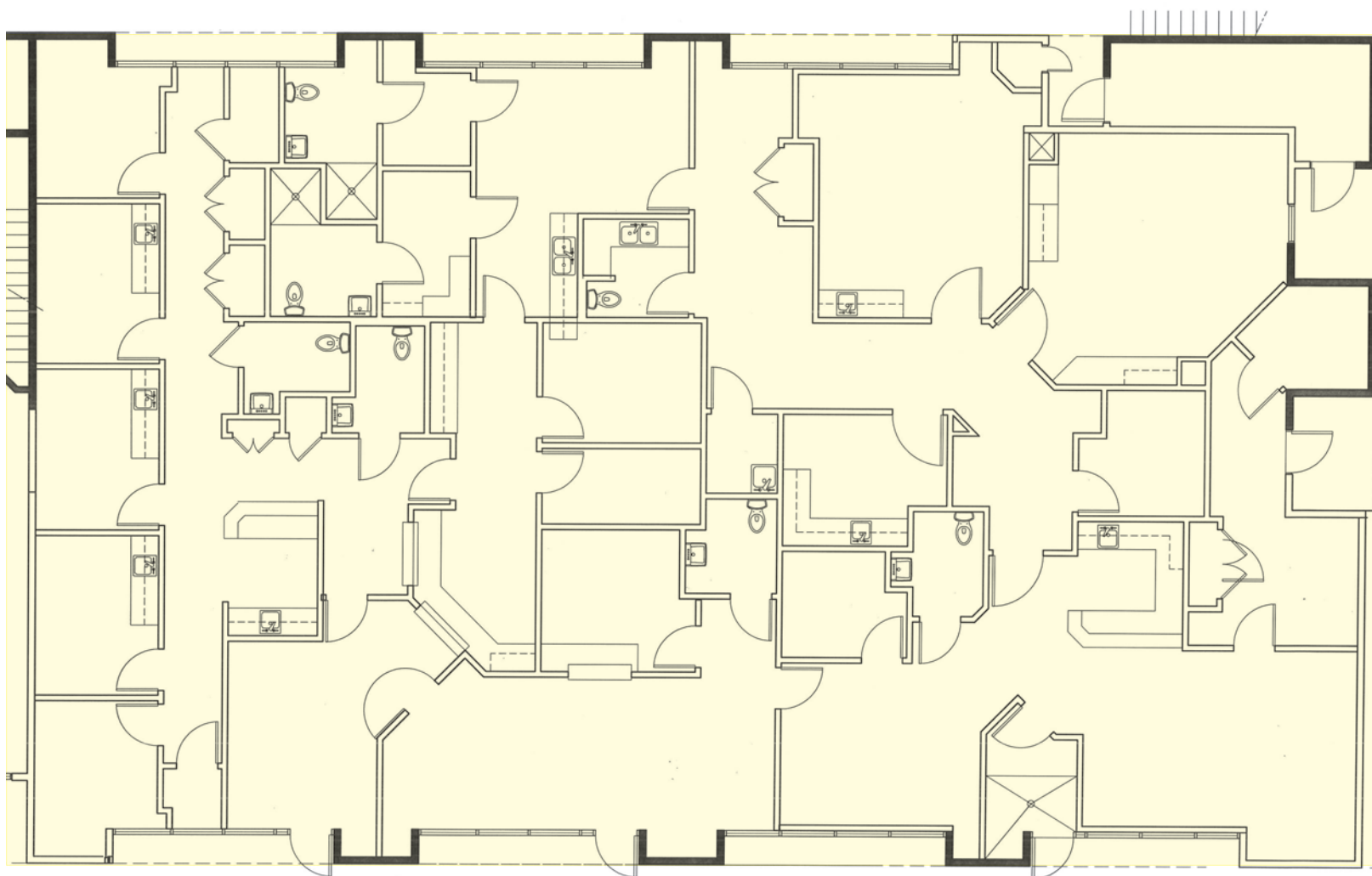
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FLOORPLAN | 1ST FLOOR | ±6,199 SF



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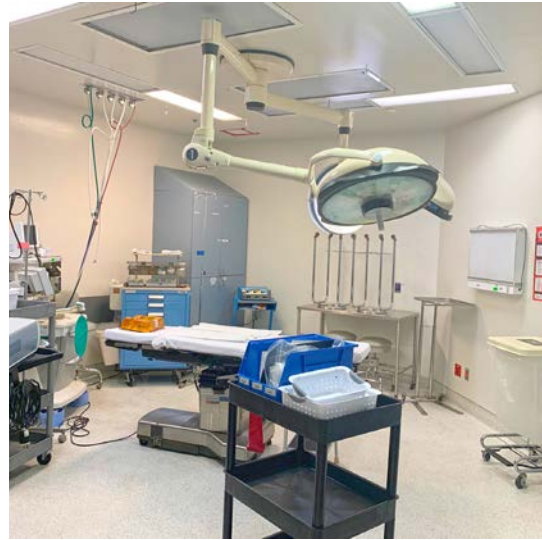
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