

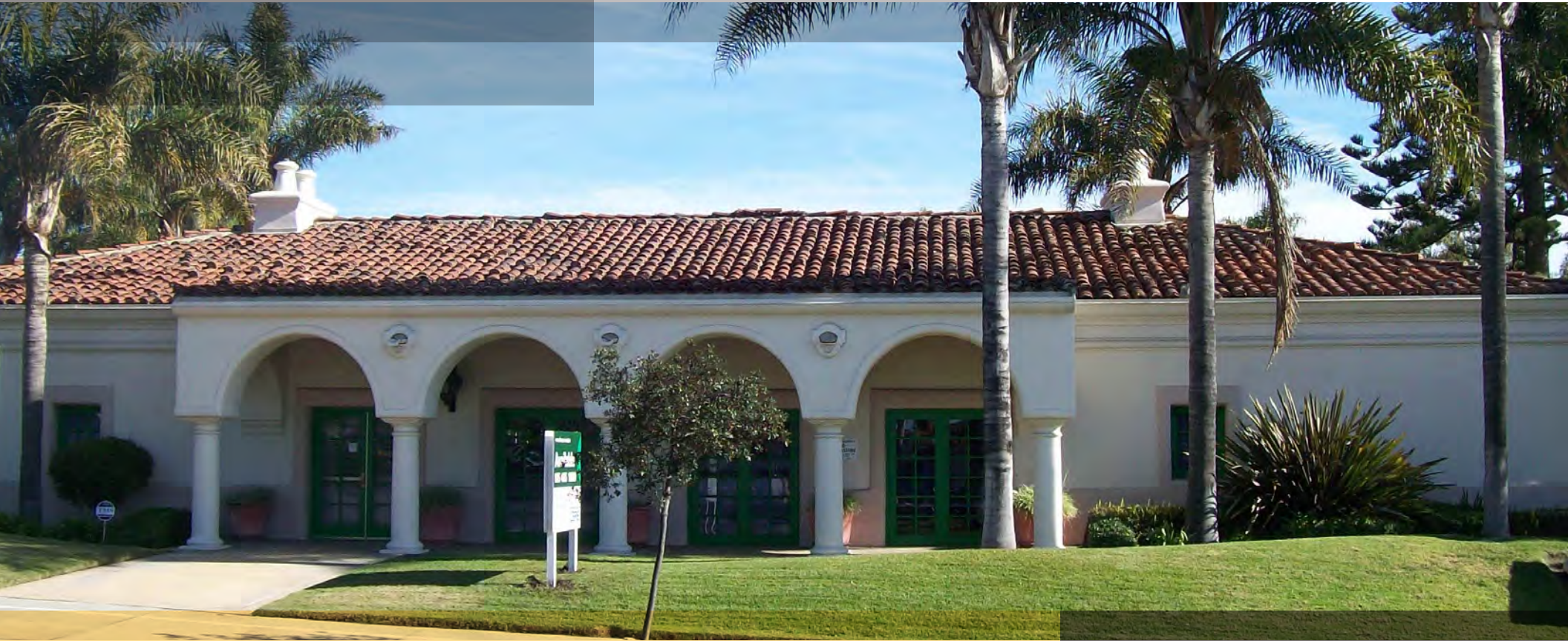
# 1860

S. Victoria Ave

## NEC

VICTORIA AVENUE &  
8<sup>TH</sup> STREET

VENTURA, CALIFORNIA



## FOR LEASE

Rare freestanding building  
on Victoria Avenue

Monument  
signage available

22  
Parking Spaces

**CBRE**

# AREA HIGHLIGHTS



## Close

proximity to Ventura County Government Center

## Convenient

access to 101 and 126 freeways

## Deed restriction

on banking expiring ±June 2019

## Huge

traffic count

Neighboring Retailers Include



WALMART

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	18,820	41,350	101,359
Daytime Employment	31,115	60,450	110,565
Average HH Income	\$86,024	\$90,193	\$96,691

Source: Esri (2017 Est)

## Traffic Counts

Victoria Avenue - ±46,768 ADT

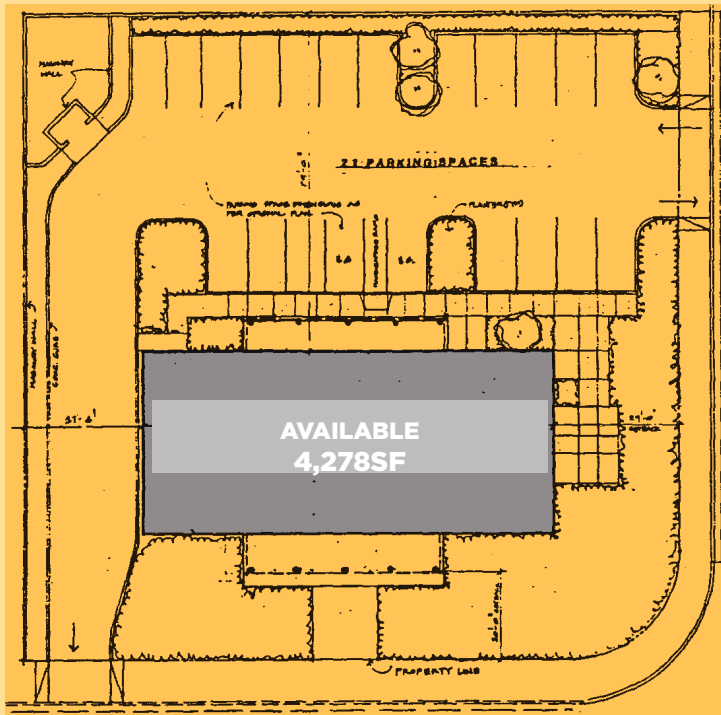
Source: City of Ventura



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S. Victoria Ave

## SITE PLAN



VICTORIA AVENUE

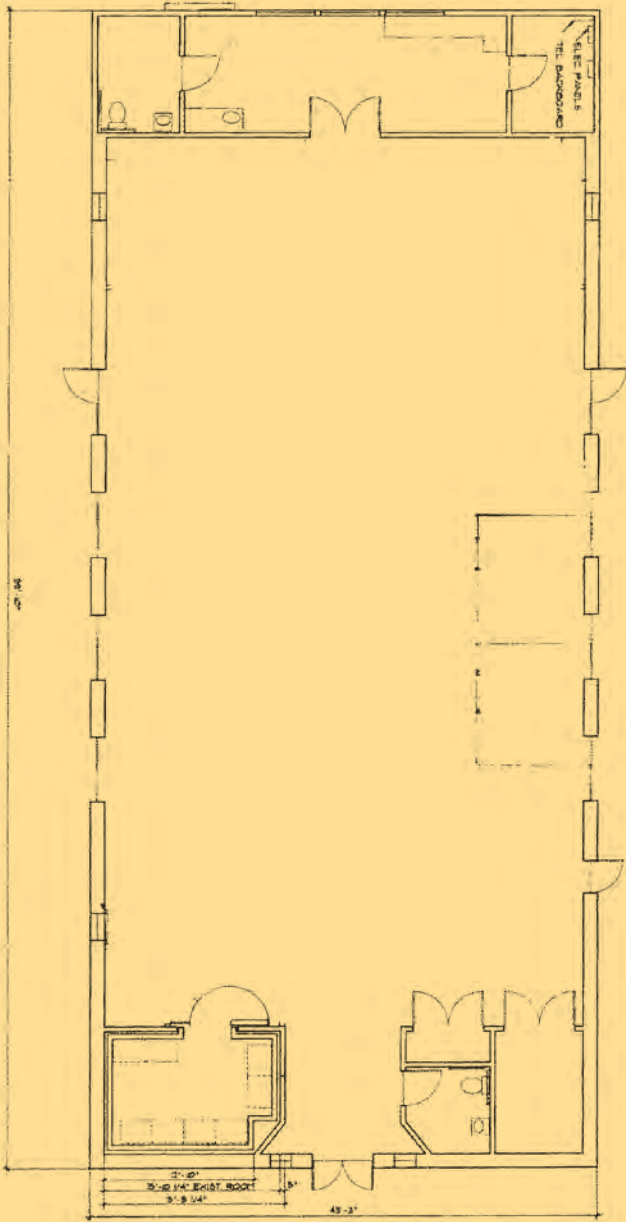
Square Feet  
4,278

Monthly Rent  
\$3.25/SF

Triple Net Est.  
\$0.55/SF



# FLOOR PLAN





VENTURA COUNTY  
GOVERNMENT CENTER



**1860**  
S. Victoria Ave

# 1860

S. Victoria Ave

## CONTACT US

### LARRY TANJI

Senior Vice President

+1 805 288 4681

[larry.tanji@cbre.com](mailto:larry.tanji@cbre.com)

License #01875638

### FRANCINE BENEVENTE

Associate

+1 805 288 4683

[francine.benevente@cbre.com](mailto:francine.benevente@cbre.com)

License #00990589

# CBRE

2761 Park View Court | Oxnard, CA 93036

[www.cbre.com/ventura](http://www.cbre.com/ventura)

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