

FOR LEASE | VENTURA VILLAGE

5688 Telephone Rd. | Ventura, CA 93003 | SWC Telephone Rd. & Victoria Ave.

Rob Devericks

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CA Lic. 01742786

Linda Hagelis

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PROPERTY OVERVIEW

Ventura Village is within the Ventura retail hub, surrounded by financial institutions, offices, retail centers and the Ventura County Government Center with over 3,500 daytime employees.

- Located at the corner of one of Ventura's major thoroughfares, Victoria Avenue & Telephone Road, which feeds the majority of the population in the city and has direct access from both Ventura 101 Freeway and CA Highway 126
- Tenants include:



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

Available Spaces

2,748 SF Front End Cap Unit (Divisible)

1,596 SF End Cap Unit

2,200 SF Unit*

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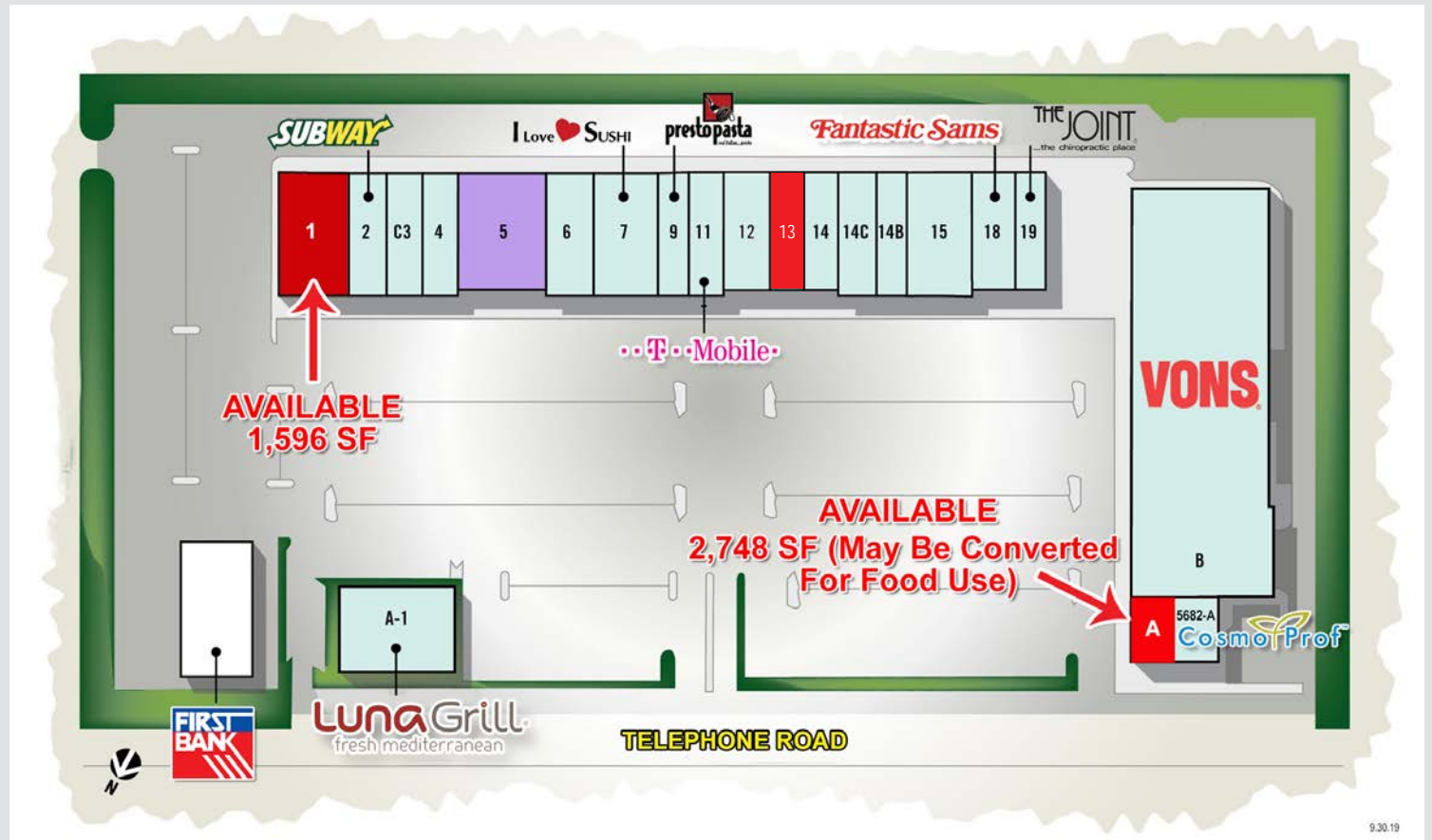
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Current Retailers

Suite #	Tenant	Size
0001	VACANT	1,596 SF
0002	SUBWAY	1,140 SF
0004	DR. V. RADCHENKO, DDS	1,140 SF
0005	LAUNDERLAND	2,200 SF
0006	COMMUNITY VISION CENTER	1,596 SF
0007	I LOVE SUSHI	1,643 SF
0009	PRESTO PASTA	2,280 SF
0011	T-MOBILE	1,540 SF
0012	PROTEIN FOR PETS	1,155 SF
0013	LEASED	1,155 SF
0014	PAPA JOHN'S PIZZA	1,550 SF

**Available with notice*

Suite #	Tenant	Size
0014B	GAMES WORKSHOP	969 SF
0014C	NEW KUNG FU'OD	901 SF
0015	ENDLESS SUMMER	3,285 SF
0018	FANTASTIC SAMS	1,100 SF
0019	THE JOINT	1,100 SF
A	VACANT (DIVISIBLE)	2,748 SF
5682-A	COSMOPROF	2,752 SF
A1	LUNA GRILL	2,808 SF
B	VONS	42,500 SF
C3	ROMANTIC NAIL SALON	912 SF



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Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$83,693	\$105,476	\$98,898
Population:	21,524	88,230	191,420
Daytime Population:	29,458	81,298	145,760

2019 Demographics from Sites USA (0919)

Traffic Counts

Victoria Avenue:	20,468 ADT
Telephone Road:	14,835 ADT

Traffic Counts from SitesUSA (0919)



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