

# FOR LEASE :: VENTURA VILLAGE

5688 TELEPHONE RD. | VENTURA, CA 93003 | SWC TELEPHONE RD. & VICTORIA AVE.

## ROB DEVERICKS

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## LISA ENGEL

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## Newly Remodeled Shopping Center

### PROPERTY BRIEF

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:



4227 E. MAIN ST. SUITE 220  
VENTURA CA 93003  
805.654.9300  
WWW.RADIUSGROUP.COM

Available Spaces	2,748 SF Front End Cap Unit	2,200 SF Unit*
	1,596 SF End Cap Unit*	901 SF Unit*

\*Available with notice

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### Current Retailers

Suite #	Tenant	Size
0001	MAX RELAX*	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	U YOGURT	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	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

2016 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$75,566	\$94,918	\$90,065
Population:	22,308	86,936	186,827
Daytime Population:	18,699	58,097	88,900

2016 Demographics from Sites USA (1216)

### Traffic Counts

Victoria Avenue:	43,192 ADT
Telephone Road:	27,979 ADT

Traffic Counts from the City of Ventura