

FOR LEASE :: VICTORIA & MOON DRIVE RETAIL PADS

VENTURA, CA 93003 | NWC VICTORIA AVENUE AT MOON DRIVE

ROB DEVERICKS

Vice President

Lic. 01349816

805.654.9300 Ext. 103

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PROPERTY BRIEF

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



▪ Anchored by New Starbucks Drive Thru

▪ Direct access from Ventura 101 Freeway and CA Highway 126 to Victoria Avenue feeding the majority of the population in the city



4227 E. MAIN ST. SUITE 220

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Available

Retail Pads for Ground Lease (Up to 6,500 SF Divisible)

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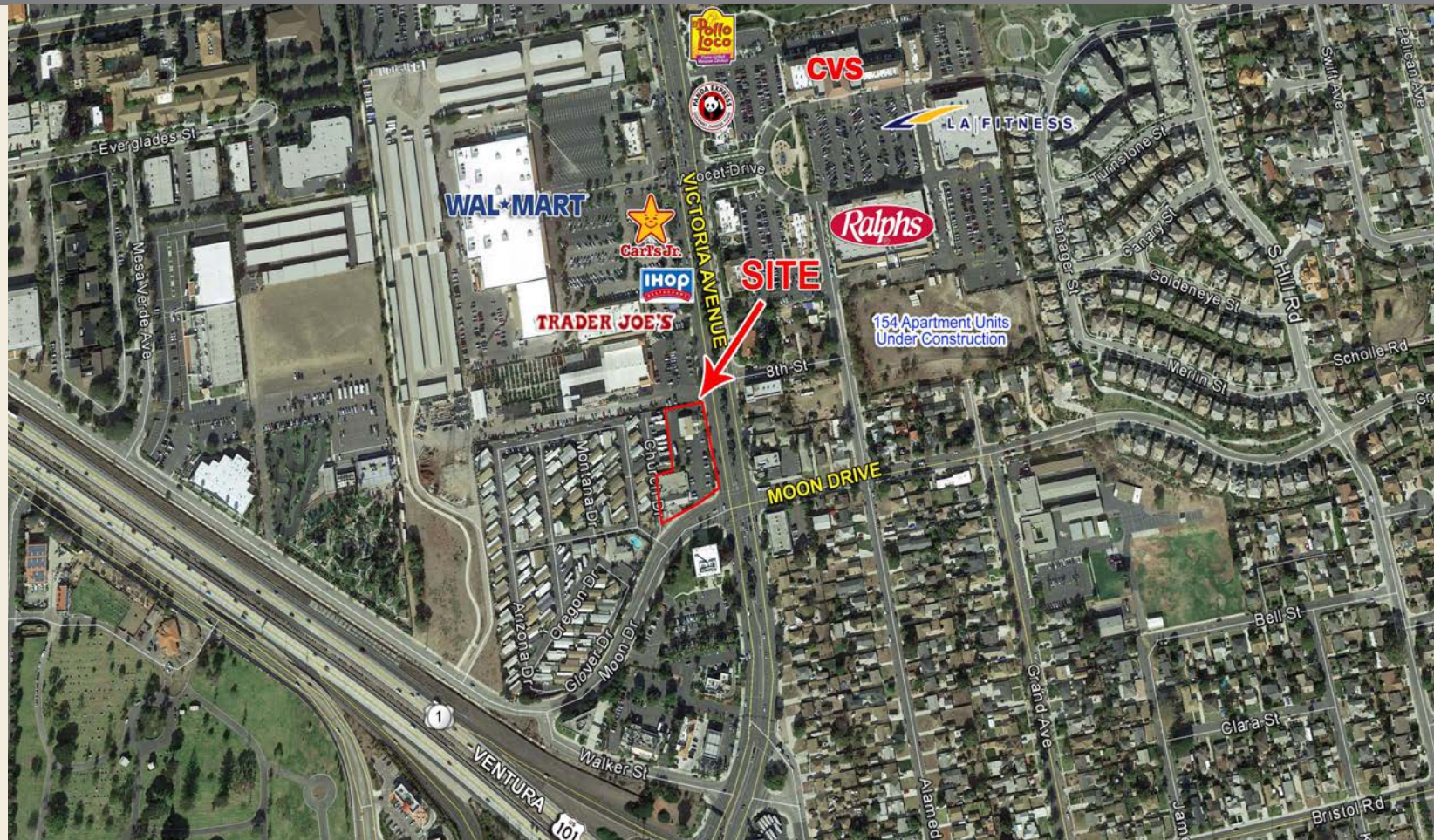
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Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$79,267	\$99,484	\$96,926
Population:	15,930	104,723	226,123
Daytime Population:	25,240	88,918	164,062

2018 Demographics from Sites USA (1216)

Traffic Counts

Victoria Avenue: 43,192 ADT

Ventura 101 Fwy at Victoria Ave.: 132,000 ADT

Traffic Counts from the City of Ventura

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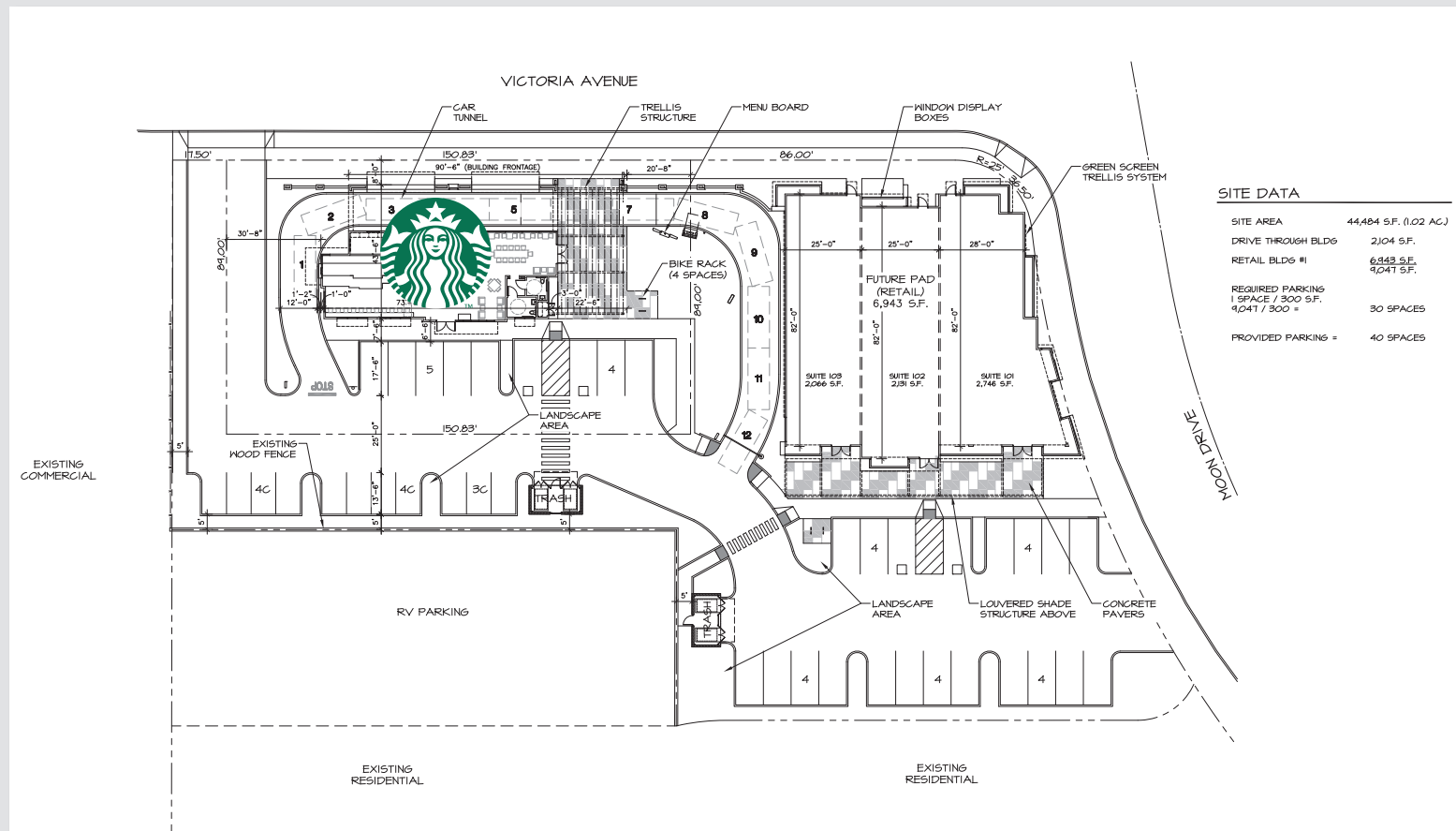
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Conceptual Renderings



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