

CENTRAL PLAZA SHOPPING CENTER FOR LEASE - VENTURA, CA

GROCERY OUTLET, GOODWILL, DOMINO'S PIZZA, SUBWAY, MIRACLE EAR

RETAIL - ±900 SF, ±1,200 SF, ± 2,000 SF and ± 2,175 SF

**GROCERY OUTLET
OPENING SOON!**

GROCERY OUTLET
bargain market

9300 Telephone Road, Ventura, CA 93004 - Central Plaza is the ONLY Grocery Anchored center for 2 Miles!

- **Average Daily Traffic Counts of 18,000 cars per day** on Telephone Rd., with excellent proximity to 126 Freeway
- **11 New Residential Developments** either approved, in planning or under construction **Totalling nearly 1,400 Units in a 2 Mile Radius.**
- **Daytime Population over 32,000** (3-mile radius)
- **Avg HH Income over \$81,000** (3-mile radius)
Avg. HH Income over \$91,000 (1-mile radius)
- **26,000 Households** (3-mile radius)
- **Median Age 36.4** (3-mile radius)



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Michael Wurtzel | 805.384.8843
michael.wurtzel@daumcommercial.com
CA License #01916821

Patti Kutschko | 805.558.3823
patti.kutschko@daumcommercial.com
CA License #01225246

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SITE PLAN / AVAILABLE SPACES

RETAIL - ± 900 SF, $\pm 1,200$ SF, $\pm 2,000$ SF and $\pm 2,175$ SF



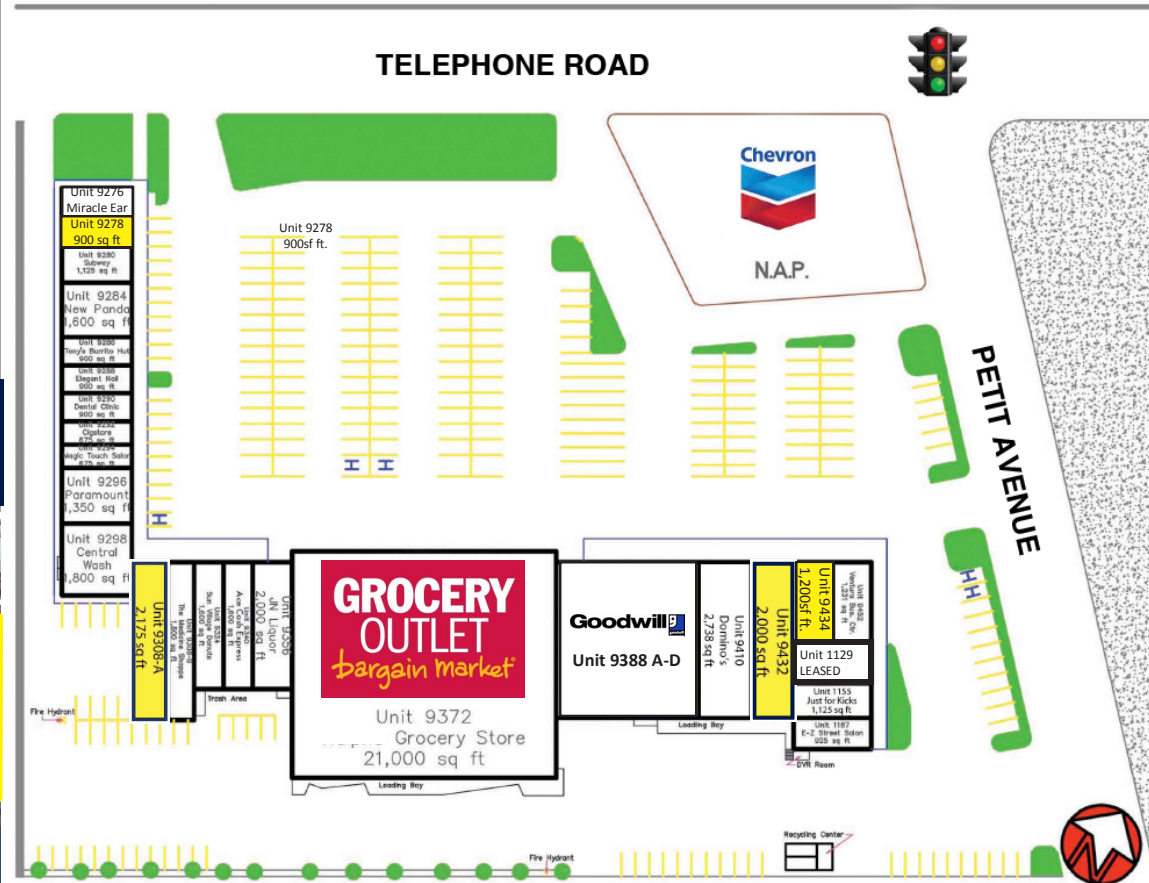
$\pm 1,200$ SF Retail - Ideal for Taxes / CPA, Real Estate, Insurance
 $\pm 2,000$ SF Retail at Center Entrance next to Domino's
 Ideal for Pet Supply, Optometry, Physical Therapy



± 900 SF Retail Space



$\pm 2,175$ SF Ideal for Vet,
 Urgent Care, Physical Therapy



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AREA RESIDENTIAL PROJECTS, TRAFFIC COUNTS, DEMOGRAPHICS

NEW & PENDING RESIDENTIAL PROJECTS

	PROJECT	UNIT S	STATUS
A	UC HANSEN	189	Approved
B	PARKLAND APTS	173	Plan Check
C	WESTWOOD / PARKLANDS	326	Approved
D	CITRUS APTS	54	Completed
E	ORCHARD COLLECTION / CITRUS PLACE	119	Under Const.
F	JENSEN VILLAGE	51	Approved
G	EAST VILLAGE	50	Under Const.
H	NORTHBANK	198	Planning Process
I	ENCALVE AT NORTHBANK	91	Plan Check
J	CITRUS II	80	Planning Process
K	DARLING APTS	45	Approved
	TOTAL UNITS	1,376	

Source: City of Ventura Community Development

Traffic Counts

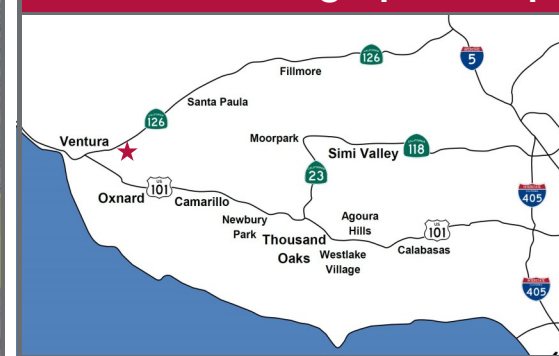
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Petit Ave	W Telephone Rd	0.03 NW	2007	9,061	ADT	.08
2 S Petit Ave	W Telephone Rd	0.03 SE	2012	2,487	MPSI	.12
3 S Petit Ave	Halifax St	0.04 N	2012	8,808	MPSI	.17
4 Halifax St	Dudley Ave	0.02 E	2012	951	MPSI	.23
5 S Petit Ave	Petit Ct	0.03 SE	2007	2,662	ADT	.30
6 W Telephone Rd	Jasper Ave	0.04 NE	2007	17,685	ADT	.31
7 Jasper Ave	W Telephone Rd	0.01 SE	2012	1,951	MPSI	.35
8 N Bank Dr	S Petit Ave	0.03 SW	2007	3,319	ADT	.35
9 N Bank Dr	S Petit Ave	0.01 NE	2012	5,710	MPSI	.36
10 Darling Rd	Albany Ave	0.03 NE	2012	950	MPSI	.38



Demographics

Estimated Area	1 Mile	3 Mile	5 Mile
Avg. HH Income	\$88,473	\$83,467	\$79,471
Population	17,826	75,830	171,411

Geographic Map



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