

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



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 **Totaling 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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SITE PLAN / AVAILABLE SPACES

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



± 1,200 SF Retail - Ideal for Taxes / CPA, Real Estate, Insurance

± 2,000 SF Retail at Center Entrance next to Domino's

1,000+ Webinar and Seminar Leads and Marketing Leads
Ideal for Pet Supply, Optometry, Physical Therapy



± 900 SF Retail Space



± 2,175 SF Ideal for Vet,
Urgent Care, Physical Therapy



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AREA RESIDENTIAL PROJECTS, TRAFFIC COUNTS, DEMOGRAPHICS

FEBRUARY 2015 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



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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

Traffic Counts

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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