

# VICTORIA PLAZA

5900-6128 TELEGRAPH RD • VENTURA, CA • 93033

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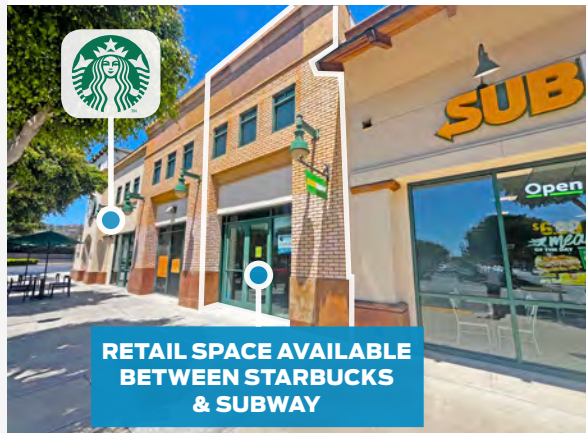
805.879.9632

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CA LIC. 02132117

**FOR LEASE**

Busy Vons & CVS anchored neighborhood shopping center centrally located on a signalized corner.



**RETAIL SPACE AVAILABLE  
BETWEEN STARBUCKS  
& SUBWAY**



**RETAIL SPACE AVAILABLE  
BETWEEN SOUL HOUSE YOGA  
& SUSHI FRESH VENTURA**

- Busy Vons & CVS anchored neighborhood shopping center centrally located near rooftops, schools, post office and office buildings
- Centrally located on the corner of S. Victoria & Telegraph Road, Victoria Plaza is visible to 60,000+ cars per day
- ±10.5 acre shopping center with 4.5/1,000 parking ratio

Join these merchants



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

**Available**

Available Immediately • Suite 6128-A • ±1,931 SF  
\$2.75/SF NNN (\$0.61/SF)

Available Now • 5928 Telegraph Rd • ±2,200 SF  
\$2.85/SF NNN (\$0.44/SF)

Available 7/1/2026 • 6048 Telegraph Rd., Suite B • ±1,184 SF

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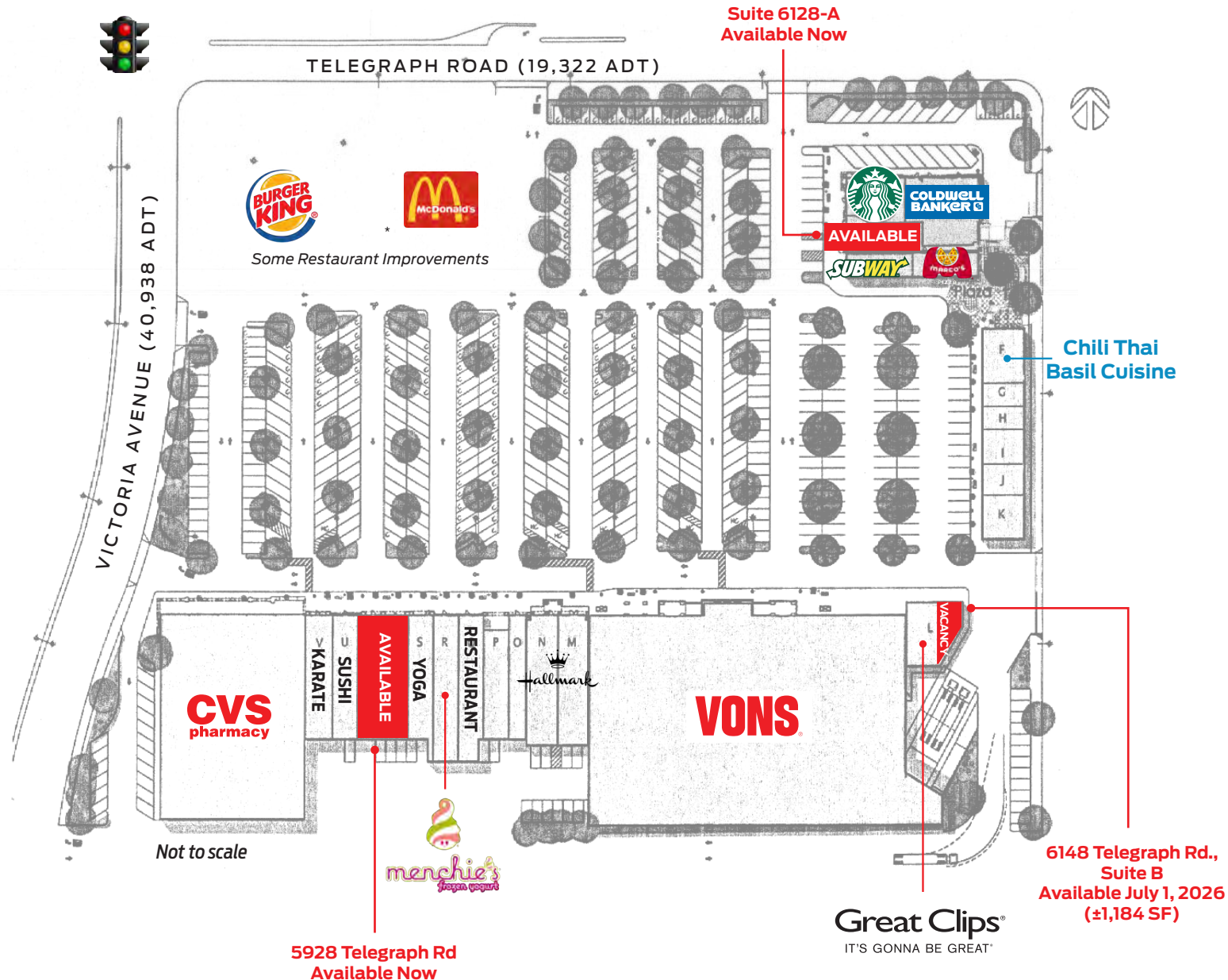
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That says 2nd generation restaurant.  
On the 2nd page on the bottom in parenthesis it says (2nd gen)





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## Demographics

| 2026 Estimates           | 1 MILE    | 2 MILES   | 3 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 14,438    | 46,856    | 71,912    |
| Average Household Income | \$134,046 | \$139,008 | \$140,952 |
| Daytime Population       | 12,329    | 44,036    | 67,670    |

Source: Sites USA

## Traffic Counts

|                  |        |
|------------------|--------|
| Victoria Avenue: | 28,954 |
| Telegraph Road:  | 33,871 |

Source: Sites USA



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