

# CENTRAL PLAZA

9300 TELEPHONE ROAD | VENTURA | CALIFORNIA



Average Traffic Counts of  
18,386 cars per day on  
Telephone Road

+

9 New Residential Developments  
Totaling over 1,200 Units in a 2 Mile Radius,  
either recently completed, approved, in planning  
or under construction.



## 2ND GENERATION DENTAL SPACE AND SMALL RETAIL SPACES AVAILABLE

**FOR LEASE**  
**GROCERY OUTLET & GOODWILL**  
**ANCHORED CENTER**  
**THE ONLY GROCERY ANCHORED CENTER IN EAST VENTURA.**

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CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

MICHAEL WURTZEL | ASSOCIATE  
P: 805.384.8843 | C: 213.705.6454  
E: [mwurtzel@daumcommercial.com](mailto:mwurtzel@daumcommercial.com)  
CA License #01916821

PATTI KUTSCHKO | SENIOR VICE PRESIDENT  
P: 661.670.2003 | C: 805.558.3823  
E: [patti.kutschko@daumcommercial.com](mailto:patti.kutschko@daumcommercial.com)  
CA License #01225246

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE  
MEDICAL & RETAIL SPACES

GROCERY OUTLET  
bargain market

CENTRAL PLAZA  
9300 Telephone Road | Ventura | CA



±2,175 SF | SHELL CONDITION IDEAL FOR VETERINARIAN, PET SUPPLY, WATER STORE



900 SF 2ND GENERATION DENTAL SPACE WITH UPDATED FINISHES



±900 SF SHELL CONDITION

±900 SF OFFICE BUILD-OUT IDEAL FOR INSURANCE,  
CHIROPRACTOR, REAL ESTATE, HEARING AIDS

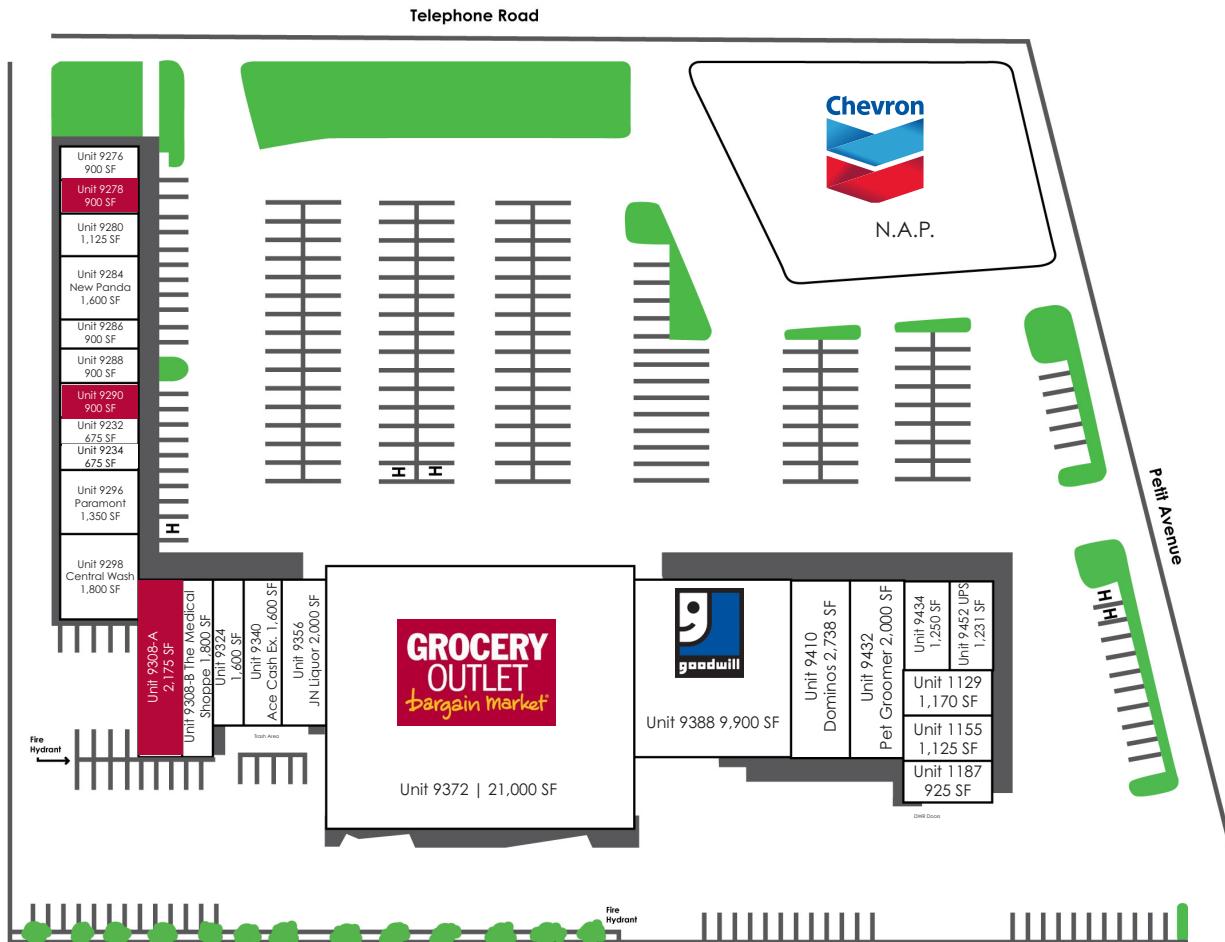
# FOR LEASE

## MEDICAL & RETAIL SPACES

### Site Plan

**GROCERY OUTLET**  
bargain market

**CENTRAL PLAZA**  
9300 Telephone Road | Ventura | CA



#### CURRENT TENANTS

##### RETAIL

- Grocery Outlet
- Goodwill Store
- UPS Store
- Metro PCS
- Ace Cash Express
- Medicine Shop
- Paramount Cleaners
- Just For Kicks Karate
- Bow Wow Pet Grooming

##### RESTAURANTS

- Domino's
- Subway
- Tony's Burrito Hut
- New Panda
- Sun Village Donuts

##### IDEAL TENANTS

- Dentist
- Urgent Care
- Physical Therapy
- Chiropractor
- Optometrist
- Insurance

# FOR LEASE

## MEDICAL & RETAIL SPACES

### Aerial Map

**GROCERY OUTLET**  
bargain market

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# FOR LEASE

## MEDICAL & RETAIL SPACES

### RESIDENTIAL DEVELOPMENT MAP LEGEND / DEMOGRAPHICS

**GROCERYOUTLET**  
bargain market

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#### NEW & PENDING RESIDENTIAL PROJECTS

A	DARLING APARTMENTS	45	Under Construction
B	PARKLANDS APTS	173	Completed
C	WESTWOOD/PARKLANDS	326	Approved
D	VOELKER PROPERTY SINGLE FAMILY HOMES	18	Planning Process
E	ENCLAVE AT NORTHBANK	98	Approved
F	ORCHARD COLLECTION / CITRUS PLACE	119	Completed
G	CITRUS APTS	45	Completed
H	THE FARM / UC HANSEN	189	Under Construction
I	NORTHBANK	198	Planning Process

Information per City of Ventura Community Development



#### DEMOGRAPHICS

ESTIMATED AREA	3 MILE	5 MILE	10 MILE
AVG HH INCOME	\$91,840	\$90,723	\$89,152
POPULATION	78,526	176,158	451,113
MEDIAN AGE	37.4	35.4	35.4

#### CONSUMER SPENDING (2017 ANNUAL IN 000'S)

ESTIMATED AREA	3 MILE	5 MILE	10 MILE
PETS, TOYS, HOBBIES	\$18,763	\$37,100	\$91,230
HEALTH CARE (Med Svcs., Rx, Supplies)	\$41,449	\$83,814	\$208,952
FOOD AWAY FROM HOME / ALCOHOLIC BEVERAGES	\$99,758	\$205,400	\$509,434

#### DAYTIME EMPLOYMENT | 5 MILE RADIUS

HEALTH CARE	14,718
PUBLIC ADMIN/ SALES	10,912
RETAIL / WHOLESALE TRD	19,714
HOSPITALITY FOOD SVC	6,565
SCIENTIFIC / TECH	5,870