



1449A S Victoria Avenue

Ventura, California 93003

Property Highlights

- Signalized corner of Victoria Avenue & Ralston
- Anchored by 99 cent Only/Harbor Freight tools/Wendys
- Over 24 other tenants in the center
- Low NNN cost

Property Description

1449A is a corner unit consisting of 3,008 rentable square feet. Visibility is from Victoria Avenue and Ralston. Multiple ingress/egress points within this 99¢ Only and Harbor Freight anchored center. Lots of window lines allowing for signage visible from both Victoria Avenue and Ralston Street.

OFFERING SUMMARY

Volume	\$1.90 SF/month (NNN)
Number of Units:	27
Available SF:	3,008 SF
Lot Size:	7.25 Acres
Building Size:	89,740 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,761	16,486	30,807
Total Population	17,617	43,551	84,970
Average HH Income	\$77,865	\$82,189	\$86,760

TRAFFIC COUNTS

	VOLUME	YEAR
S. Victoria Ave / Ralston St	37,678	2018
W. Telephone / S. Victoria Ave	27,810	2018

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FOR LEASE



NEIGHBORHOOD CENTER

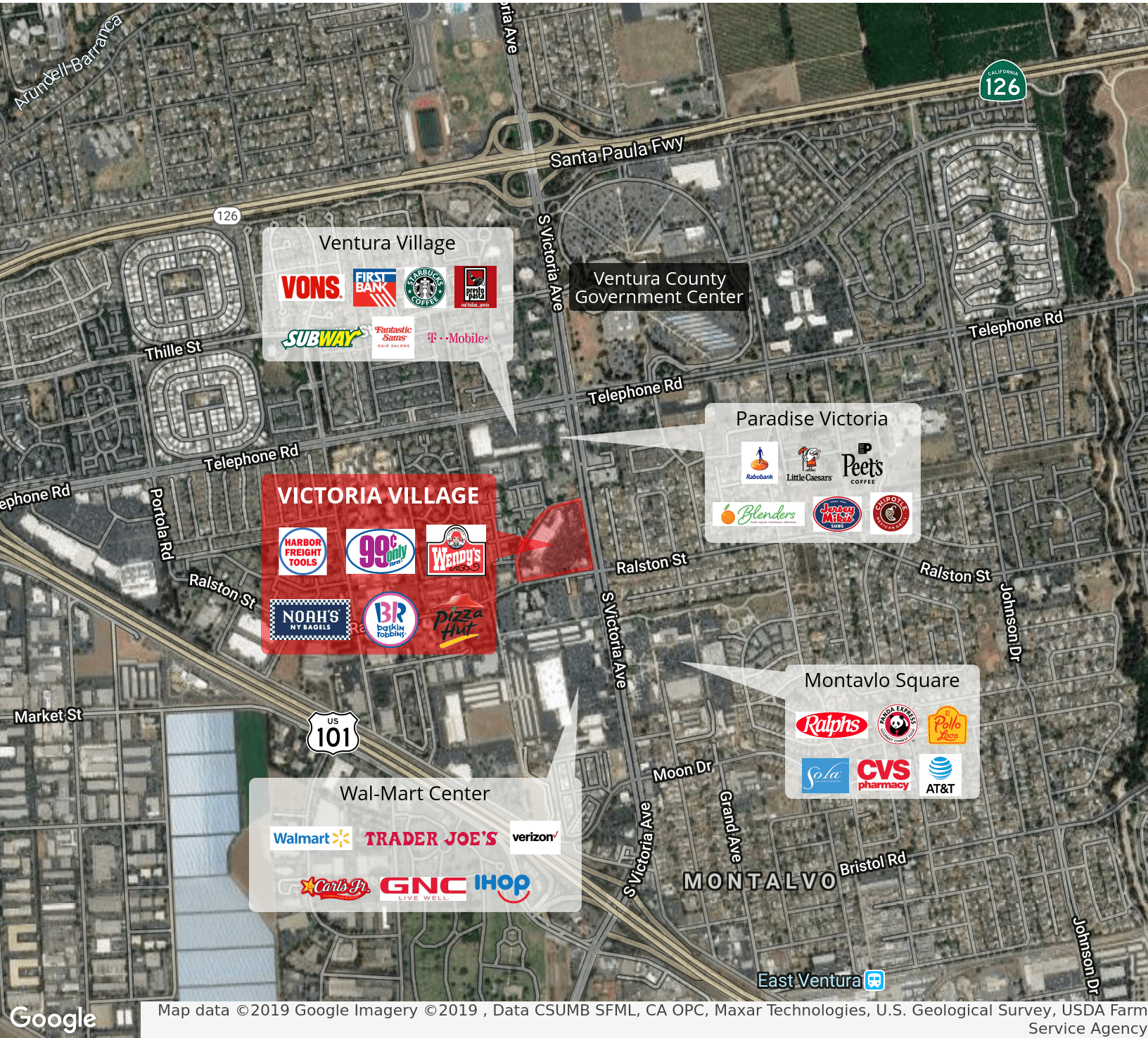


3,008 SF



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