

# MONTALVO SQUARE

📍 1746 S. VICTORIA AVE.  
VENTURA, CA 93003

Your one stop shopping convenience  
destination for daily needs and services.

DJM



# THIS IS MONTALVO SQUARE

For over 40 years, Montalvo Square has served the neighborhood of Ventura. As a staple within the community, it is a mixed-use development featuring offices, services, restaurants, and shopping.



# MONTALVO SQUARE

## PROPERTY FEATURES

- ① Major tenants include CVS, Ralphs, LA Fitness, and Coffee Bean & Tea Leaf.
- ② Premier Mixed-Use/Office Retail Complex Located in the heart of Ventura's Commercial/Government Center corridor.
- ③ Easy access to the 101 and 126 freeways.
- ④ Well maintained grounds with lush landscaping and waterscape features. outdoor seating, picnic areas and meandering walkways across property.



# MONTALVO SQUARE BY THE NUMBERS



SF OF NEIGHBORHOOD RETAIL  
**218,075 SF** Owned GLA



ANNUAL VISITS  
**2.7M**



POPULATION  
**215,649**  
within 5 mile radius



MEDIAN HH INCOME  
**\$104,547**  
within 5 mile radius



CARS PER DAY ALONG  
S. VICTORIA AVE:  
**46,000**  
est. daily average



AVG. HOME COST  
**\$861,889**  
in Ventura, CA



Sources: Claritas, CoStar, Placer.ai, Zillow home value index

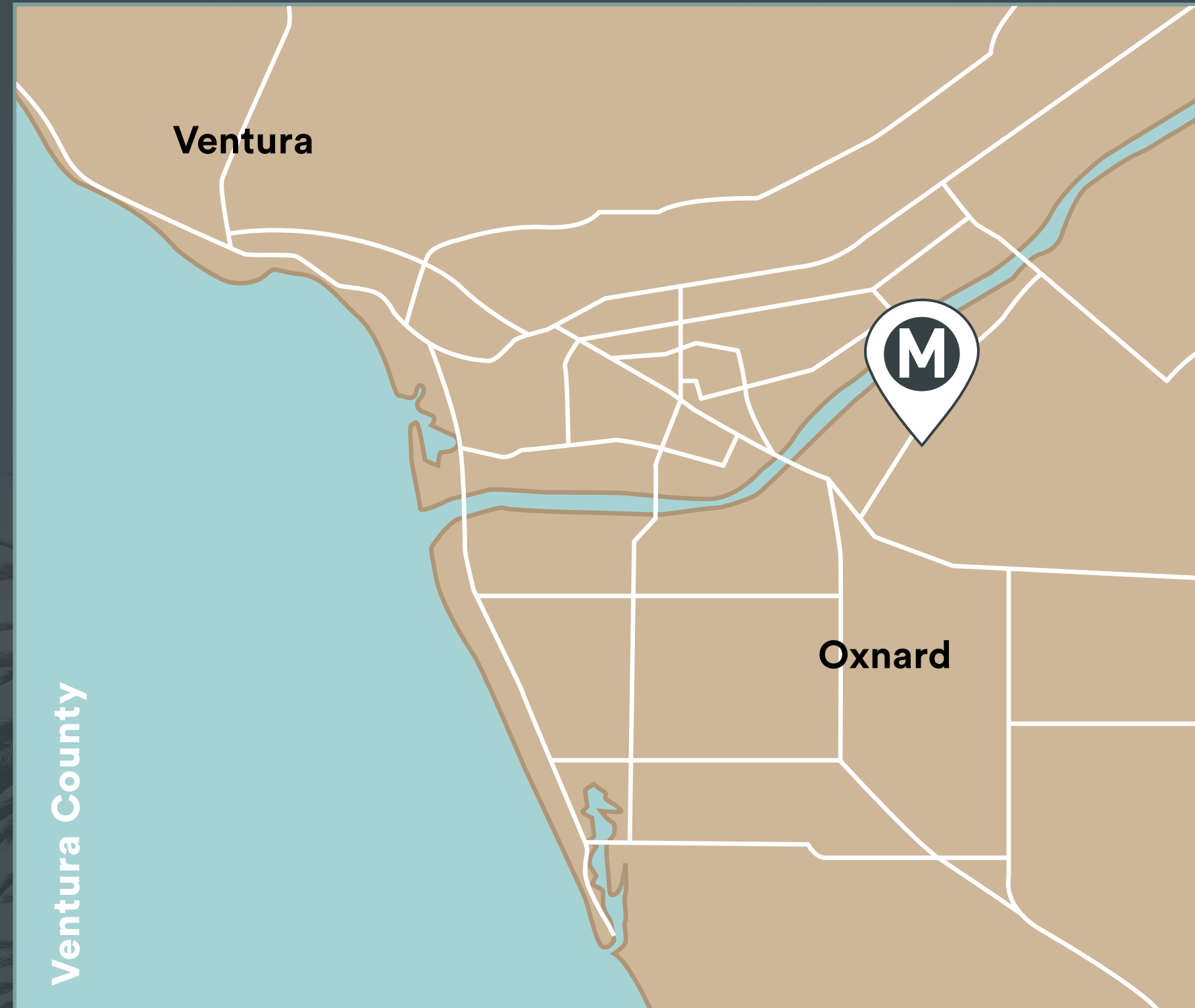
# MONTALVO SQUARE

## WELCOME TO VENTURA, CA

Montalvo Square is located in Northern Los Angeles, perfectly nestled in the center of Ventura between popular tourist destinations, attractive family beaches, and major communities of Oxnard and Ventura proper.

Montalvo Square is strategically located within one mile of the intersection of the Ventura 101 Freeway and the Santa Paula 126 Freeway. Traffic count for these thoroughfares combined is approximately 200,000 average daily trips! Montalvo Square Shopping Center is 218,485 sq ft of mixed-use shopping featuring many national brands for our daily shoppers.

Ventura is a California coastal city northwest of LA and is best known for its beautiful beaches and wooden pier. Bordered by Oxnard and Thousand Oaks, Ventura has a growing population of over 110,000 residents. Ventura is a bustling suburban area with a diverse mix of restaurants, retail, office, and industrial developments. Ventura has many draws that bring visitors and locals alike, such as Surfers' Point, the Ventura Harbor, and historic Downtown. Families often spend weekends enjoying the city's impressive park system that includes: 32 parks and historic sites, more than 800 acres of open green space and a state-of-the-art aquatic center. Ventura is a hidden paradise with a variety of outdoor adventures such as biking, hiking, kayaking, paddle-boarding, sailing, surfing, and more. Ventura is also home to the gorgeous Channel Islands National Park, a string of islands that tourists can enjoy via boat ride, departing from the Ventura Harbor with stunning views of marine wildlife. Montalvo Square Shopping Center highlights the amazing benefits of living and shopping in California.

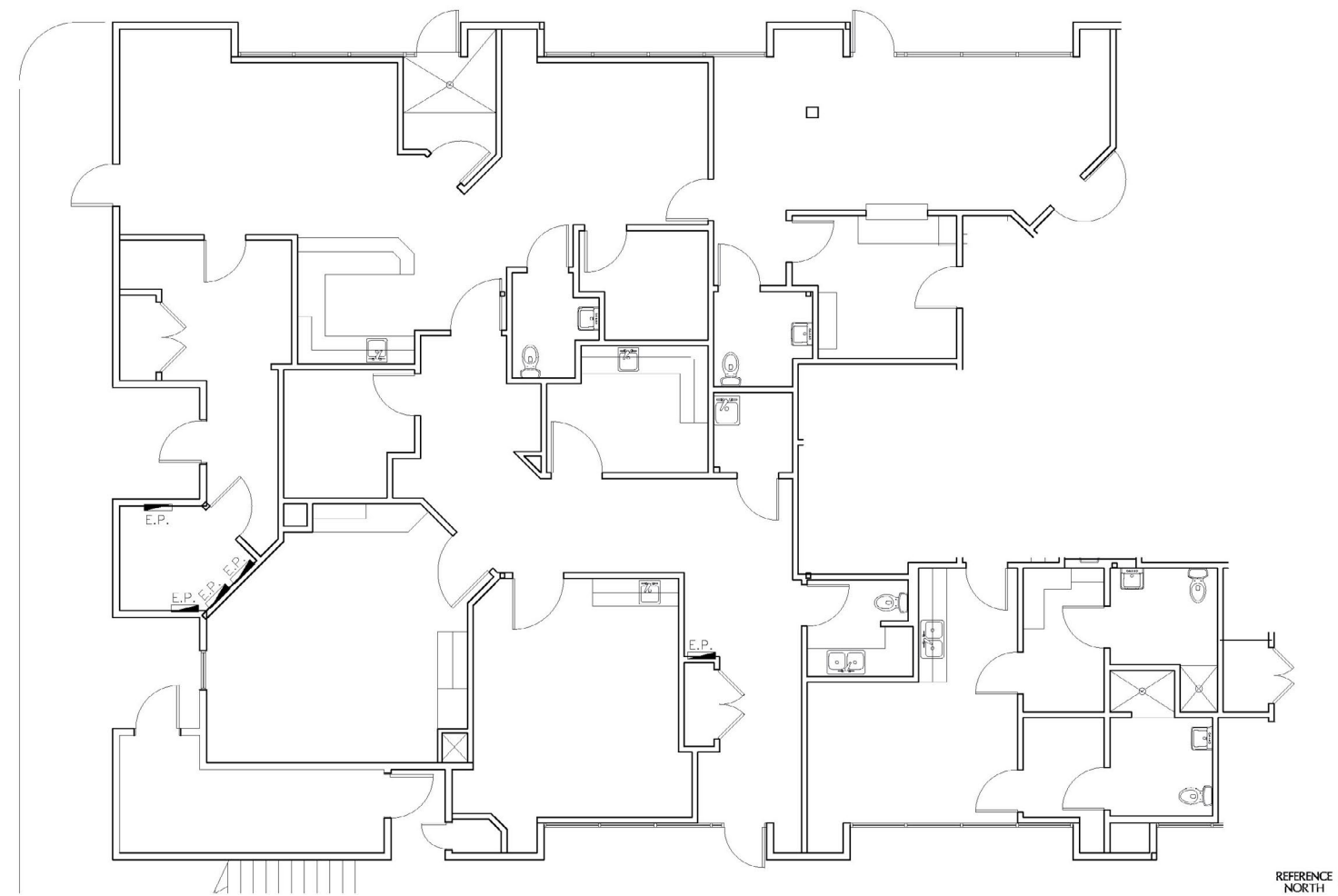




# MONTALVO SQUARE SUITE 1752-A

## 4,153 SF

This space was previously Ventura Surgery Center and is still set up as a surgery center with all the built-out rooms and restrooms. Landlord can deliver the space as-is or demo the space to meet your needs.



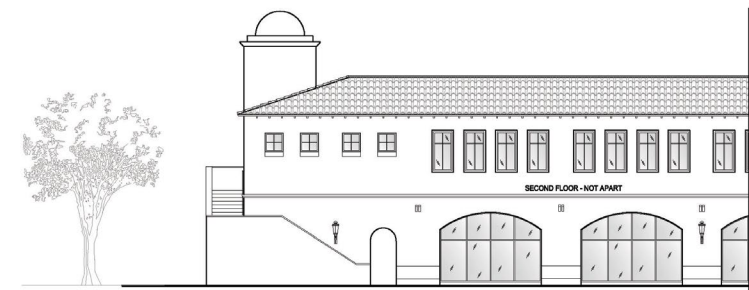
SUITE 1752-A  
4,153 S.F.



NORTH ELEVATION



EAST ELEVATION

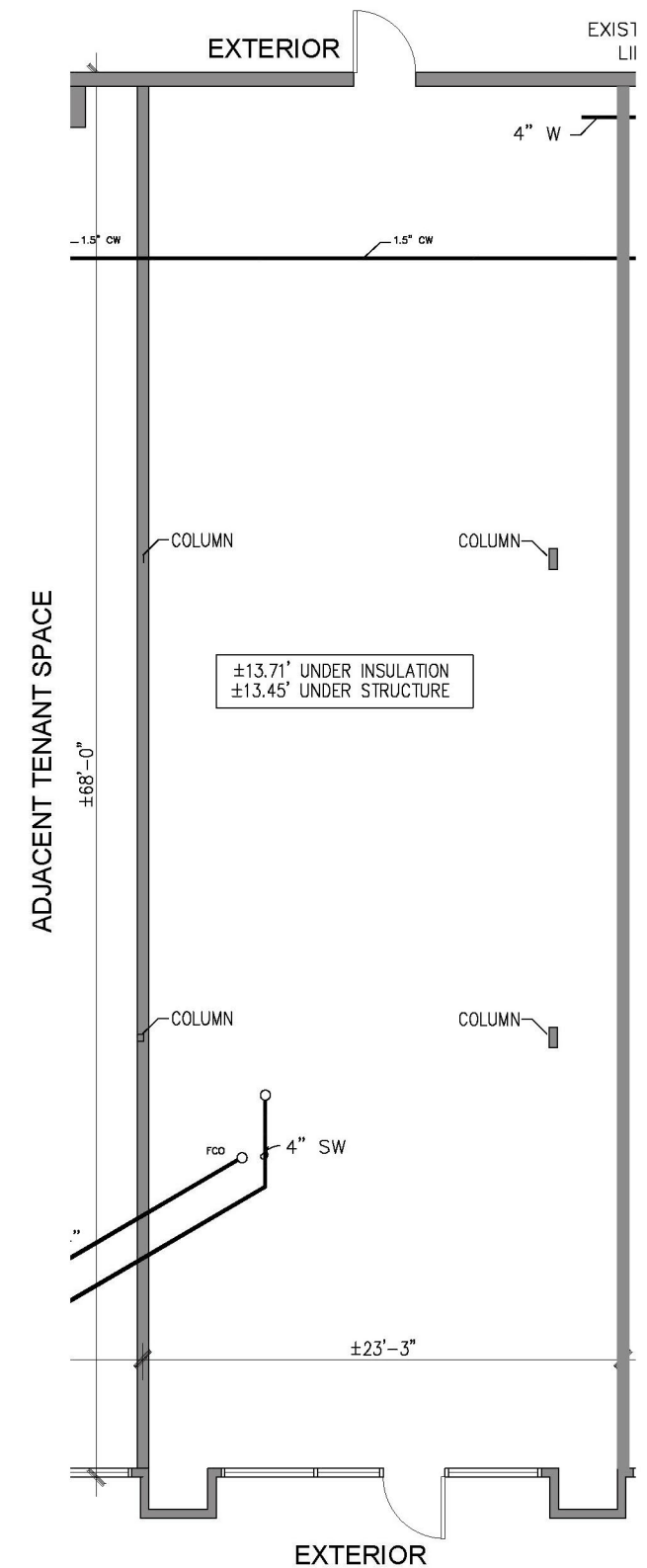


WEST ELEVATION

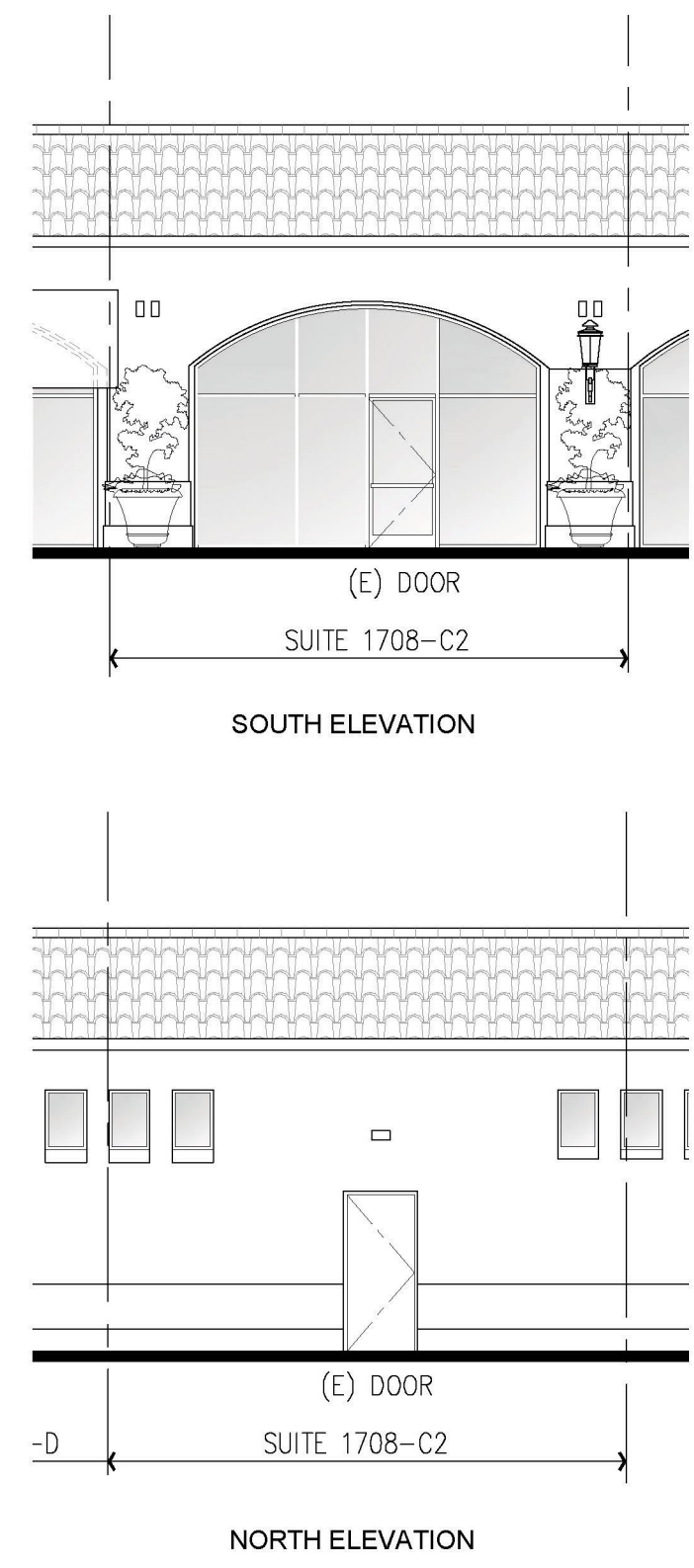
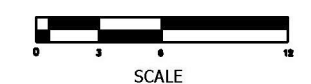
DJM Capital Partners, Inc. does not warrant that the information contained herein represents "As-Built" or existing field conditions. The Lease Outline Drawing is provided for reference purposes only. All information and conditions must be field verified by Tenant's architect and contractor.

# MONTALVO SUITE 1708 SQUARE 1,609 SF

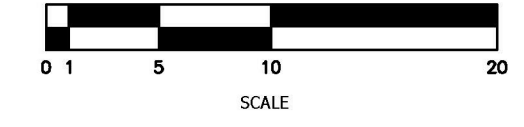
This is in between Cottage Hospital and Crumbl Cookies on our pad space off of Victoria Ave. The space currently has a shared grease interceptor and is in raw shell condition.



SUITE C2  
APPROX. 1,609 SF



SUITE C2



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