

FOR LEASE · RIVIERA PLAZA

4756 Telephone Rd., Ventura, CA 93003 | SEC Telephone Rd. & E. Main St.



Join these neighboring merchants

- Prime Retail Shopping Center
- 2nd Gen. Restaurant Pad space available with notice
- Strong daytime employment and traffic volumes
- Featuring incredible lineup of credit tenants: Winco, Burlington, Starbucks, Chick-fil-A, Dollar Tree, Arbys
- New Ulta Beauty opening 2024
- Ample Parking



Demographics

2024 Estimates	1 Mile	3 Mile	5 Mile
Population:	20,126	136,573	317,518
Average Household Income:	\$66,173	\$69,262	68,880
Daytime Employees:	12,366	80,898	213,433

Source: Sites USA

Traffic Counts

Telephone Rd (@ Main St):	29,786 ADT
Ventura 101 Fwy (@ Telephone Rd):	95,470 ADT

Source: SitesUSA

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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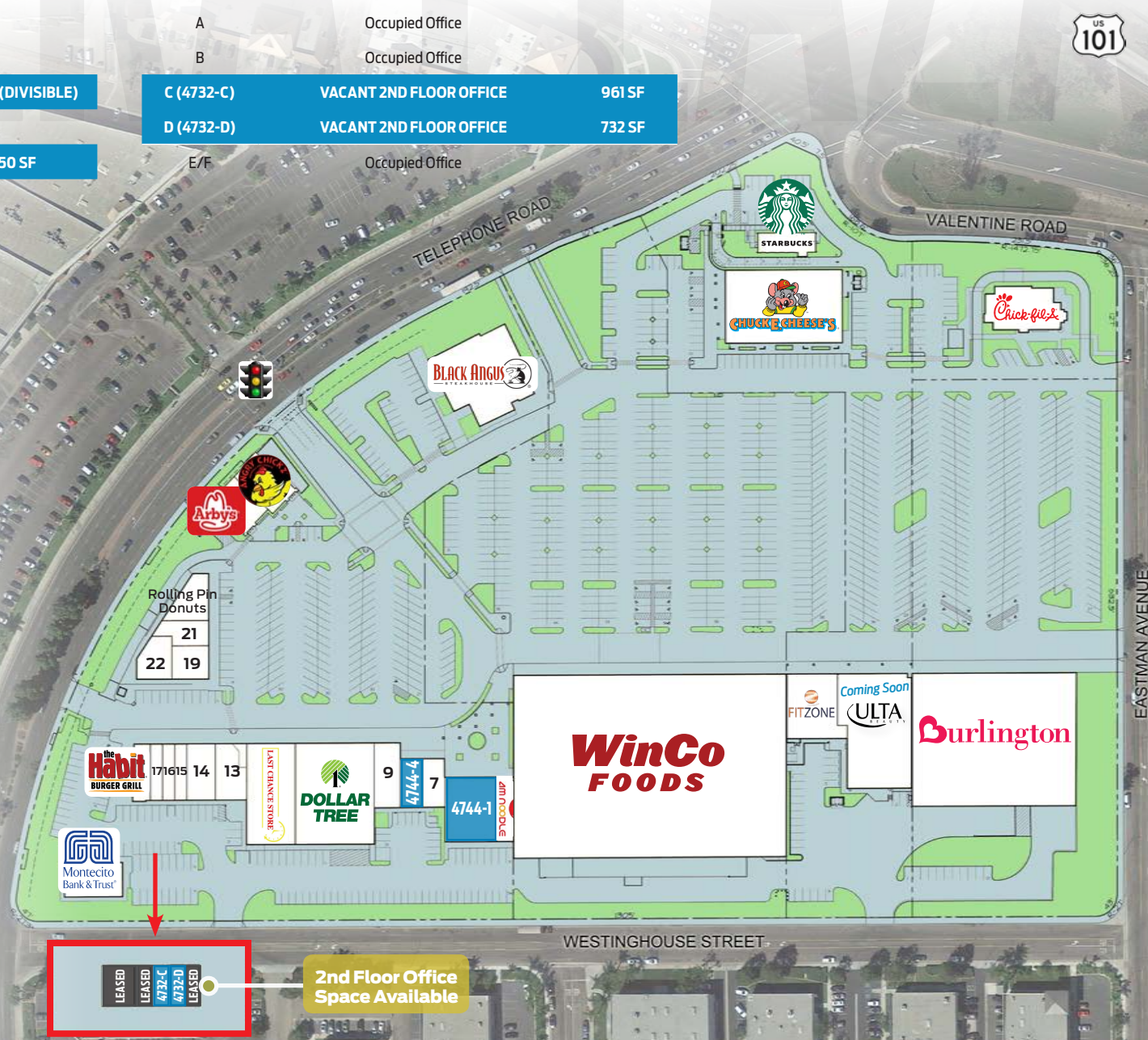
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RIVIERA PLAZA SITE PLAN & TENANTS

SUITE	TENANT	SIZE (SF)
1	Burlington Coat Factory	
2	ULTA (Coming Soon)	
3	Fitzone	
4	WinCo Foods	
5	AM Noodle	
6 (4744-1)	VACANT	5,242 SF (DIVISIBLE)
7	UPS	
8 (4744-4)	VACANT / DENTAL OFFICE	1,350 SF
9	Wine Castle	
11	Dollar Tree	
12	Last Chance Store	
13	Happy Feet Spa	
14	H&R Block	
15	Nail Spa	
16	Kipa Threading	
17	Crab & Spice	
18	The Habit Burger	
19	Waba Grill	
20	Rolling Pin Donuts	
21	Boba	
22	Royal Bakery	
23	Arby's	
24	Angry Chickz	
25	Black Angus	

SUITE	TENANT	SIZE (SF)
26	Starbucks	
27	Chuck E Cheese	
28	Chick-Fil-A	
A	Occupied Office	
B	Occupied Office	
C (4732-C)	VACANT 2ND FLOOR OFFICE	961 SF
D (4732-D)	VACANT 2ND FLOOR OFFICE	732 SF
E/F	Occupied Office	



Surrounding Centers & Retailers

VENTURA

TRADER JOE'S
 TARGET
 JCPenney
 macy's
 PACIFIC VIEW

LOWE'S

MAIN & VENTURA CTR
 LASSENS
 NATURAL FOODS & VITAMINS
 DECKERS BRANDS MIDAS

RIVIERA PLAZA
 WinCo FOODS Burlington
 Chick-fil-z ULTA BEAUTY
 Starbucks DOLLAR TREE
 the Habit BURGER GRILL BLACK ANGUS
 CHUCKE CHEESE'S

VENTURA GATEWAY
 BARNES & NOBLE BOOKSELLERS KOHL'S
 Michaels SPROUTS FARMERS MARKET
 PETSMART FAMOUS footwear

TARGET CENTER
 TARGET

MAIN STREET RETAIL & POINSETTIA PLAZA
 Office DEPOT
 LAMPS PLUS
 ROSS DRESS FOR LESS ALDI FedEx Office
 PETCO

Telephone Road
 Burlington
 WinCo FOODS

BARNES & NOBLE BOOKSELLERS
 KOHL'S

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