

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

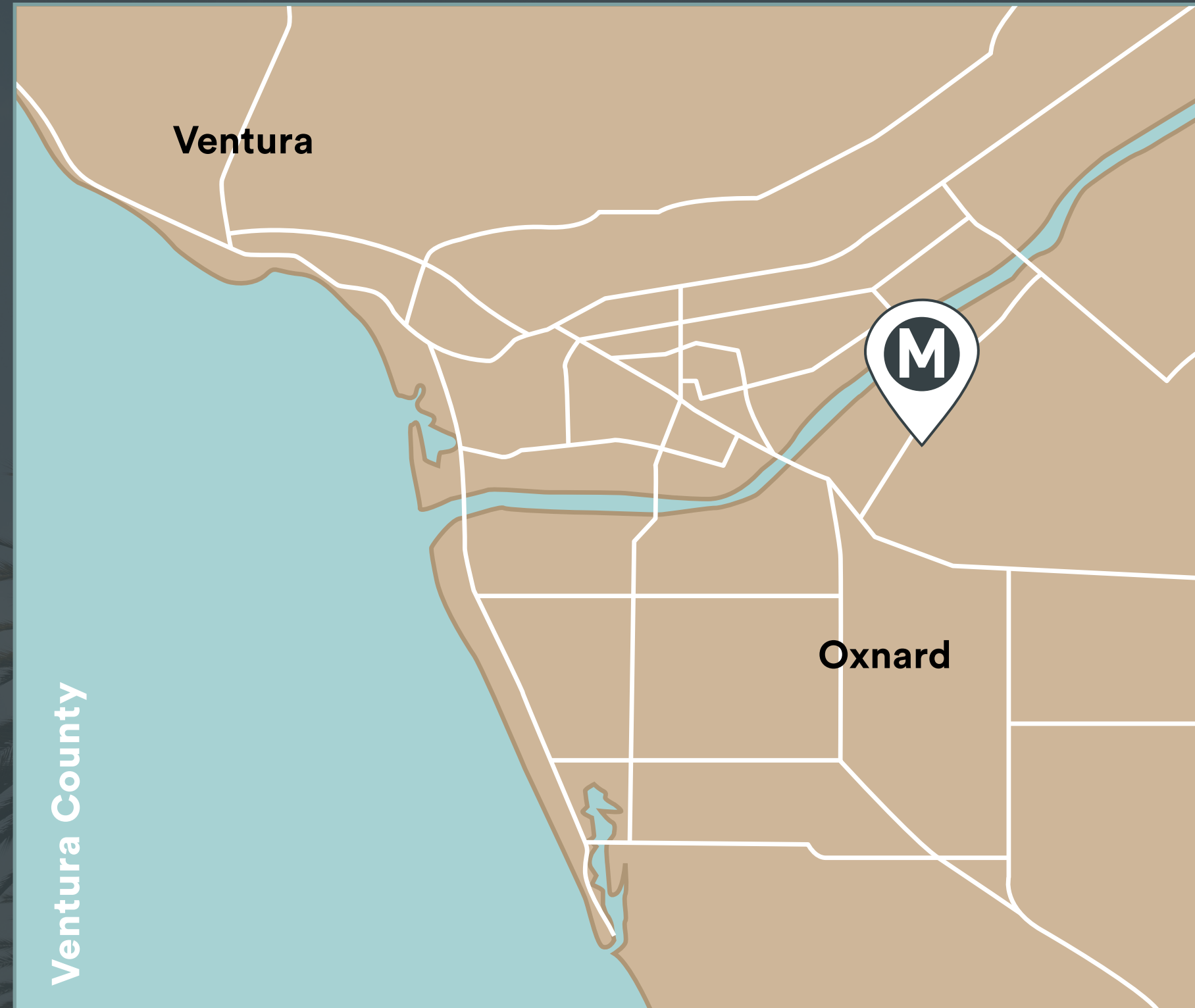
MONTALVO SQUARE

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.



SITE PLAN

TOTAL SF: 218,075

PARKING: 827
 H/C PARKING: 33
 TOTAL PARKING: 860



AVAILABLE
RESTAURANT / RETAIL

AVAILABLE
MEDICAL / OFFICE

AVAILABLE
RETAIL W/ NOTICE

MONTALVO
SQUARE

BUILDING A

1	AVAILABLE: Suite 1752-A	4,153 SF
2	Beyond Aesthetics	2,046 SF
3	Vain	1,639 SF
4	UPS	1,100 SF
5	Miracle Ear	1,360 SF
6	Daisy Nails	1,060 SF
7	Supercuts	1,104 SF
8	Mathnasium	1,643 SF
9	Four Seasons Cleaners	1,909 SF
10	CVS	23,112 SF
11	Sola Salons	6,000 SF
12	Sumo Sushi	2,929

BUILDING B

1	LA Fitness	46,300 SF
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BUILDING C

1	Ralph's	58,000 SF
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BUILDING D

1	Coffee Bean & Tea Leaf	1,800 SF
2	Robecks	1,000 SF
3	Jimmy Johns	1,200 SF
4	Pokeland	1,200 SF
5	Caribbean Haven	2,000 SF
6	Hawaiian BBQ	1,800 SF

BUILDING E

1	Cottage Urgent Care	3,208 SF
2	AVAILABLE: Suite 1708	1,609 SF
3	Crumble Cookies	1,386 SF
4	Avra Dental	2,006 SF

BUILDING F

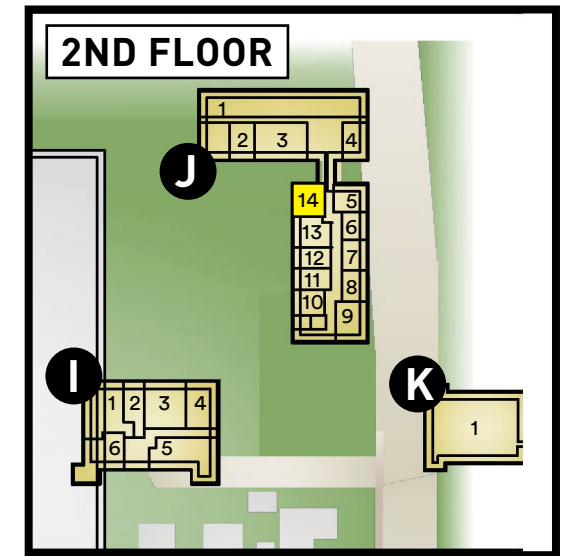
1	Panda Express	2,000 SF
2	Unify Financial CU	2,438 SF
3	El Pollo Loco	2,644 SF

BUILDING G

1	Rubio's	2,201 SF
2	AT&T	4,901 SF

BUILDING H

1	Nothing Bunt Cakes	2,500 SF
2	Premier America CU	2,664 SF



2ND FLOOR

BUILDING I

1	Ventura Pain & Spine	1,620 SF
2	Adam Lutt DDS	791 SF
3	Bailbonds Hotline	1,174 SF
4	Statefarm	905 SF
5	Adam Lutt DDS	2,656 SF
6	Caplan Integrative Health	1,052 SF

BUILDING J

1	Dr. Medola	2,739 SF
2	Susan Canchola	384 SF
3	Rainmaker Advisory	1,185 SF
4	Prime Dental	2,195 SF
5	Interface	1,046 SF
6	Palay Hefelfinger	918 SF
7	Hearlinglife	907 SF
8	Xenonf8	945 SF
9	Buehner and Soder.	1,508 SF
10	Caleb Guevara	698 SF
11	Interface	915 SF
12	Interface	918 SF
13	Interface	858 SF
14	AVAILABLE	670 SF

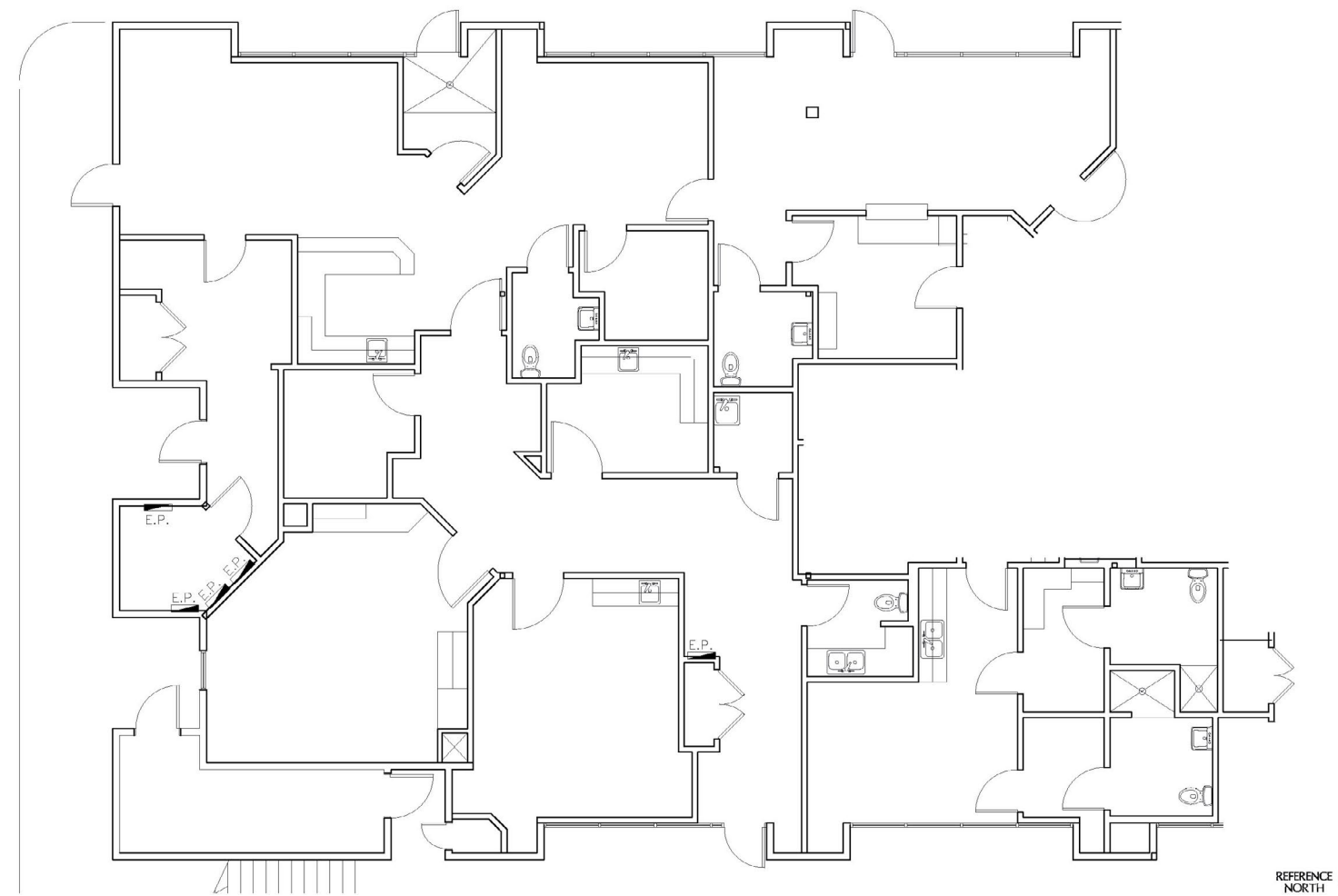
BUILDING K

1	Morgan Law	5,141 SF
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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.



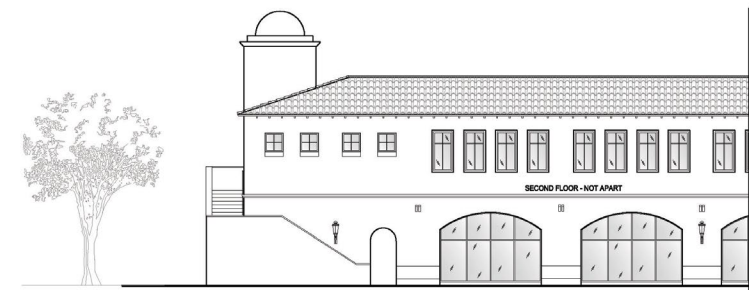
SUITE 1752-A
4,153 S.F.



NORTH ELEVATION



EAST ELEVATION

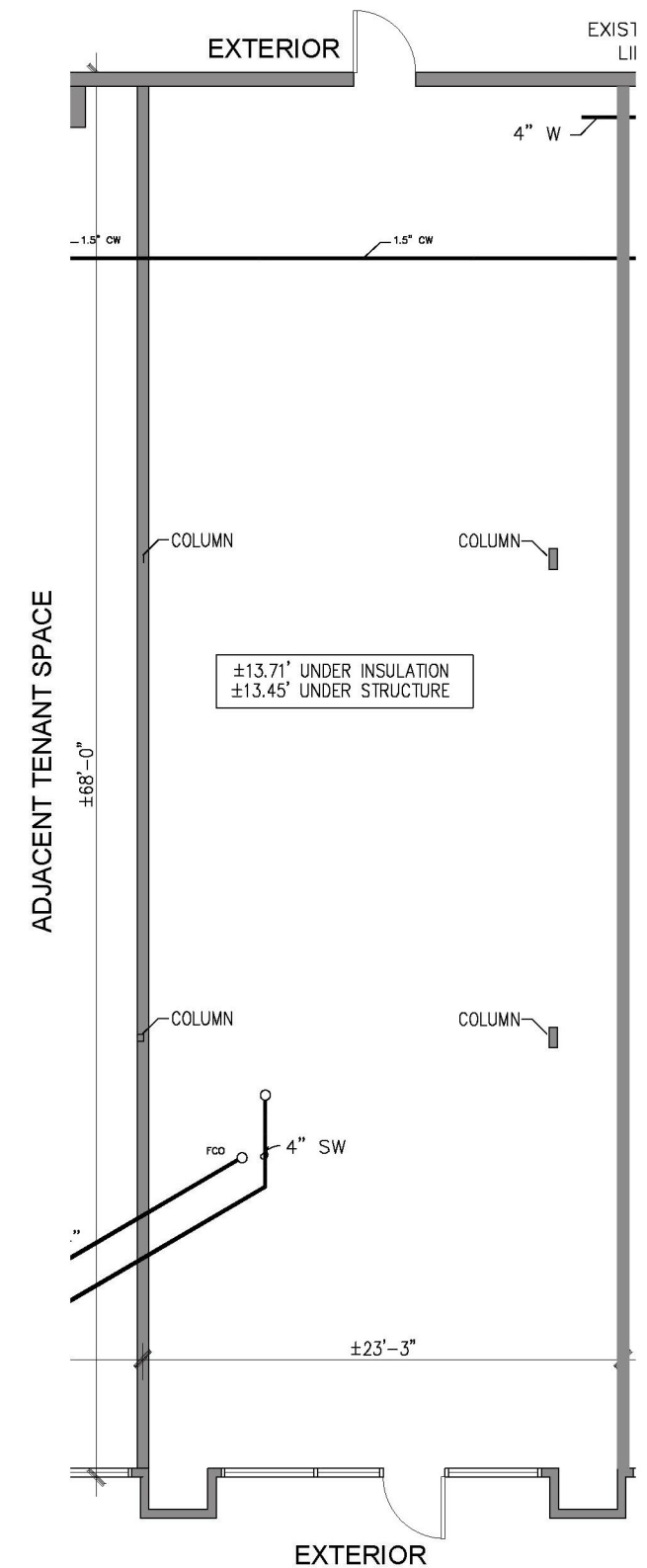


WEST ELEVATION

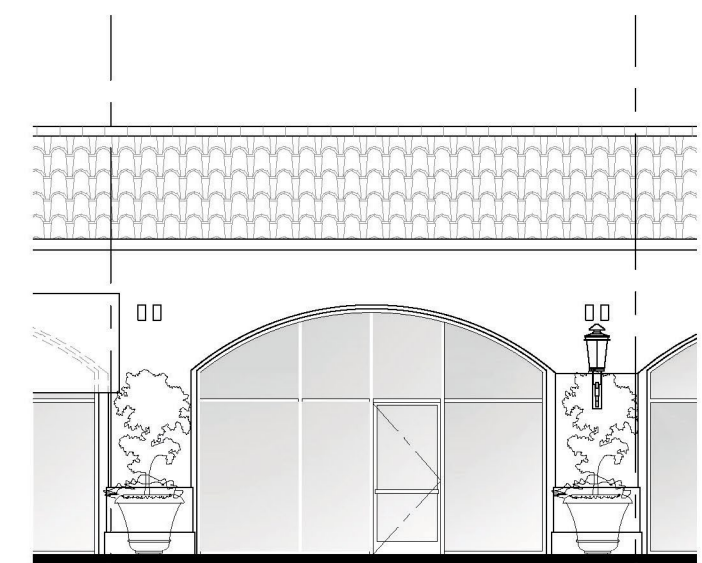
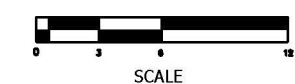
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MONTALVO SUITE 1708 SQUARE 1,609 SF

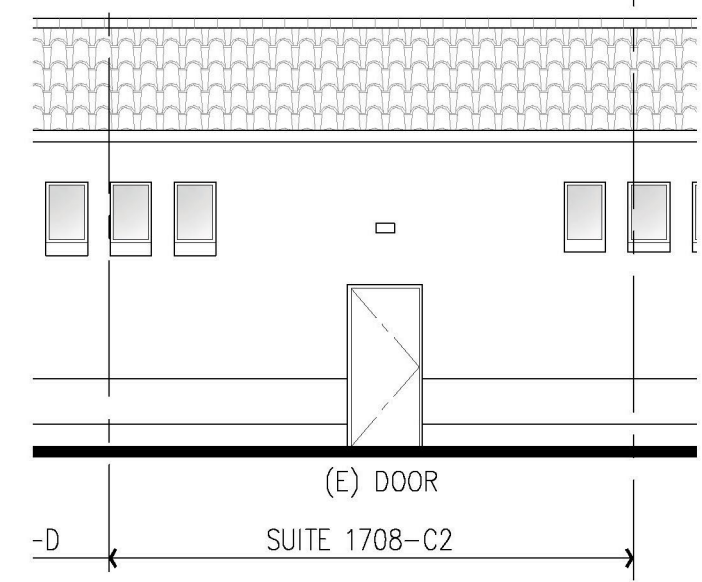
This is in between Cottage Hospital and Crumbl Cookies on our pad space off of Victoria Ave. The space currently has a shared grease interceptor and is in raw shell condition.



SUITE C2
APPROX. 1,609 SF

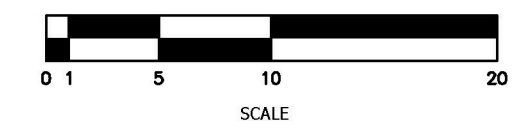


SOUTH ELEVATION



NORTH ELEVATION

SUITE C2



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**MONTALVO
SQUARE**