

For Lease



JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

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PROPERTY DESCRIPTION

Newly Constructed Retail at Victoria Ave & Moon Dr Intersection anchored by a Starbucks Drive Thru. Excellent access to 101 Freeway and 126 Hwy at the Victoria Exit. The signaled corner location sits along the main thoroughfare from the 101 Freeway to the County of Ventura Government Offices and Courts. Tenant Improvement Allowance of \$20psf over shell condition for a qualified tenant.

PROPERTY HIGHLIGHTS

- Anchored by Newly Constructed Starbucks Drive Thru.
- Great visibility with approximately 75ft of Frontage on Victoria Ave.
- Conveniently located with access to 101 Frwy, 126 Hwy
- Close proximity to the County of Ventura administrative offices
- 40 Onsite Parking Spaces (10 Reserved for Starbucks), 4/1,000sf
- Nearby Tenants: Trader Joes, Carl's Jr, Jack in the Box, Rubio's Grill, Walmart, El Pollo Loco, Green Thumb Nursery, Chase Bank, Ralph's, LA Fitness, Verizon, AT&T

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OFFERING SUMMARY

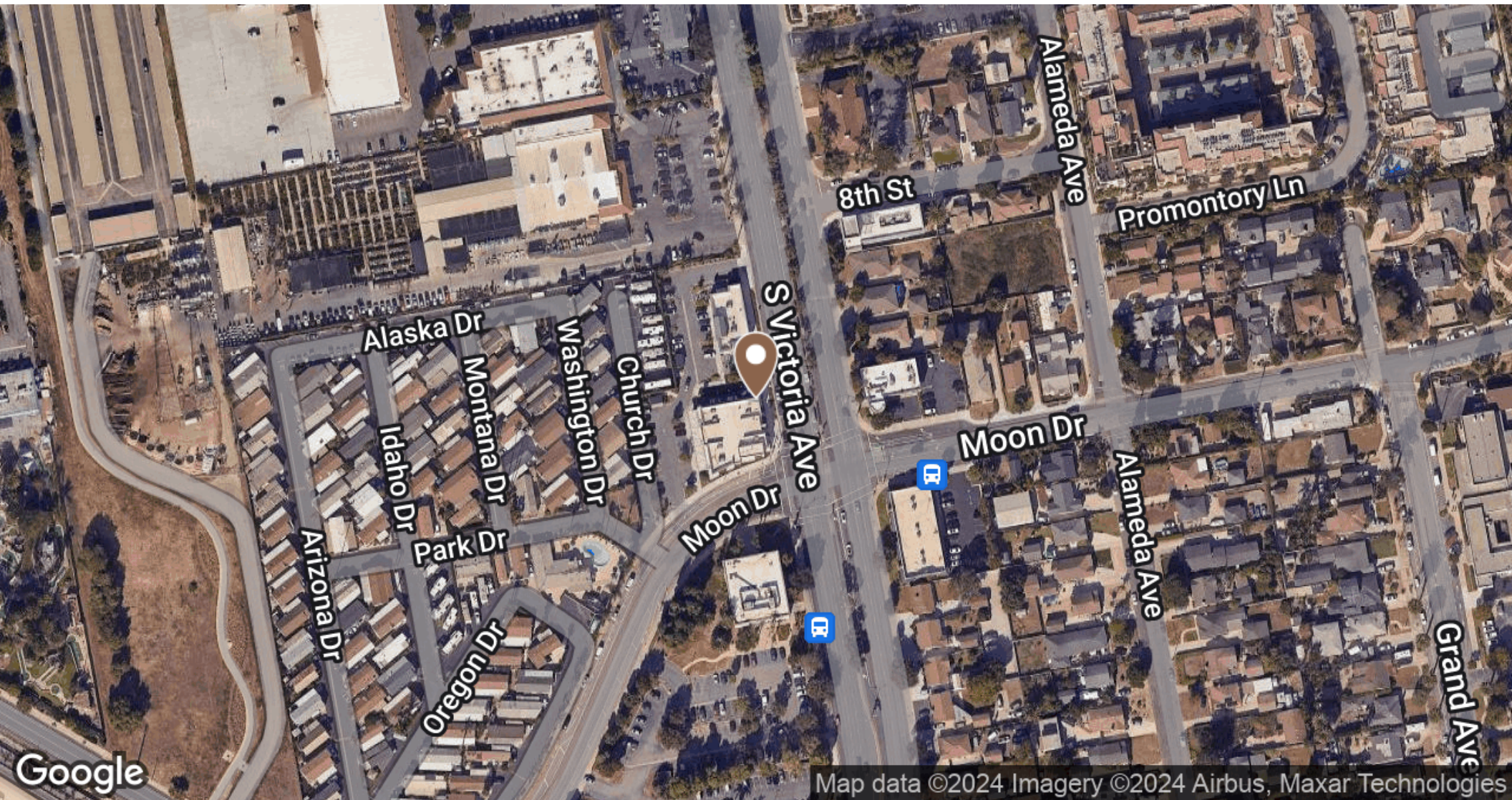
Lease Rate:	\$2.50 SF/month (NNN)
NNN Estimate Value:	\$1.08 psf (est.)
Number of Units:	3
Available SF:	2,066 - 6,943 SF
Building Size:	6,943 SF

CONTACT INFO

To find out more or setup a tour, please contact:

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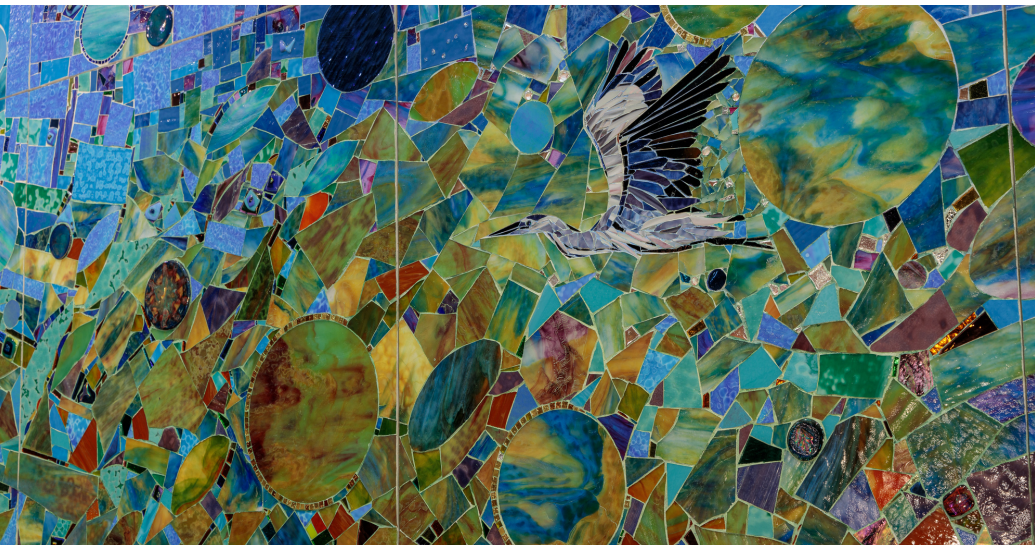
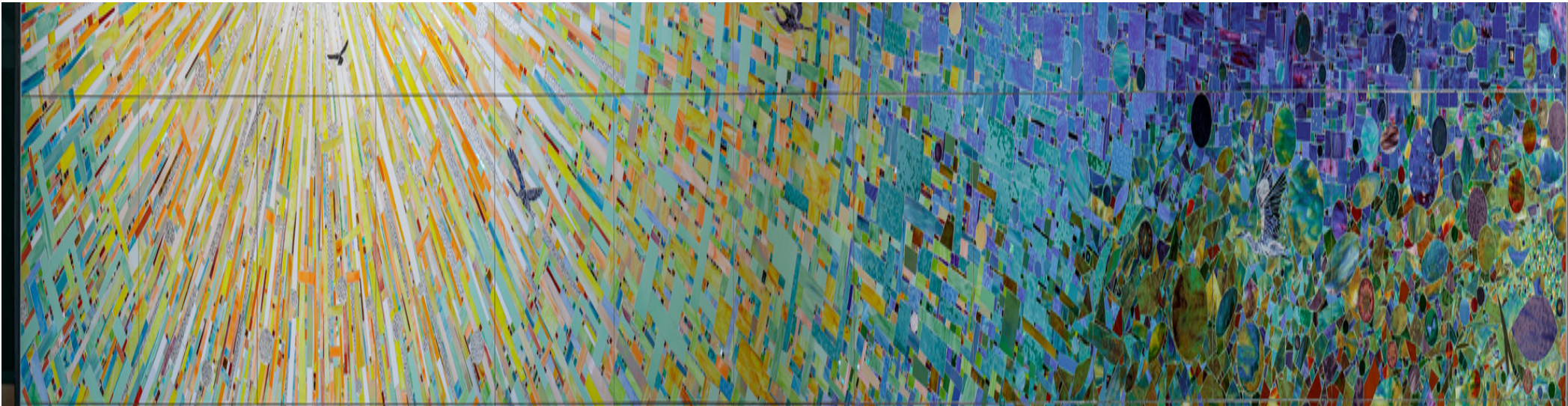


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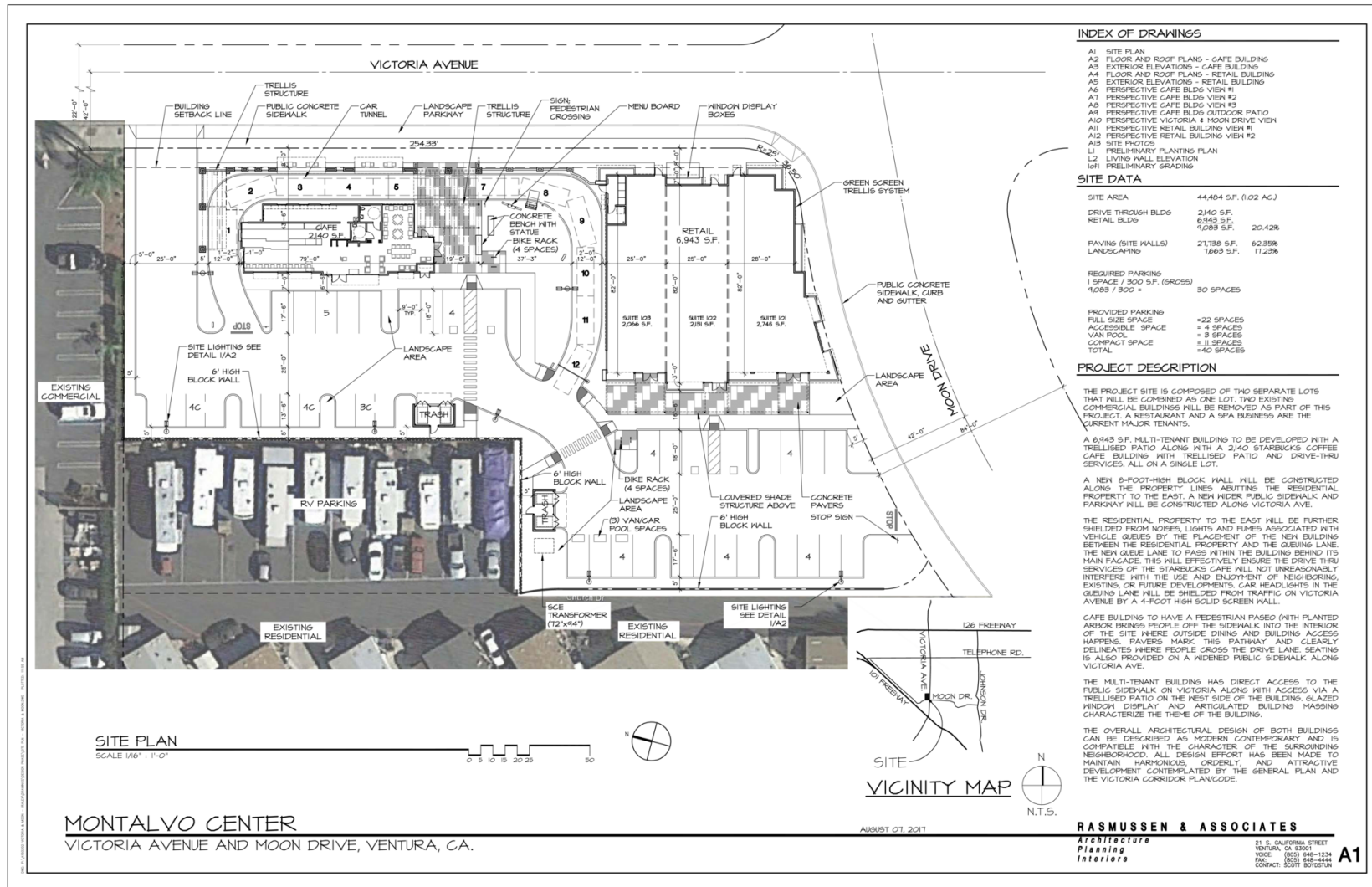


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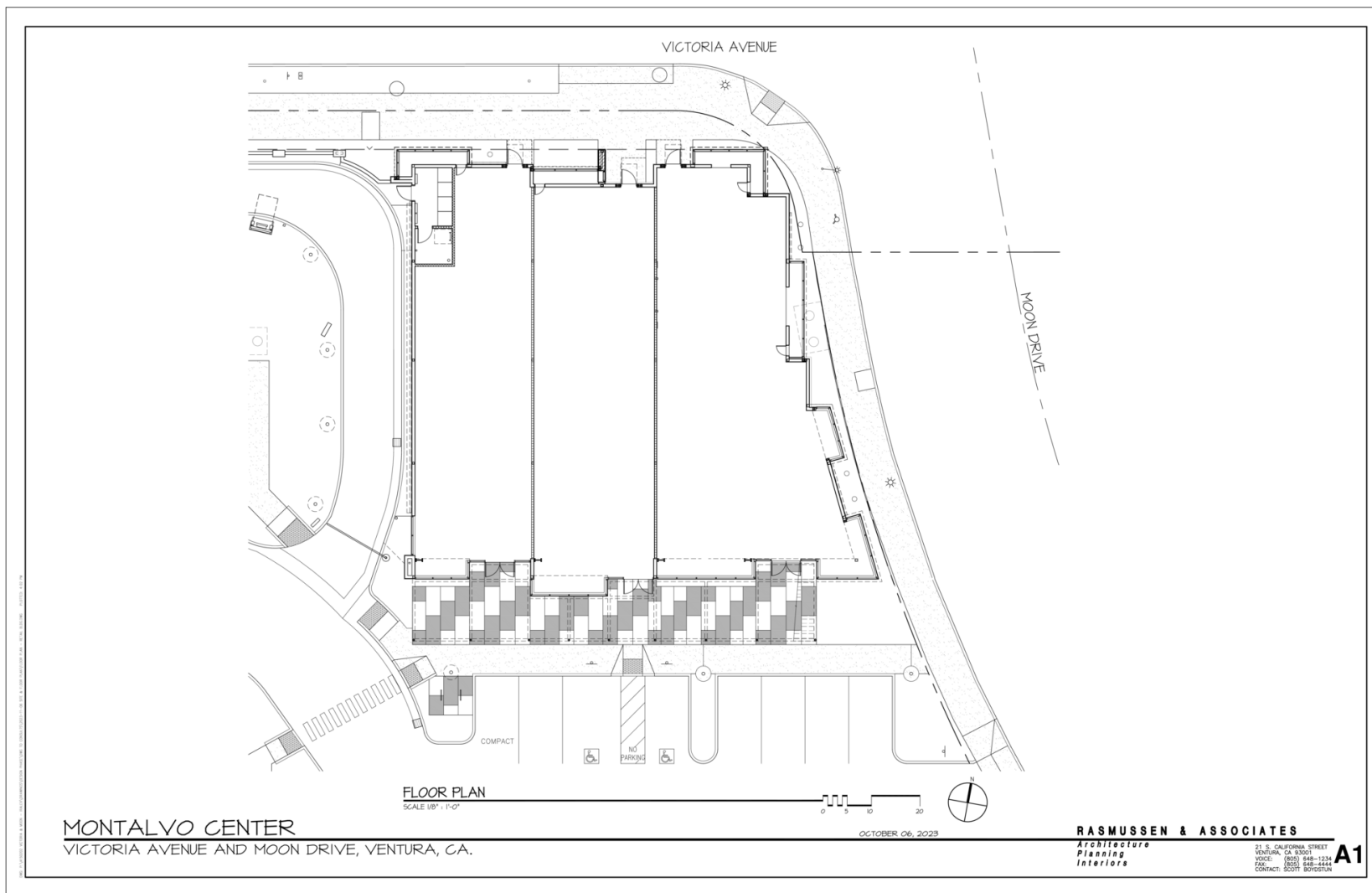


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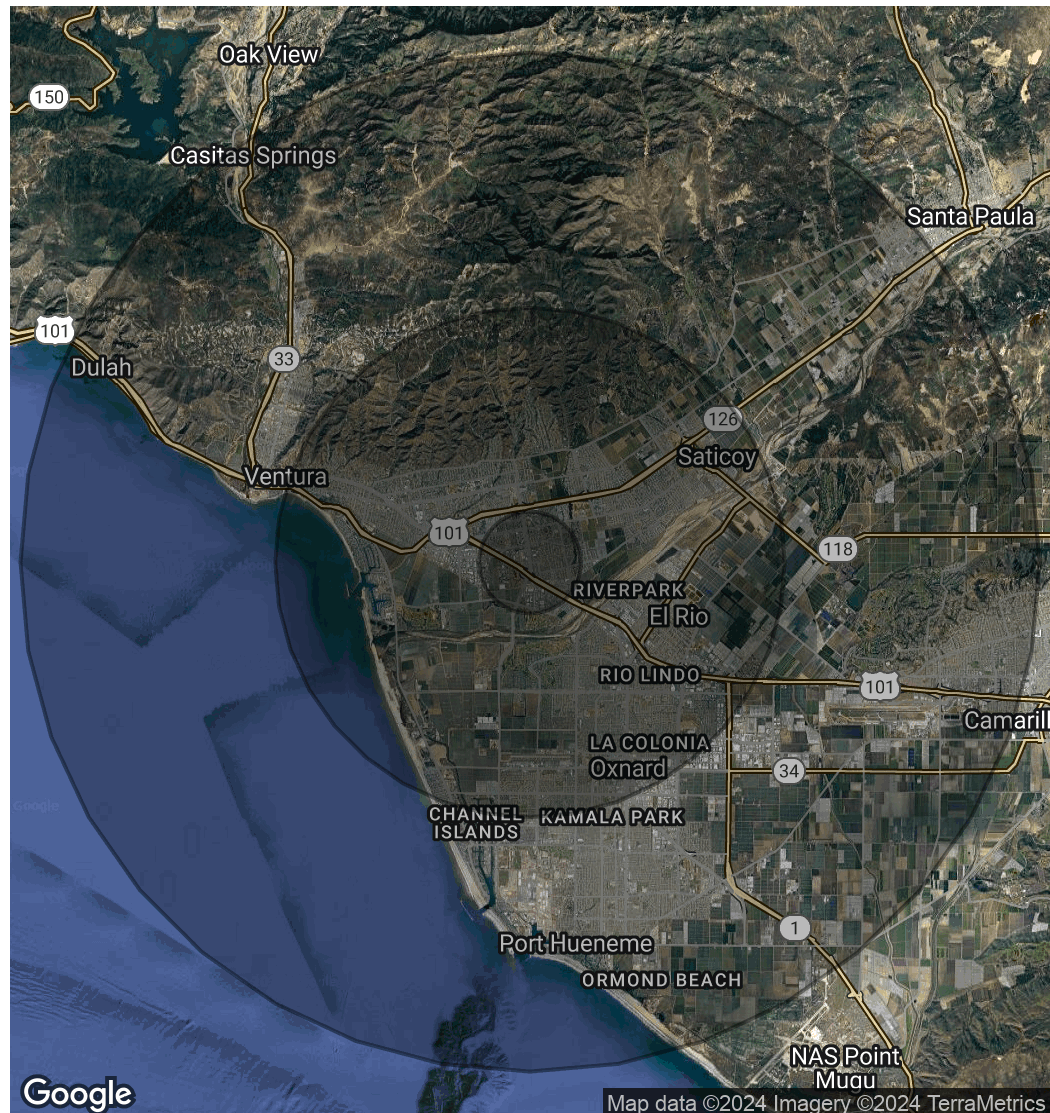
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,437	217,804	397,956
Average Age	39.2	37.9	36.5
Average Age (Male)	35.9	36.7	35.6
Average Age (Female)	39.6	39.0	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,030	73,830	127,781
# of Persons per HH	2.6	3.0	3.1
Average HH Income	\$77,774	\$94,407	\$90,240
Average House Value	\$469,557	\$534,324	\$514,428

2020 American Community Survey (ACS)



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