

# VICTORIA PLAZA

5900-6128 TELEGRAPH RD • VENTURA, CA • 93033

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- Busy Vons & CVS anchored neighborhood shopping center centrally located near rooftops, schools, post office and office buildings
- Centrally located on the corner of S. Victoria & Telegraph Road, Victoria Plaza is visible to 60,000+ cars per day
- ±10.5 acre shopping center with 4.5/1,000 parking ratio

Join these merchants



1500 PALMA DR. SUITE 215  
VENTURA CA 93003

805.654.9300

[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)

**Available**

Available Immediately • Suite 6128-A • ±1,931 SF  
\$3.25/SF NNN (\$0.61/SF)

Available 3/1/2026 • 5928 Telegraph Rd • ±2,200 SF  
\$2.85/SF NNN (\$0.44/SF)

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**FOR LEASE**

Busy Vons & CVS anchored neighborhood shopping centrally located on a signalized corner.





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## Demographics

| 2025 Estimates           | 1 MILE    | 2 MILES   | 3 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 14,609    | 47,564    | 73,220    |
| Average Household Income | \$131,587 | \$135,522 | \$137,250 |
| Daytime Population       | 10,761    | 40,292    | 62,942    |

Source: Sites USA

## Traffic Counts

|                  |        |
|------------------|--------|
| Victoria Avenue: | 25,490 |
| Telegraph Road:  | 19,248 |

Source: Sites USA



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