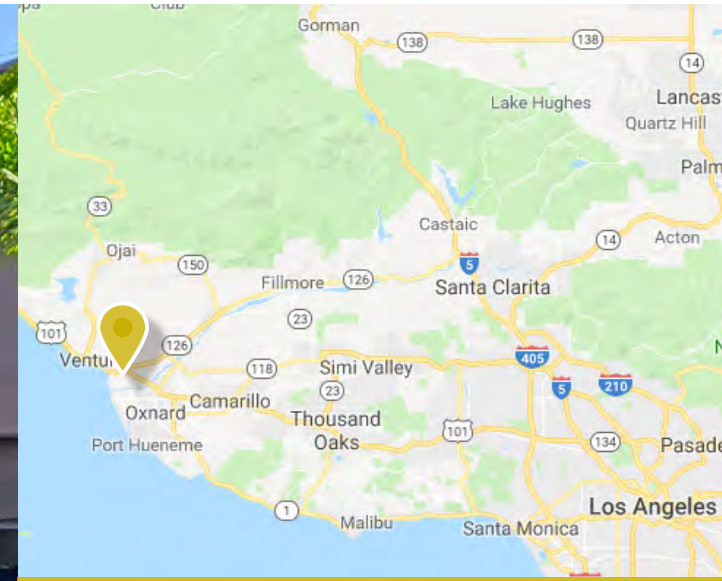


RIVIERA PLAZA

4756 TELEPHONE RD • VENTURA CA • 93003

FOR LEASE

Located on the southeast corner Telephone Rd and E. Main Street



Join these neighboring merchants

- Prime Retail Shopping Center
- Strong daytime employment and traffic volumes
- Ample Parking
- Featuring incredible lineup of credit tenants: Winco, Burlington, Starbucks, Chick-fil-A, Dollar Tree, Arbys, Ulta Beauty

Demographics

2025 Estimates	1 Mile	3 Mile	5 Mile
Population:	12,115	70,154	190,216
Average Household Income:	\$101,831	\$139,724	129,986
Daytime Employees:	19,615	63,549	131,620

Source: Sites USA

Traffic Counts

Telephone Rd (@ Main St):	16,995 ADT
Ventura 101 Fwy (@ Telephone Rd):	98,141 ADT

Source: SitesUSA

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RIVIERA PLAZA SITE PLAN & TENANTS

SUITE	TENANT	SIZE (SF)
1	Burlington Coat Factory	
2	ULTA	
3 (4756-3)	VACANT	5,699 SF
4	WinCo Foods	
5	AM Noodle	
6	HotWorx	
7	UPS	
8	Insurance	
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



LEASED
LEASED
4732-C
4732-D
LEASED

2nd Floor Office
Space Available



Surrounding Centers & Retailers

VENTURA

MAIN & VENTURA CTR

LASSENS
NATURAL FOODS & VITAMINS

DECKERS
— BRANDS —

RIVIERA PLAZA

WinCo FOODS **Burlington**

Chick-fil-A **ULTA BEAUTY**

Starbucks **DOLLAR TREE**

the Habit BURGER GRILL **BLACK ANGUS STEAKHOUSE** **CHUCK E. CHEESE'S**

VENTURA GATEWAY

BARNES & NOBLE BOOKSELLERS **KOHL'S**

Michaels **SPROUTS FARMERS MARKET**

PETSMART **FAMOUS footwear** **OLD NAVY**

TARGET CENTER

HomeGoods

TARGET

MAIN STREET RETAIL & POINSETTIA PLAZA

ROSS DRESS FOR LESS **Office DEPOT**

PETCO **ALDI** **FedEx Office**

WinCo FOODS **Burlington**

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