

VICTORIA PLAZA

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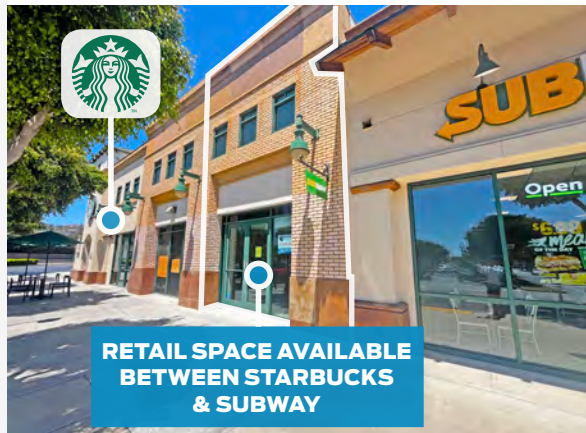
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FOR LEASE

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



**RETAIL SPACE AVAILABLE
BETWEEN STARBUCKS
& SUBWAY**



**RETAIL SPACE AVAILABLE
BETWEEN SOUL HOUSE YOGA
& SUSHI FRESH VENTURA**

- 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

Available

Available Immediately • Suite 6128-A • ±1,931 SF
\$3.00/SF NNN (\$0.61/SF)

Available w/ Notice • 6120 Telegraph Rd., Suite A
±1,025 SF (2nd Generation Restaurant)

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

Available 7/1/2026 • 6048 Telegraph Rd., Suite B • ±1,184 SF

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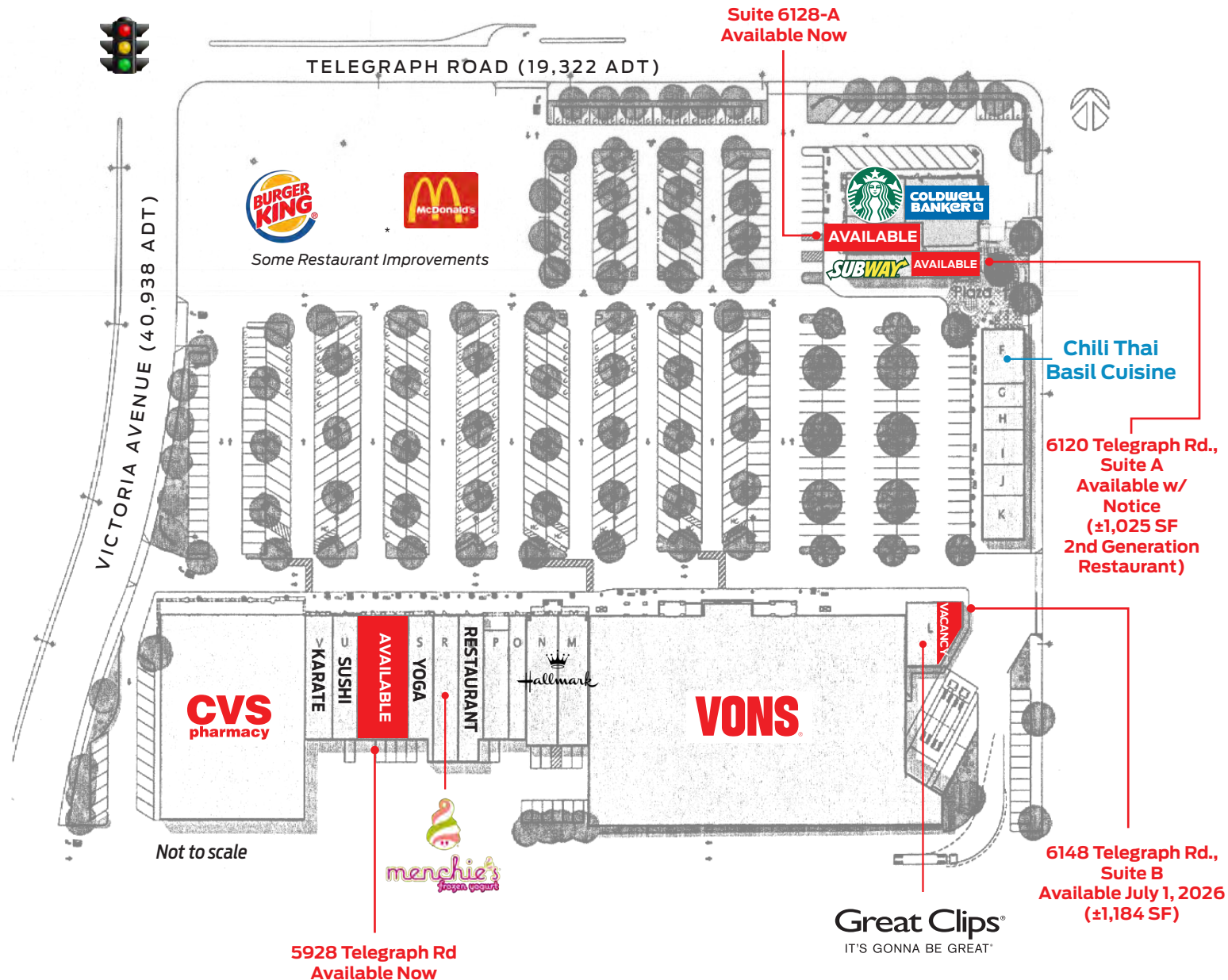
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That says 2nd generation restaurant.

On the 2nd page on the bottom in parenthesis it says (2nd gen)



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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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