

VICTORIA VILLAGE

1401-1463 S. VICTORIA AVE · VENTURA, CA · 93003

FOR LEASE

Northeast Corner of S. Victoria Ave. & Ralston Street

Rob Devericks

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Anchor Space Available

Victoria Village is located within the Ventura Retail Hub, surrounded by financial institutions, offices, retail center, and the Ventura County Government Center with over 3,500 daytime

- Direct access from the Ventura 101 Freeway & CA Highway 126 to Victoria Ave. feeding the majority of the city's population.



1500 PALMA DR. SUITE 215

VENTURA CA 93030

805.654.9300

WWW.RADIUSGROUP.COM



Available Spaces

±20,386sf Anchor

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VICTORIA VILLAGE SITE PLAN & TENANTS

SUITE	TENANT	SIZE (SF)	LEASE RATE
140ISVIC	Wendy's		
1463 SVIC	Community West Bank		
1413A SVIC	Jessica Nails & Spa		
1413B SVIC	Smokers Paradise		
1413C SVIC	Baskin Robbins		
1413D SVIC	Einstein and Noah Corp. #2162		
1413E SVIC	Banh Mi Paris Sandwiches		
1413F SVIC	Victoria Pub		
1413H SVIC	Pizzaman Dan's/Petesehria, LLC		
1425A SVIC	AVAILABLE	±20,386 SF	Contact Listing Agents
1425B SVIC	Harbor Freight Tools		
1437A SVIC	Panderia La Victoria		
1437B SVIC	Kumon		
1437C SVIC	Natalia L. Cenzano, DDS		
1437D SVIC	Victoria Village Cleaners		
1437E SVIC	Korean Restaurant		
1437F SVIC	Chad's Barber Shop		
1449A SVIC	Speranza Performing Arts Academy		
1449B SVIC	Village Wine & Spirits		
1455A SVIC	Ventura's Water Store		

SUITE	TENANT	SIZE (SF)	LEASE RATE
1455B SVIC	Ventura's Water Store		
5725RAL 101	Ventura Urgent Care, Inc.		
5725RAL 210	Arthur Murray Dance Studio		
5725RAL 217	Sather's Insurance		
5725RAL 220	Children's Music Academy		
5725RAL 222	Children's Music Academy		



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Demographics

2025 Estimates	1 Mile	3 Mile	5 Mile
Population:	21,132	92,983	193,500
Average Household Income:	\$101,971	\$136,083	\$130,601
Daytime Employees:	20,179	71,491	137,801

Source: Sites USA

Traffic Counts

Victoria Avenue: 33,781 ADT

Telephone Road: 23,621 ADT

Source: SitesUSA



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