5801 VALENTINE RD

VENTURA CA 93003

FREESTANDING BUILDING FOR LEASE

— OR —

LAND AVAILABLE FOR GROUND LEASE

SEC of the 101 Fwy & S. Victoria Ave corridor, near North & South Hghway access points

Demographics (2026 Estimates)

	1 Mile	3 Miles	55 Miles
Population:	11,577	106,661	238,383
Avg Household Income:	$115,457	$137,669	$135,084
Daytime Population:	16,335	82,641	168,248

Source: Sites USA

Traffic Counts

S. Victoria Ave & Valentine Rd	59,769 ADT

Source: Sites USA

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RADIUS Commercial Real Estate

Lisa Shields
805.879.9639 · *lshields@radiusgroup.com*
CA LIC. 01742786

Also represented by
BACK BEAT HOMES

Diana Trinh-Salzer
805.276.6456 · *diana@backbeathomes.com*
CA LIC. 02238292

1500 PALMA DR. SUITE 215 | VENTURA CA 93003 | 805.654.9300 | RADIUSGROUP.COM

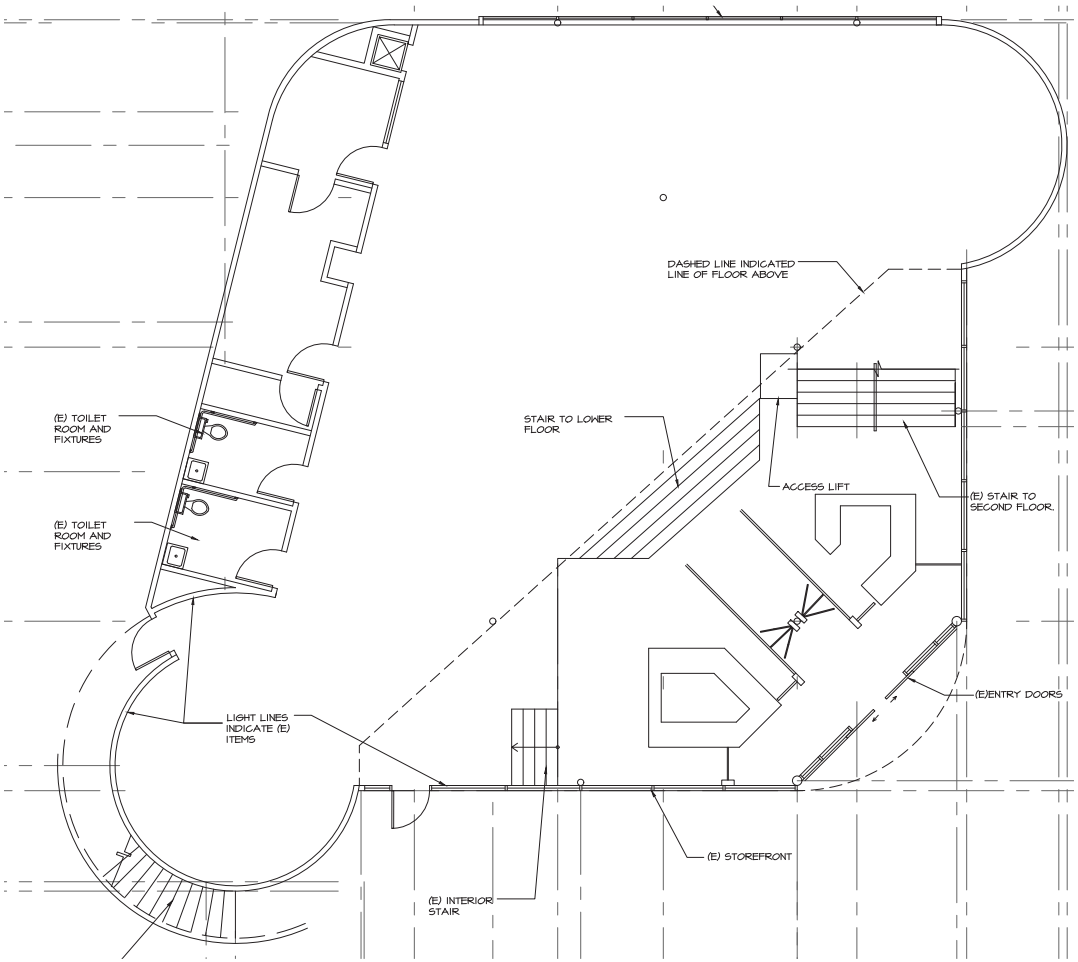
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Freestanding Building | ±6,700 SF

Ground Floor Office space with storage area, roll-up door and private restroom in unit.

Lease Term 1-5 Years	**Levels** 3
Available Now	**Restrooms** Two (2) - Grnd Flr
Zoning C1-A	**Parking** 27 Spaces
Lot Size ±23,086 SF	**APN** 138-0-043-020







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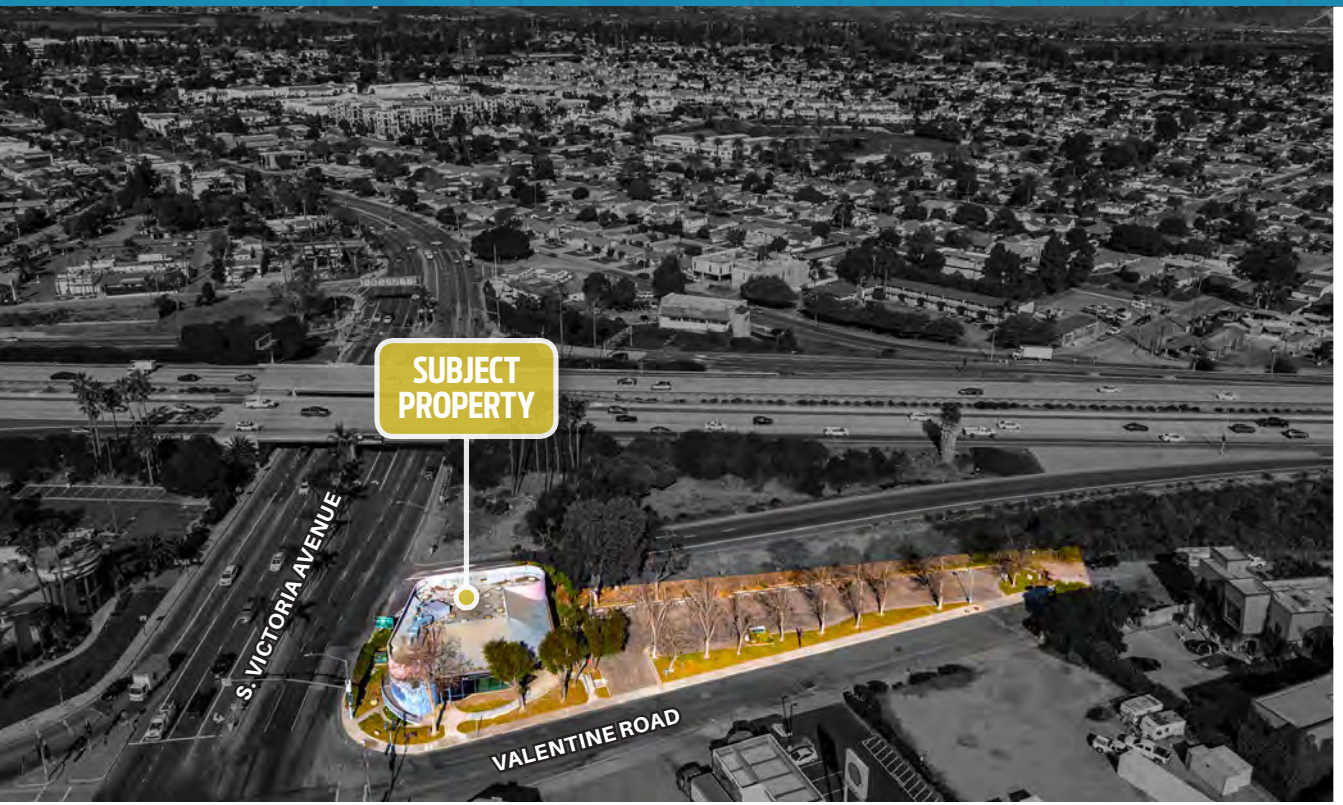
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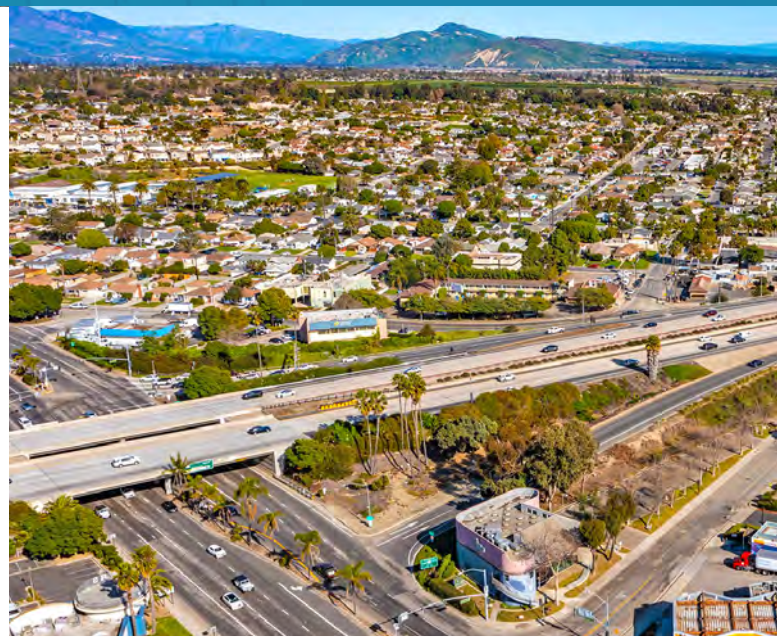
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