

# VENTURA VILLAGE

5688 TELEPHONE RD • VENTURA, CA • 93033

**FOR LEASE**

Located on the southwest corner of Telephone Rd.  
and S. Victoria Avenue.

**Rob Devericks**

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

CA LIC. 01349816

**Lisa Shields**

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**Daniel Bagdazian**

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CA LIC. 02132117



Ventura Village is within the Ventura retail hub, surrounded by financial institutions, offices, retail centers and the Ventura County Government Center with over 3,500 daytime employees.

- Located at the corner of one of Ventura's major thoroughfares, Victoria Avenue & Telephone Road, which feeds the majority of the population in the city and has direct access from both Ventura 101 Freeway and CA Highway 126
- Tenants include:

**Luna Grill**  
fresh mediterranean

**VONS**

• T • Mobile •

**Bigstraw**

**THE JOINT**  
THE OFFICIAL CIGARETTE BAR

**Available Spaces**

±1,155 SF Inline Unit • \$3.00/SF NNN

**Estimated** nets are \$0.80 PSF

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1500 PALMA DR. SUITE 215  
VENTURA CA 93003  
805.654.9300  
[WWW.RADIUSGROUP.COM](http://WWW.RADIUSGROUP.COM)





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## Current Retailers

Suite #	Tenant	Size	Suite #	Tenant	Size
0001	FIRE ISLAND GRILL	596 SF	0014B	GAMES WORKSHOP	969 SF
0002	UBATUBA	1,140 SF	0014C	TACO SHOP + MX KITCHEN	901 SF
0004	DR. V. RADCHENKO, DDS	1,140 SF	0015	ENDLESS SUMMER	3,285 SF
0005	LAUNDROMAT	2,200 SF	0018	FANTASTIC SAM'S	1,100 SF
0006	COMMUNITY VISION CENTER	1,596 SF	0019	THE JOINT	1,100 SF
0007	I LOVE SUSHI	1,643 SF	A	DOUGHERTY LASER VISION	2,748 SF
0009	PRESTO PASTA	2,280 SF	5682-A	COSMOPROF	2,752 SF
0011	T-MOBILE	1,540 SF	A1	LUNA GRILL	2,808 SF
0012	VACANT	1,155 SF	B	VONS	42,500 SF
0013	BIGSTRAW BOBA	1,155 SF	C3	ROMANTIC NAIL SALON	912 SF
0014	PAPA JOHN'S PIZZA	1,550 SF			



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### Demographics

2025 Estimates	1 MILE	2 MILES	3 MILES
Population	21,082	44,535	86,741
Average Household Income	\$106,129	\$128,002	\$137,765
Daytime Population	21,137	44,730	70,670

Source: Sites USA

### Traffic Counts

Victoria Avenue:	36,182
Telephone Road:	23,843

Source: Sites USA



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