

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

CA LIC. 01349816

Daniel Bagdazian

805.879.9632

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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:



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

Available Spaces

±1,155 SF Inline Unit • \$3.50/SF NNN

Estimated nets are \$1.45 PSF

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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 SAMS	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				Traffic Counts	
2025 Estimates	1 MILE	2 MILES	3 MILES	Victoria Avenue:	36,182
Population	21,082	44,535	86,741	Telephone Road:	23,843
Average Household Income	\$106,129	\$128,002	\$137,765		
Daytime Population	21,137	44,730	70,670		
Source: Sites USA					