

CENTRAL PLAZA

9300 TELEPHONE ROAD | VENTURA | CALIFORNIA



Average Traffic Counts of
18,386 cars per day on
Telephone Road



9 New Residential Developments
Totaling over 1,200 Units in a 2 Mile Radius,
either recently completed, approved, in planning
or under construction.



REDUCED RATE! OWNERSHIP MOTIVATED TO GET DEALS DONE!

FOR LEASE

NEW GROCERY OUTLET ANCHOR
AND RE-PAVED PARKING LOT!

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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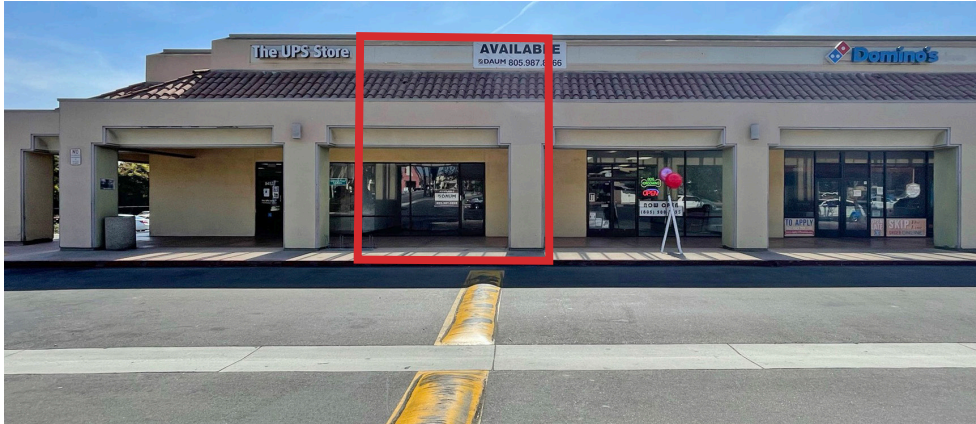
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FOR LEASE
FOOD & RETAIL SPACES
Street Level Spaces Available

CENTRAL PLAZA
9300 Telephone Road | Ventura | CA



±1,250 SF



±900 SF



±2,175 SF



±675 SF

Former Hair Salon | Ideal for Hair Salon, Barber Shop, Med Spa.

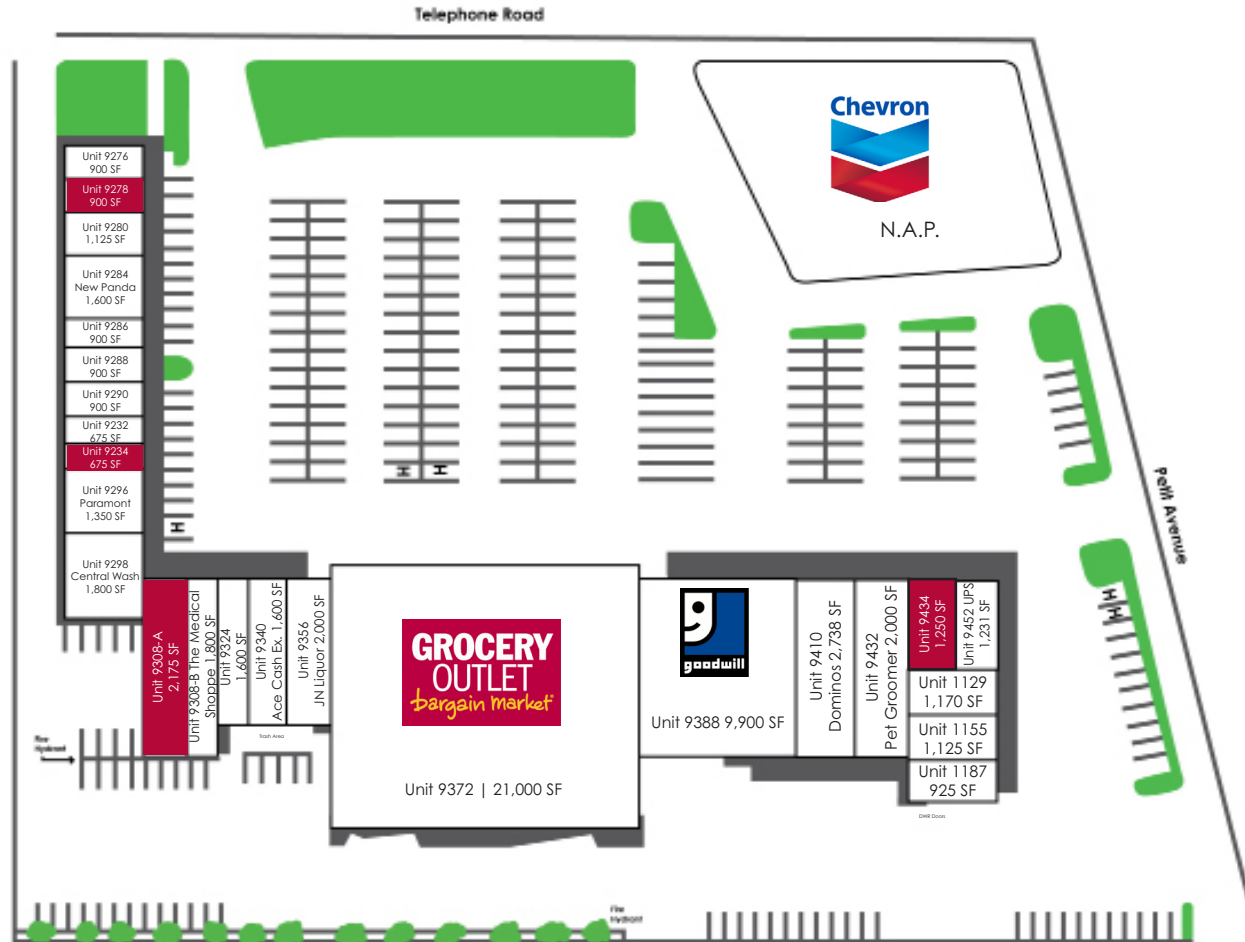
FOR LEASE

FOOD & RETAIL SPACES

Site Plan

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CURRENT TENANTS

RETAIL

- Grocery Outlet
- Goodwill Store
- UPS Store
- Miracle Ear
- Ace Cash Express
- Medicine Shop
- Paramount Cleaners
- Just For Kicks Karate
- Bow Wow Pet Grooming

RESTAURANTS

- Domino's
- Subway
- Tony's Burrito Hut
- New Panda
- Sun Village Donuts

PROFESSIONAL

- Dr. Wallace, DDS

FOR LEASE

FOOD & RETAIL SPACES

Aerial Map

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FOR LEASE

FOOD & RETAIL SPACES

RESIDENTIAL DEVELOPMENT MAP LEGEND / DEMOGRAPHICS

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JULY 2017 NEW & PENDING RESIDENTIAL PROJECTS

A	DARLING APARTMENTS	45	Under Construction
B	PARKLANDS APTS	173	Completed
C	WESTWOOD/PARKLANDS	326	Approved
D	VOELKER PROPERTY SINGLE FAMILY HOMES	18	Planning Process
E	ENCLAVE AT NORTHBANK	98	Approved
F	ORCHARD COLLECTION / CITRUS PLACE	119	Completed
G	CITRUS APTS	45	Completed
H	THE FARM / UC HANSEN	189	Under Construction
I	NORTHBANK	198	Planning Process

Information per City of Ventura Community Development

DAYTIME EMPLOYMENT | 5 MILE RADIUS

HEALTH CARE	14,718
PUBLIC ADMIN/ SALES	10,912
RETAIL / WHOLESALE TRD	19,714
HOSPITALITY FOOD SVC	6,565
SCIENTIFIC / TECH	5,870



DEMOGRAPHICS

ESTIMATED AREA	3 MILE	5 MILE	10 MILE
AVG HH INCOME	\$91,840	\$90,723	\$89,152
POPULATION	78,526	176,158	451,113
MEDIAN AGE	37.4	35.4	35.4

CONSUMER SPENDING (2017 ANNUAL IN 000'S)

ESTIMATED AREA	3 MILE	5 MILE	10 MILE
PETS, TOYS, HOBBIES	\$18,763	\$37,100	\$91,230
HEALTH CARE (Med Svcs., Rx, Supplies)	\$41,449	\$83,814	\$208,952
FOOD AWAY FROM HOME / ALCOHOLIC BEVERAGES	\$99,758	\$205,400	\$509,434