

VICTORIA PLAZA

5900-6128 TELEGRAPH RD · VENTURA, CA · 93033

FOR LEASE

Busy Vons & CVS anchored neighborhood shopping center centrally located on a signalized corner.

Rob Devericks

805.879.9641

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CA LIC. 01349816

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**RETAIL SPACE AVAILABLE
BETWEEN STARBUCKS
& SUBWAY**



**RETAIL SPACE AVAILABLE
BETWEEN SOUL HOUSE YOGA
& SUSHI FRESH VENTURA**

- Busy Vons & CVS anchored neighborhood shopping center centrally located near rooftops, schools, post office and office buildings
- Centrally located on the corner of S. Victoria & Telegraph Road, Victoria Plaza is visible to 60,000+ cars per day
- ±10.5 acre shopping center with 4.5/1,000 parking ratio

Join these merchants



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

Available

Available Immediately • Suite 6128-A • ±1,931 SF
\$3.00/SF NNN (\$0.61/SF)

Available w/ Notice • 6120 Telegraph Rd., Suite A
±1,025 SF (2nd Generation Restaurant)

Available Now • 5928 Telegraph Rd • ±2,200 SF
\$2.85/SF NNN (\$0.44/SF)

Available 7/1/2026 • 6048 Telegraph Rd., Suite B • ±1,184 SF

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That says 2nd generation restaurant.
On the 2nd page on the bottom in parenthesis it says (2nd gen)

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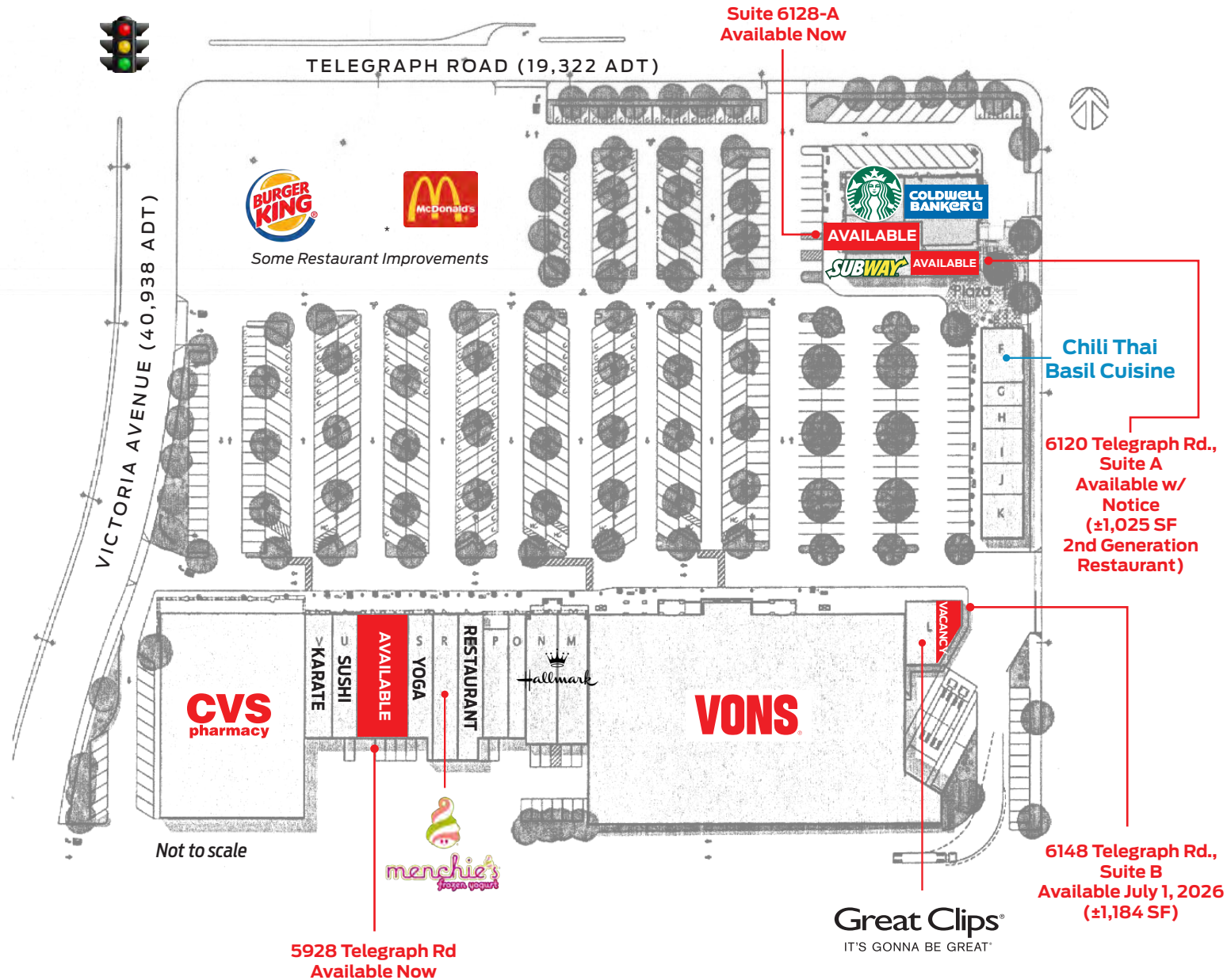
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Demographics

| 2025 Estimates | 1 MILE | 2 MILES | 3 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 14,609 | 47,564 | 73,220 |
| Average Household Income | \$131,587 | \$135,522 | \$137,250 |
| Daytime Population | 10,761 | 40,292 | 62,942 |

Source: Sites USA

Traffic Counts

| | |
|------------------|--------|
| Victoria Avenue: | 25,490 |
| Telegraph Road: | 19,248 |

Source: Sites USA



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