

# MONTALVO SQUARE

 1746 S. VICTORIA AVE.  
VENTURA, CA 93003 LAKEWOOD, CA 90712

Your one stop shopping convenience destination  
for daily needs and services.

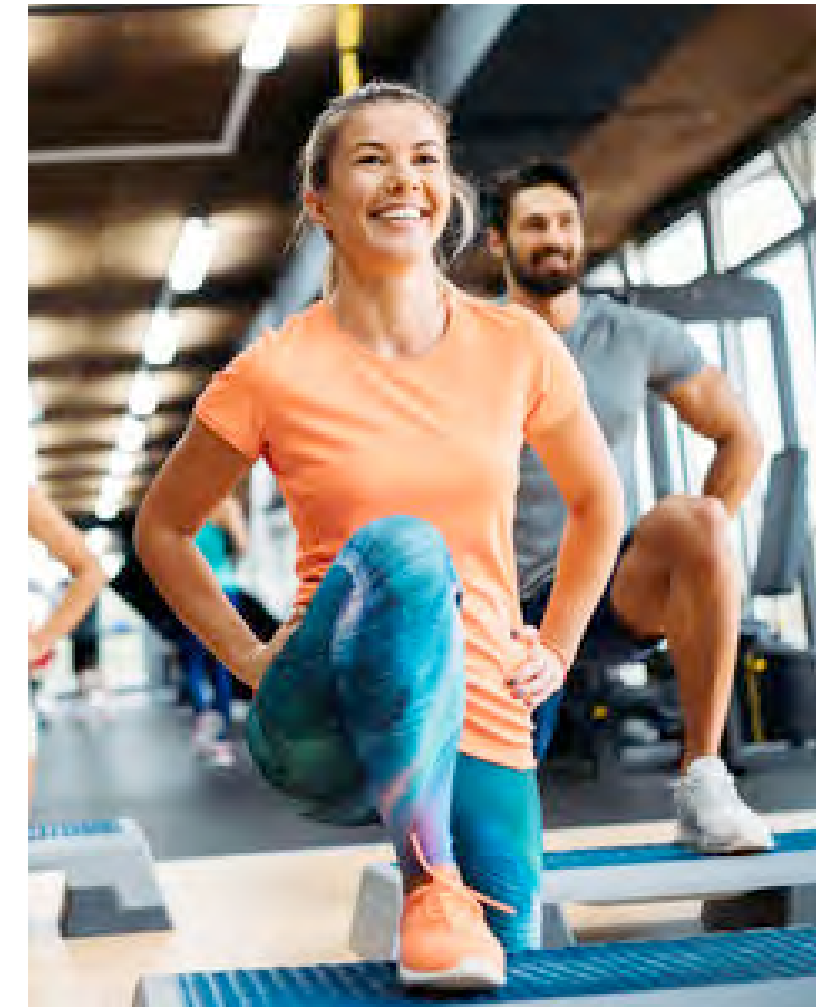
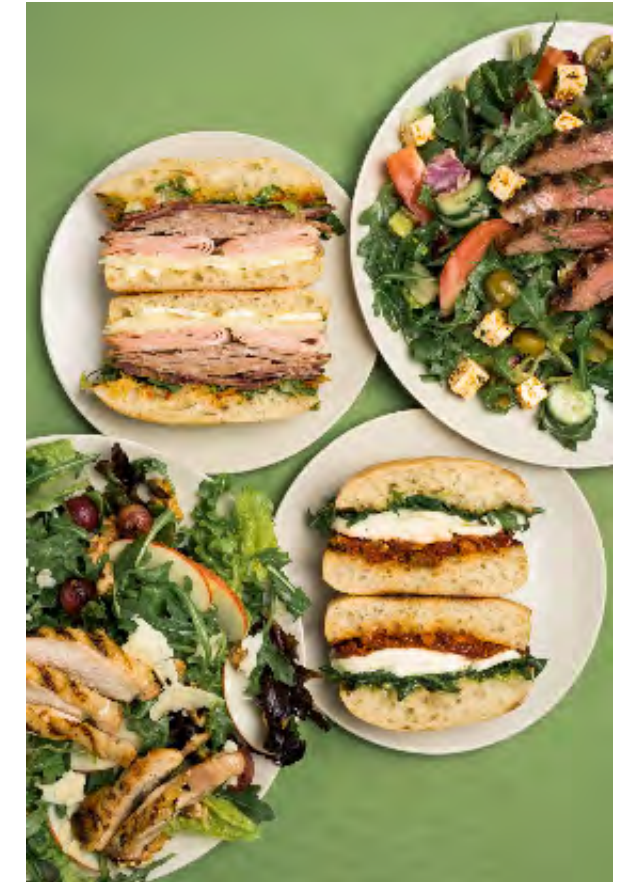
**DJM**



# THIS IS MONTALVO SQUARE

For over 25 years, Montalvo Square has served the neighborhood of Ventura. As a staple within the community, it is a mixed-use development featuring offices, services, restaurants, and shopping.

Montalvo Square remains the neighborhood staple it has always been — now reimagined with renewed energy, improved functionality, and a modern aesthetic that reflects the strength and vibrancy of the community it serves.



# PROPERTY FEATURES

- Major tenants include CVS, Ralphs, LA Fitness, and Coffee Bean & Tea Leaf.
- Premier Mixed-Use/Office Retail Complex Located in the heart of Ventura's Commercial/Government Center corridor.
- Easy access to the 101 and 126 freeways.
- Well maintained grounds with lush landscaping and waterscape features. outdoor seating, picnic areas and meandering walkways across property.



# MONTALVO SQUARE

## BY THE NUMBERS



**218,075 SF** Owned GLA



ANNUAL VISITS  
**2.7M**



POPULATION  
**215,649**  
within 5 mile radius



MEDIAN HH INCOME  
**\$104,547**  
within 5 mile radius



CARS PER DAY ALONG  
S. VICTORIA AVE:

**46,000**  
est. daily average



AVG. HOME COST  
**\$861,889**  
in Ventura, CA

Sources: Claritas, CoStar, Placer.ai, Zillow home value index



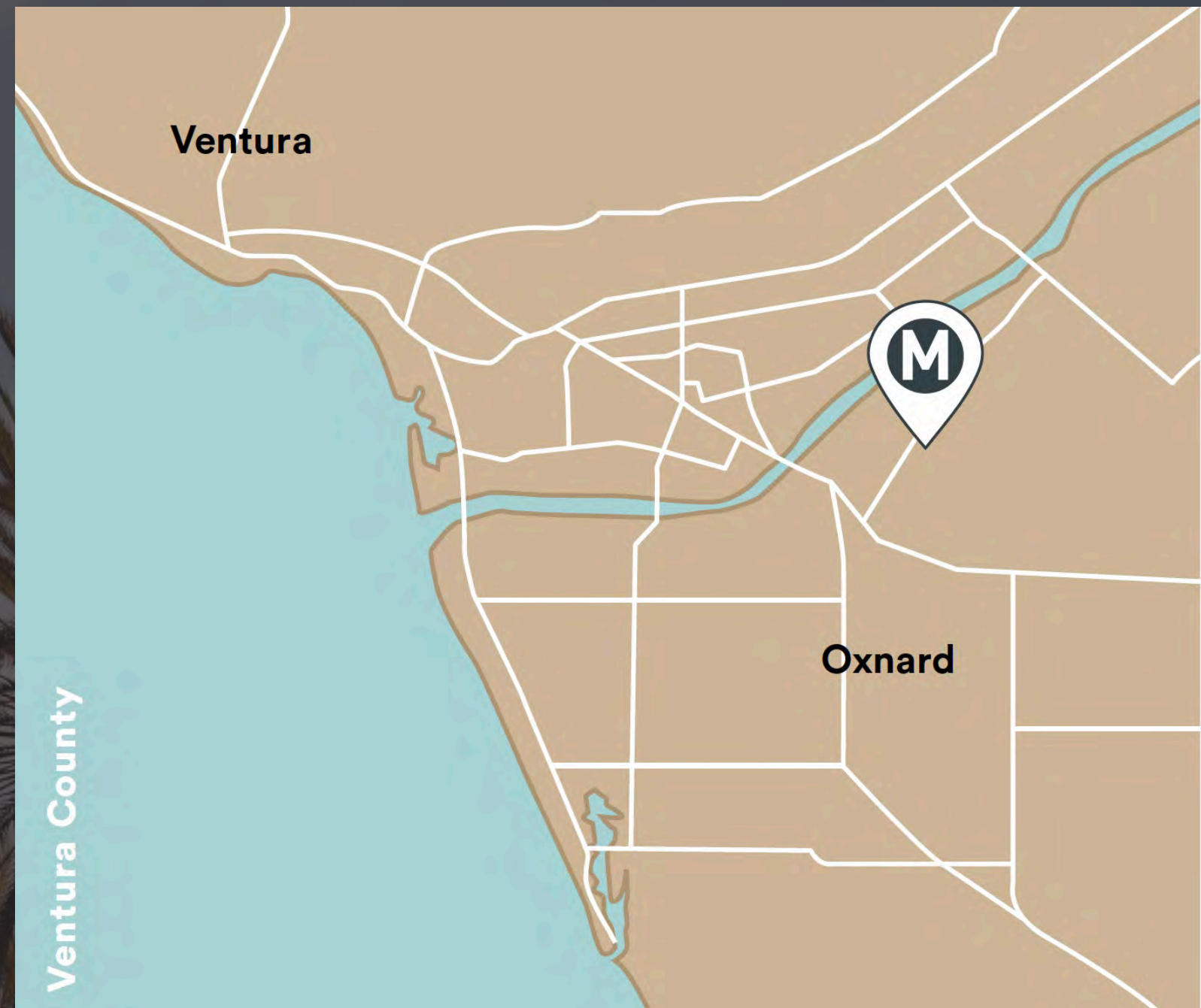


# WELCOME TO VENTURA, CA

Montalvo Square is located in Northern Los Angeles, perfectly nestled in the center of Ventura between popular tourist destinations, attractive family beaches, and major communities of Oxnard and Ventura proper. Montalvo Square is strategically located within one mile of the intersection of the Ventura 101 Freeway and the Santa Paula

126 Freeway. Traffic count for these thoroughfares combined is approximately 200,000 average daily trips! Montalvo Square Shopping Center is 218,075 sq ft of mixed-use shopping featuring many national brands for our daily shoppers.

Ventura is a California coastal city northwest of LA and is best known for its beautiful beaches and wooden pier. Bordered by Oxnard and Thousand Oaks, Ventura has a growing population of over 110,000 residents. Ventura is a bustling suburban area with a diverse mix of restaurants, retail, office, and industrial developments. Ventura has many draws that bring visitors and locals alike,



**MONTALVO  
SQUARE**

# MONTALVO SQUARE

VENTURA, CALIFORNIA



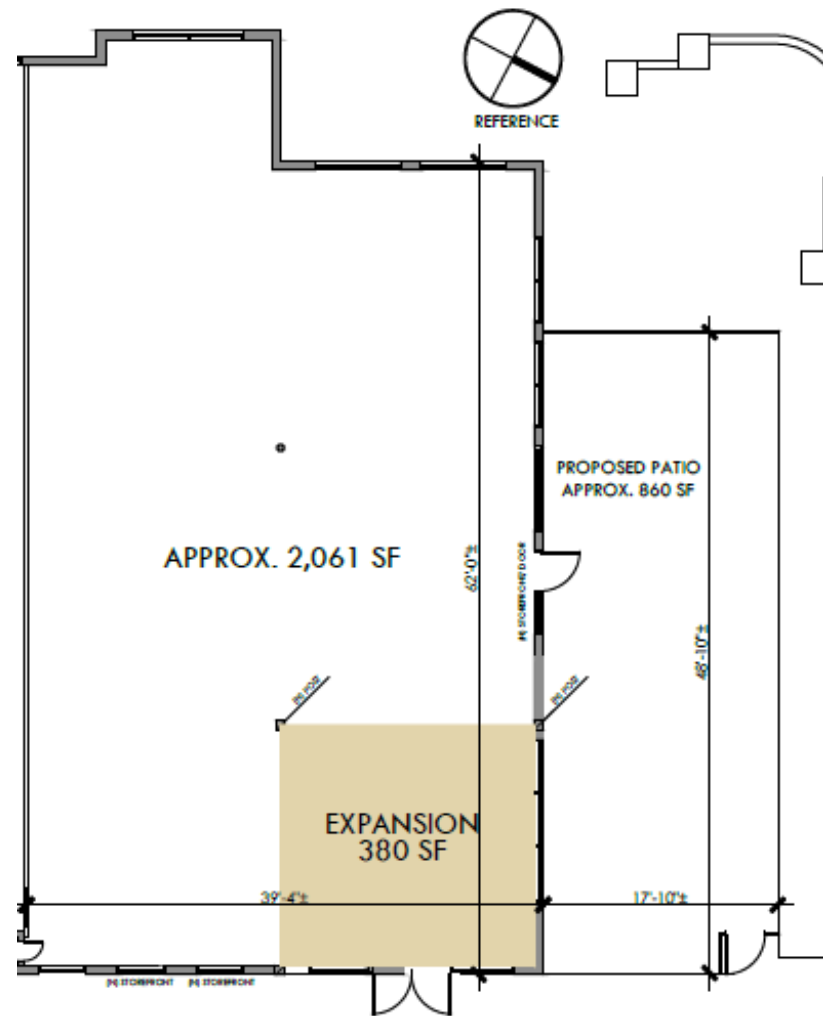
Where People Thrive  
OCT. 15, 2025

PROGRAM DATA	
TOTAL SQ. FT.:	218,075
PARKING	827 STALLS
H/C PARKING	33 STALLS
TOTAL PARKING	860 STALLS

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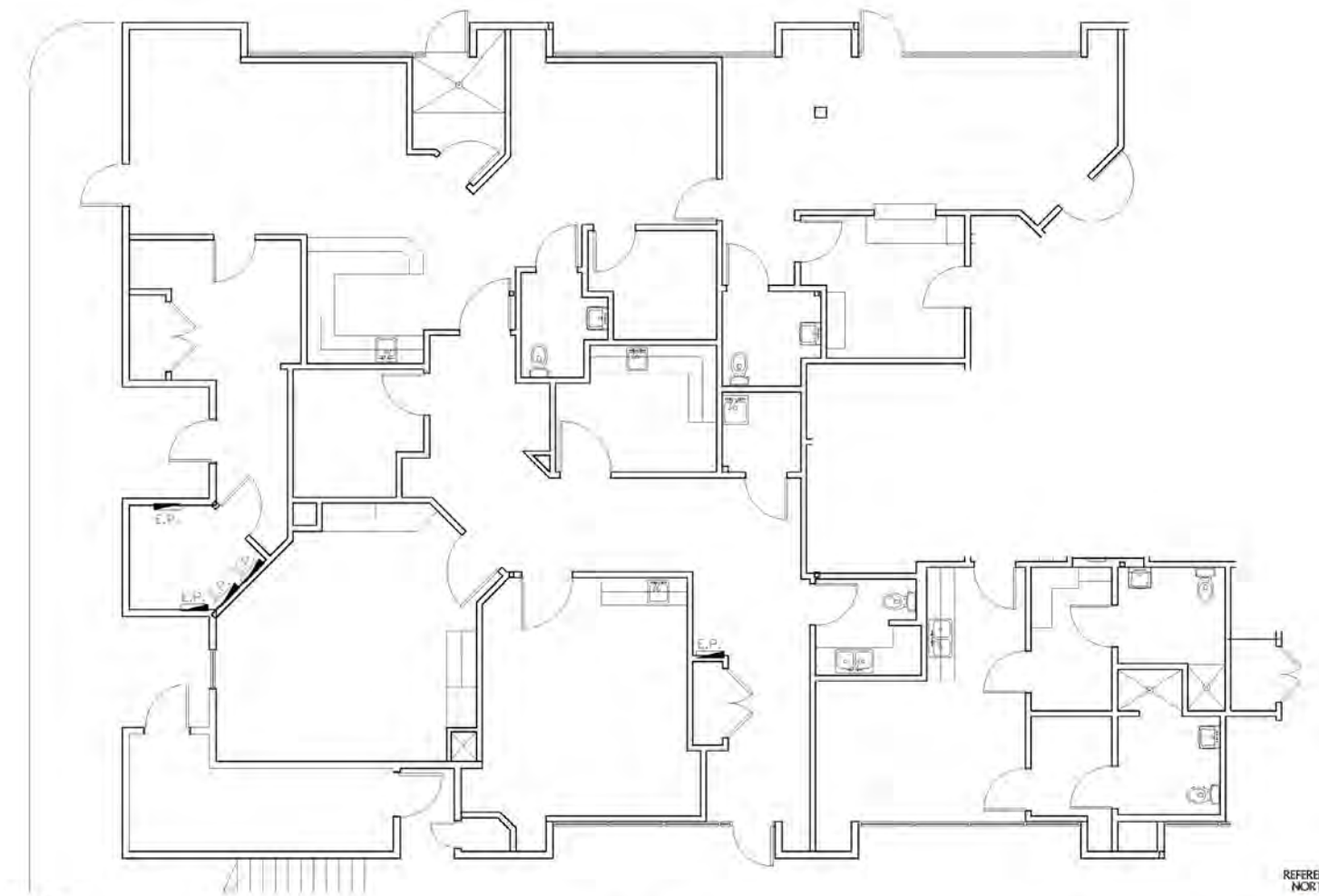


# RESTAURANT SPACE AVAILABLE

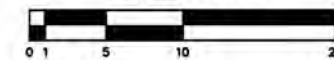


# MONTALVO SQUARE SUITE 1752-A 4,153 SF

This space was previously Ventura Surgery Center and is still set up as a surgery center with all the built-out rooms and restrooms. Landlord can deliver the space as-is or demo the space to meet your needs.

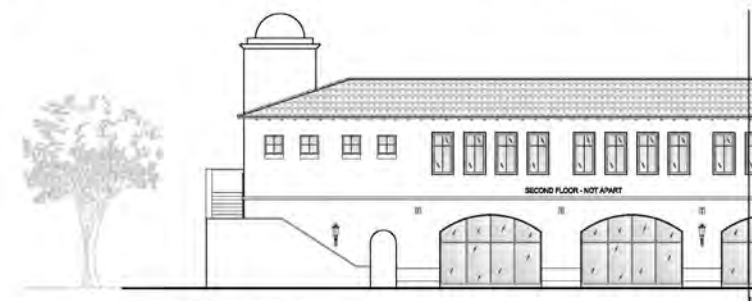


SUITE 1752-A  
4,153 S.F.



NORTH ELEVATION

EAST ELEVATION

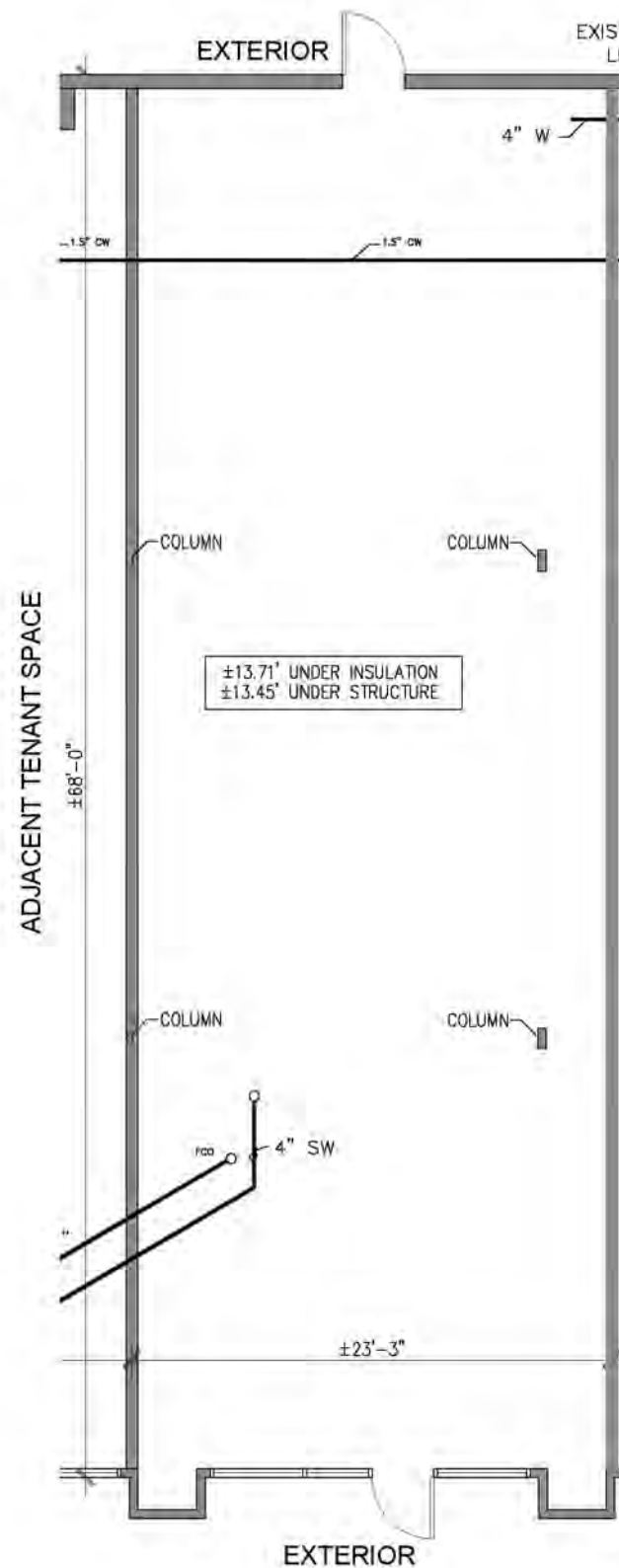


WEST ELEVATION

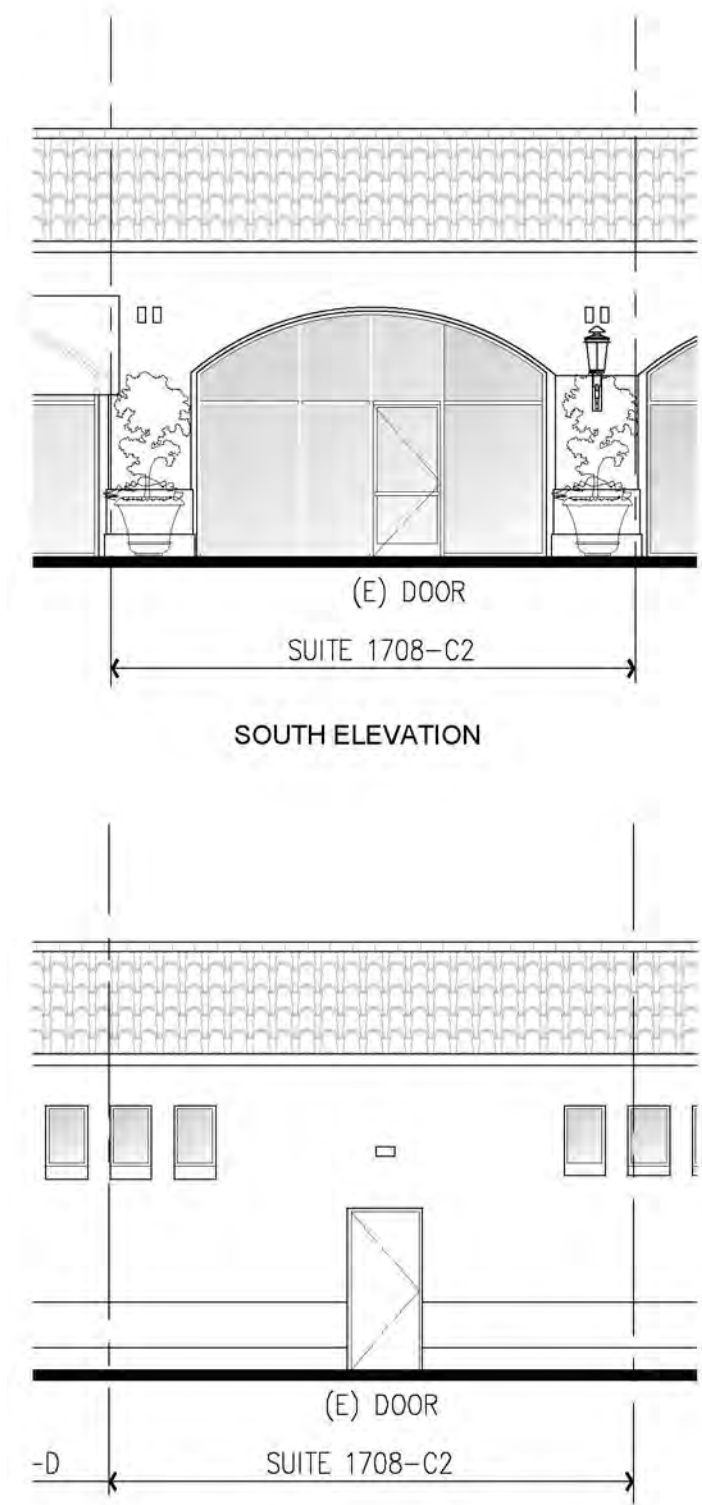
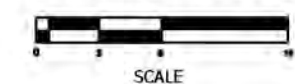
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# MONTALVO SUITE 1708 SQUARE 1,609 SF

This is in between Cottage Hospital and Crumbl Cookies on our pad space off of Victoria Ave. The space currently is in a vanilla shell condition.

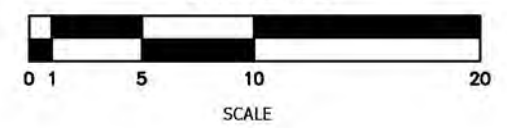


SUITE C2  
APPROX. 1,609 SF



SOUTH ELEVATION

NORTH ELEVATION



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SQUARE**