

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.

2ND GENERATION FOOD AND DENTAL SPACE AND SMALL RETAIL SPACES AVAILABLE

FOR LEASE
GROCERY OUTLET & GOODWILL
ANCHORED CENTER
THE ONLY GROCERY ANCHORED CENTER IN EAST VENTURA

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

MEDICAL & RETAIL SPACES

CENTRAL PLAZA

9300 Telephone Road | Ventura | CA



±1,600 SF | RETAIL SPACE

±2,175 SF | SHELL CONDITION IDEAL FOR VETERINARIAN, PET SUPPLY, WATER STORE



±900 SF 2ND GENERATION DENTAL SPACE WITH UPDATED FINISHES



±900 SF SHELL CONDITION

±900 SF OFFICE BUILD-OUT IDEAL FOR INSURANCE, CHIROPRACTOR, REAL ESTATE, HEARING AIDS

FOR LEASE
MEDICAL & RETAIL SPACES

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±1,600 SF Food space with hood and grease trap, ideal for Chinese, Sushi, Thai, Burgers, Breakfast, BBQ, Coffee

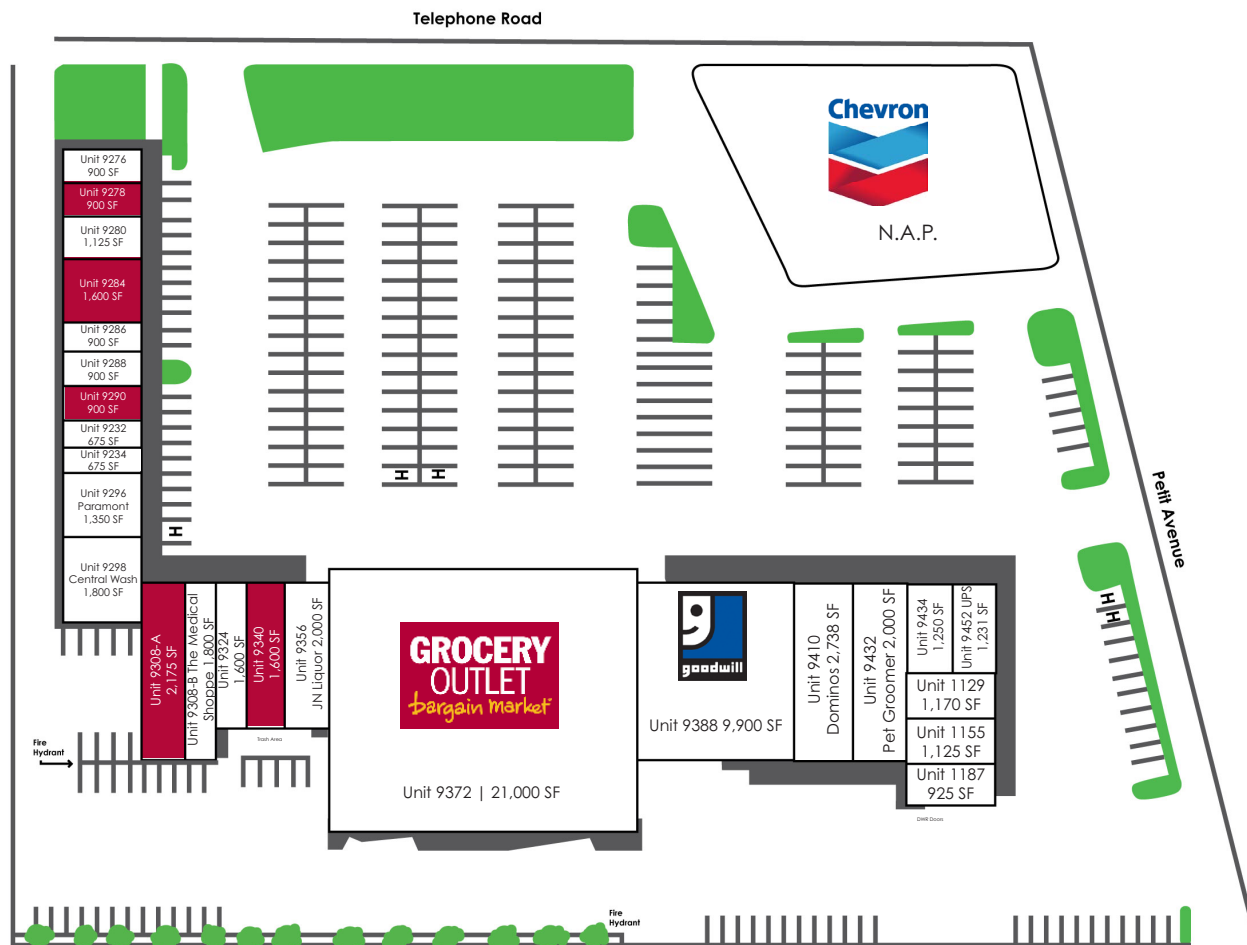
FOR LEASE

MEDICAL & RETAIL SPACES

Site Plan

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CURRENT TENANTS

RETAIL

- Grocery Outlet
- Goodwill Store
- UPS Store
- Metro PCS
- Medicine Shop
- Paramount Cleaners
- Just For Kicks Karate
- Bow Wow Pet Grooming

RESTAURANTS

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

IDEAL TENANTS

- Dentist
- Urgent Care
- Physical Therapy
- Chiropractor
- Optometrist
- Insurance
- Pet Supply
- Medical Supply
- Pawn Shop
- Check Cashing
- Food/Restaurant Uses:
Chinese, Sushi, Thai, Burgers,
Breakfast, BBQ, Coffee

FOR LEASE

MEDICAL & RETAIL SPACES

Aerial Map

CENTRAL PLAZA

9300 Telephone Road | Ventura | CA



FOR LEASE

MEDICAL & RETAIL SPACES

Residential Development Map Legend/ Demographics

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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 Con-struction
I	NORTHBANK	198	Planning Process

Information Per City of Ventura Community Development

DAYTIME EMPLOYMENT

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

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2020 Population	82,874	175,532	445,641
2025 Population	82,093	172,914	444,017
2030 Population Projection	81,666	171,794	442,310
2020 Households	28,798	56,437	139,931
2025 Households	28,422	55,617	140,246
Avg Household Income	\$130,793	\$129,866	\$123,577
Median Household Income	\$107,707	\$106,317	\$98,357

CONSUMER SPENDING (TOTAL SPENDING)

	3 MILE	5 MILE	10 MILE
Apparel	\$55,859,021	\$112,993,762	\$280,947,665
Entertainment, Hobbies & Pets	\$159,270,568	\$307,773,054	\$759,122,079
Food & Alcohol	\$291,147,086	\$576,764,229	\$1,434,180,860
Household	\$185,295,527	\$356,954,660	\$867,355,050
Transportation & Maintenance	\$280,418,682	\$565,863,605	\$1,405,751,434
Health Care	\$50,760,880	\$97,878,629	\$242,738,033
Education & Daycare	\$78,476,786	\$152,813,077	\$367,079,751
Total Specified Consumer Spending	\$1,101,228,550	\$2,171,041,016	\$5,357,174,872