

For Sublease

Walmart-Achored Shopping Center

1739 S Victoria Ave.
Ventura, CA 93003



Walmart 

Colliers



Property Overview

- 19,295 SF available
- Walmart-anchored shopping center
- Located on Victoria Avenue with easy access to Ventura Freeway
- Ample store frontage and facade signage potential
- Shopping center tenants include Trader Joe's, IHOP, GNC, and Carl's Jr.

The 19,295 sq. ft. building for sublease is located in The Ventura Shopping Center.

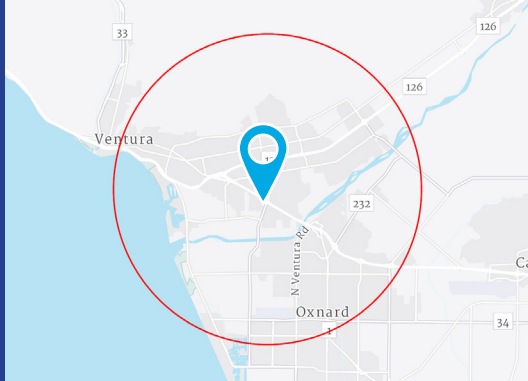


Price: **\$14.50/SF NNN**

colliers.com/1094584

Population Trends & Key Indicators

1739 S Victoria Ave, Ventura, California, 93003 | 5 mile radius



212,781	68,301	3.07	36.3	\$83,141	\$602,326	104	78	81
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$12,144

Avg spent on mortgage & basics



30.4%

Percent of income for mortgage

Population by generation



5.4%

Greatest gen: born 1945/earlier



18.6%

Baby boomer: born 1946 to 1964



19.3%

Generation x: born 1965 to 1980



26.5%

Millennial: born 1981 to 1998



23.6%

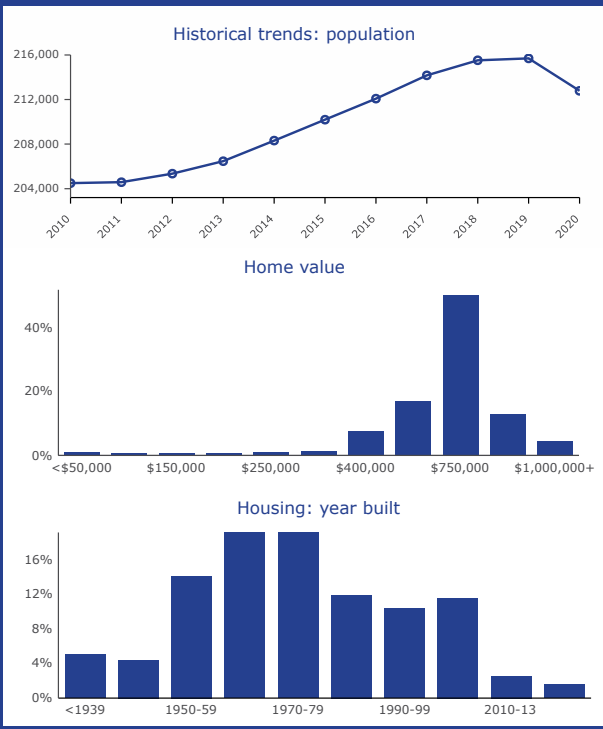
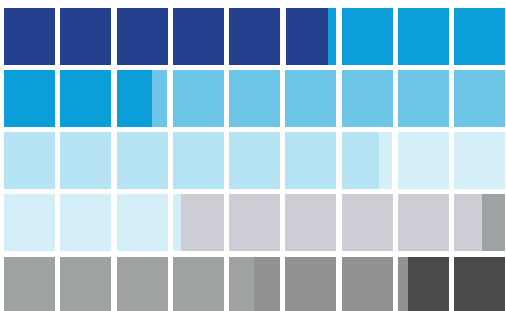
Generation z: born 1999 to 2016



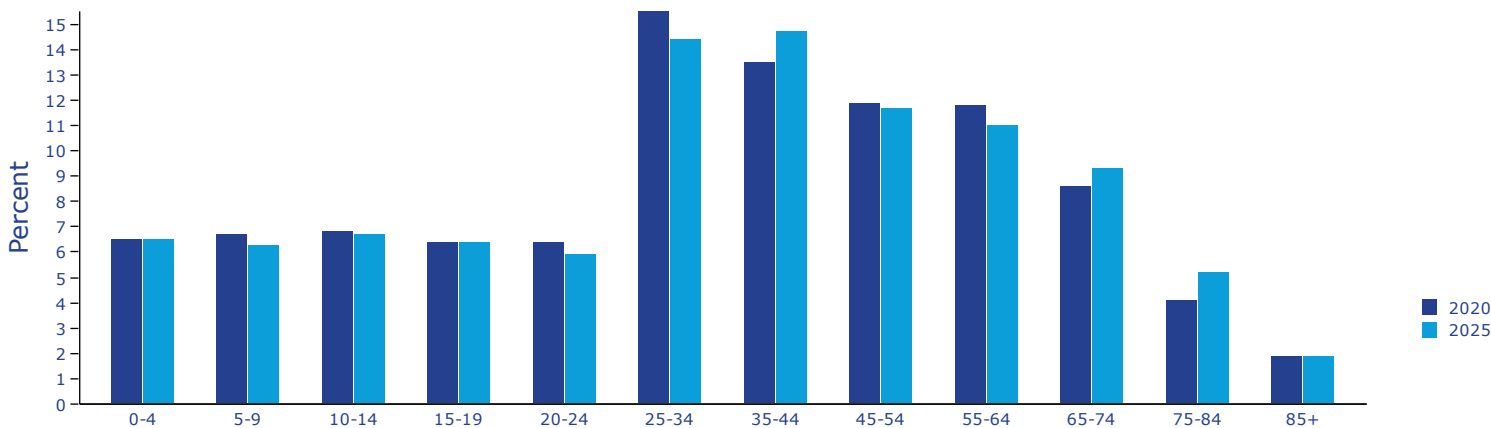
6.5%

Alpha: born 2017 to present

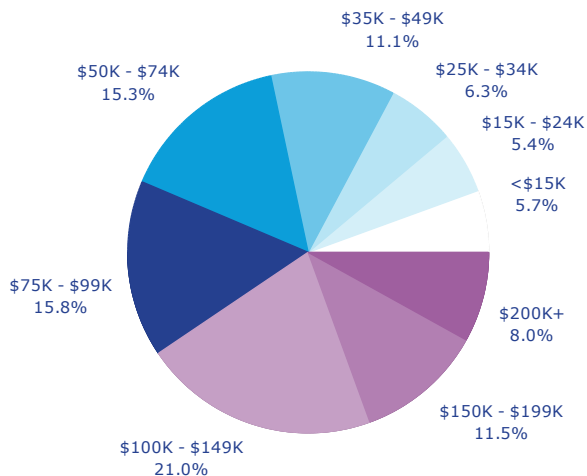
Population by age



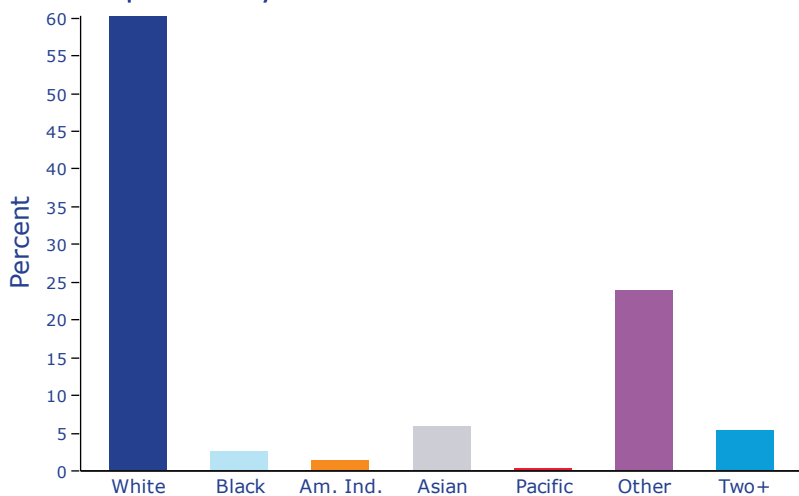
Population by Age



2021 Household Income



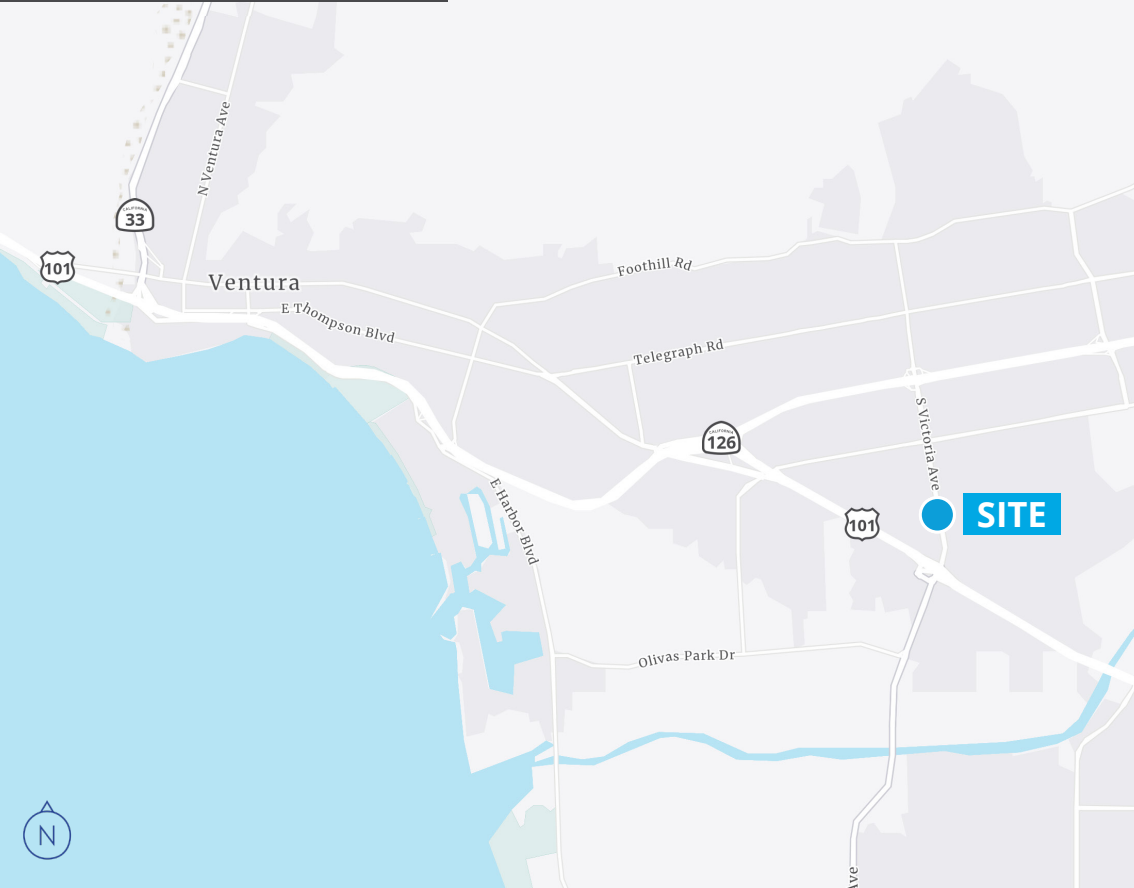
2021 Population by Race



U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series



Approximately 63 Miles
to Los Angeles, CA



Contact us:

Cody Persyn
Senior Vice President
+1 713 830 2194
cody.persyn@colliers.com

Colliers
1233 West Loop South
Suite 900
Houston, TX 77027
colliers.com

