



CURRENT LISTINGS SNAPSHOT

VENTURA COUNTY, CALIFORNIA

FOR SALE OR LEASE

CAMARILLO

FOR LEASE



CAMARILLO TOWN CENTER WEST - CAMARILLO

415 W. Ventura Boulevard/101 Ventura Freeway West of Las Posas
AVAILABLE - 2,464 Square Foot End Cap Unit

- Prime 2,464 square foot end cap unit anchored by Home Depot
- Excellent freeway visibility, building signage and access (new freeway interchange west of site currently under construction in addition to Las Posas interchange east of property)
- Adjacent to Camarillo Town Center anchored by Target, Ross, Sports Authority, Staples, BevMo, Pier 1 Imports and Petco. Next to the future Paseo Camino Real Shopping Center north of property anchored by a proposed Kohl's, and within close proximity to Camarillo Premium Outlets

OXNARD

FOR SALE OR LEASE



MARKET PLACE - ANCHOR - OXNARD

1721 E. Ventura Boulevard/Ventura 101 Freeway at Ventura Boulevard
AVAILABLE - Prime 50,040 Square Foot Anchor Retail Space

- Conveniently located at the Ventura 101 Freeway between Rose Avenue and Rice Avenue within the Oxnard Retail Corridor
- Situated in the retail hub of West Ventura County, located in the Market Place Shopping Center within close proximity to Guitar Center, Fry's, Costco, Oxnard Auto Mall and the Topa Financial Plaza
- Prominent freeway pylon signage available

FOR LEASE



MARKET PLACE - SHOPS - OXNARD

1991 E. Ventura Boulevard/Ventura 101 Freeway at Ventura Boulevard
AVAILABLE - 1,856 Square Foot End Cap Unit

- Conveniently located at the Ventura 101 Freeway between Rose Avenue and Rice Avenue within the Oxnard Retail Corridor
- Located in the primary entrance to the Market Place Shopping Center with tenants including, Fry's, Sport Chalet, Marshall's, 99 Cent Store, Urban Home, David's Bridal, Anna's Linens, Red Lobster, El Torito, Ashley Furniture (coming soon) and Guitar Center
- In close proximity to Costco and the Oxnard Auto Mall

FOR LEASE



SHOPPING AT THE ROSE - OXNARD

2241 N. Rose Avenue/101 Ventura Freeway at Rose Avenue
AVAILABLE - 17,360 SF Front Pad Building with Monument Signage; 2,000 SF Unit next to Vons and 8,758 Square Foot Unit (Divisible)

- 550,000 + square foot power center anchored by Wal-Mart (newly expanded), Sam's Club, Vons, Sport Authority and Ross. Across the street from Shopping at the Rose II with Best Buy, Babies R Us and Office Maxx
- Strategically positioned within West Ventura County's Retail Corridor at the Ventura 101 Freeway and Rose Avenue in Oxnard
- Located in close proximity to Costco, Fry's, Marshall's, Ashley Furniture (coming soon), Guitar Center, Oxnard Auto Mall, Tapo Financial Plaza, Fresh & Easy, Walgreens and Wells Fargo
- Excellent freeway visibility and access



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OXNARD GATEWAY PLAZA - OXNARD

300 W. Esplanade Drive/Ventura 101 Freeway at Vineyard Avenue
AVAILABLE - New Redevelopment - Sub Anchor and Retail Shop Spaces
 18,432 SF Pad; 9,120 SF, 41,529 SF and 6,695 SF Retail Spaces (Divisible)

- Shopping center is anchored by Food 4 Less
- Located within Oxnard's "Golden Triangle" in the retail hub of West Ventura County with close freeway access
- Across the street from the 45-acre, 550,000 square foot Esplanade Power Center anchored by Home Depot, Nordstrom Rack, Bed Bath & Beyond, TJ Maxx, Cost Plus World Market, Staples, Ulta, Party City and other quality tenants; Within close proximity to Topa Financial Plaza

FOR LEASE



ESPLANADE WEST - OXNARD

360-370 W. Esplanade Drive/Ventura 101 Freeway at Vineyard Avenue
AVAILABLE - Up to 11,748 Square Foot Unit (Divisible)

- Located in Oxnard's "Golden Triangle" within West Ventura County's Retail Corridor along Esplanade Drive and Oxnard Boulevard with close freeway access
- Directly across the street from the 45-acres, 550,000 square foot Esplanade Power Center anchored by Home Depot, Nordstrom Rack, Bed Bath & Beyond and other quality retailers. In close proximity to Food 4 Less and the Topa Financial Plaza
- Excellent monument and pylon signage on Oxnard Boulevard

FOR SALE



FIVE POINT RETAIL CORNER - OXNARD

1101 S. Saviers Road/Intersection of Saviers Road, Wooley Road and Oxnard Boulevard
AVAILABLE - 65,425 Square Feet of Land for Sale

- Located on highly visible, high traffic corner at one of Oxnard's busiest intersections, across the street from CVS/ Pharmacy and Vallarta Market in Central Oxnard
- Access to strong daytime and residential population
- 65,425 square feet of land for Sale - Priced at \$3,750,000

VENTURA

FOR LEASE



PARADISE VICTORIA - VENTURA

1171 S. Victoria Avenue/SWC of Victoria Avenue and Telephone Road
AVAILABLE - 3,700 Square Foot Unit (Divisible)

- Paradise Victoria is within the retail hub of Ventura surrounded by financial institutions, offices, retail centers and the Ventura County Government Center with over 3,500 daytime employees
- Located on the west side of Victoria Avenue, south of Telephone Road with a conveniently signalized left turn lane directly into the shopping center
- Direct access from Ventura 101 Freeway and CA Highway 126 to Victoria Avenue feeding the majority of the population in the city



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FOR SALE



PARADISE VICTORIA - VENTURA

1145 & 1171 S. Victoria Avenue/SWC of Victoria Avenue and Telephone Road
AVAILABLE - FOR SALE - Fully Leased NNN Retail Leased Investment

- Rare opportunity to own a prime Ventura retail investment property
- 100% occupied investment with national tenants like Rabobank, Chipotle and T-Mobile
- Strategically located along Ventura's busiest arterial

FOR LEASE



TELEPHONE ROAD PLAZA - VENTURA

SEC of Telephone Road and Main Street

AVAILABLE - 1,088 SF Unit, Two - 3,200 SF Units (Can be combined = 6,400 SF Unit)

- 450,000 square foot retail power center anchored by Burlington Coat Factory, Dollar Tree, Regency 6 Theatres and Winco Foods (Coming Soon)
- Prime Ventura retail location within close proximity to Ventura Gateway Center, Target Center and Poinsettia Plaza with tenants including, Target, Bed Bath & Beyond, Ross, Office Depot, Barnes & Noble, Kohl's, Michael's, Pier 1, Ethan Allen and other quality retailers
- Great visibility in high traffic intersection with excellent freeway access

FOR LEASE



POINSETTIA PLAZA & MAIN STREET RETAIL - VENTURA

SWC of Telephone Road and E. Main Street

AVAILABLE - 1,177 SF, 2,903 SF, 5,913 SF and 6,000 SF Units

- 153,205 square foot retail center anchored by Ross, Petco, Office Depot and Lamps Plus
- Prime Ventura retail location within close proximity to Ventura Gateway Center, Target Center and Telephone Road Plaza with tenants including, Target, Bed Bath & Beyond, Ross, Barnes & Noble, Kohl's, Michael's, Pier 1, Ethan Allen and other quality retailers
- Great visibility in high traffic intersection with excellent freeway access

FOR LEASE



PEP BOYS CENTER - VENTURA

4001 - 4017 E. Main Street

AVAILABLE - 3,000 SF Unit and 4,000 SF Unit (can be combined = 7,000 SF Unit)

- Located in Ventura's Community Retail Hub in close proximity to tenants including Target, Bed Bath & Beyond, Big 5, Ross, Petco, Kohl's and other national retailers
- Great visibility in high traffic thoroughfare with excellent freeway access



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DOWNTOWN - VENTURA

60 S. California Street
AVAILABLE - LEASED

- Prime restaurant & retail space on ground floor of newly built four level multi-tenant building
- Connects to multi-level parking structure - Reserve Parking Available
- Highly visible location in Historic Downtown Ventura with shops, restaurants, bars, hotels and Ventura Beach Promenade within walking distance
- Tourist destination with convenient freeway access
- Close proximity to well known Ventura County entertainment venues including, Century 10 Theaters, The Majestic Ventura Theater, Seaside Park and The Livery Theater

FOR SALE OR LEASE



RESTAURANT OPPORTUNITY - VENTURA



725 S. Victoria Avenue
AVAILABLE - 6,040 SF Free-Standing Restaurant Building

- Prime fully-fixturized former Acapulco Restaurant building consisting of approximately 6,040 square feet on Victoria Avenue - One of Ventura's busiest thoroughfares
- Directly across the street from Ventura County Government Center with over 3,500 employees and in close proximity to several businesses with excellent daytime employment
- Convenient access from the Ventura 101 Freeway and CA Highway 126

FOR SALE



RESTAURANT OPPORTUNITY - VENTURA

1295 S. Victoria Avenue
AVAILABLE - +76,230 SF Land Area/±10,139 SF Free-Standing Restaurant Building

- Fee simple property located along Victoria Avenue - one of Ventura's busiest streets
- Rare opportunity to acquire a rarely traded single tenant triple net leased investment in the highly desirable coastal City of Ventura, California
- Marie Callender's corporate signature on the lease

THOUSAND OAKS

FOR LEASE



THE VILLAGE AT NEWBURY PARK - THOUSAND OAKS

1015-1025 Broadbeck Drive/Ventura 101 Freeway at Wendy Drive
AVAILABLE - 2,825 SF Restaurant Space with Patio Area; 910 SF & 2,400 SF Units (can be combined)

- Highly visible power center anchored by Target, Home Depot, Staples and Petsmart
- Convenient access from the Ventura 101 Freeway at Wendy Drive
- Located in the dynamic, affluent, high growth, high income Thousand Oaks/Newbury Park trade area with excellent daytime population of over 20,000 employees within a 3-mile radius - Close proximity to AMGEN



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SIMI VALLEY

FOR SALE



FAMOUS DAVE'S RESTAURANT BUILDING - SIMI VALLEY

1229 Simi Town Center Way

AVAILABLE - SOLD

- Fee simple property located at Simi Valley Town Center - Simi Valley's Regional retail hub
- Passive investment opportunity with minimal landlord responsibility
- Fifteen years absolute triple-net lease with 10% rental increases every five years

FILLMORE

FOR SALE



FILLMORE AUTO DEALERSHIP - FILLMORE



955 W. Ventura Street/CA Highway 126

AVAILABLE - 12,500 Square Foot Building on 2.6 Acres

- 12,500 square foot building on 2.6 acres - Former auto dealership with storefront showroom - ideal for retail space
- Multiple service bays for automotive use - can be converted to retail shops
- Excellent exposure, visibility and access along CA Highway 126
- Located within Heritage Valley, including Lake Piru and Santa Paula - Valley population over 60,000. Midway between Ventura and Santa Clarita Valley

OTHER CITIES

FOR LEASE



BUELLTON RESTAURANT BUILDING - BUELLTON



321 McMurray Road

AVAILABLE - 4,467 SF Free-Standing Restaurant Building

- Stand alone 4,467 square foot restaurant building next to Motel 6 and Taco Bell just off the 101 Freeway on Highway 246
- 101 Freeway pylon signage
- Located at the busy intersection of Highway 226 and McMurray Road
- Asking Rate: \$1.15 SF/NNN; 5 Year Lease Term

FOR SALE OR LEASE



LOMPOC RESTAURANT BUILDING - LOMPOC



1601 H. Street

AVAILABLE - 10,000 SF Free-Standing Restaurant Building

- Situation next to three major hotels and across from Albertsons Shopping Center
- Zoned Planned Commercial Development (PCD)
- Features banquet room, huge walk-in coolers, stainless steel kitchen fixtures, buffet islands and more
- Asking Rate: \$1,475,000; Lease Rate: Call listing agent



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TENANT REPRESENTATION:



LOWE'S HOME IMPROVEMENT

- Size: 11 - 12 Acres
- Territory: Ventura County, Santa Barbara County, San Luis Obispo and Monterey County
- Contact: Bill Hagelis - Bill@HagelisGroup.com



ISLAND'S RESTAURANTS

- Size: 5,000 - 5,500 SF
- Territory: Los Angeles County, Ventura County and Santa Barbara County
- Contact: Bill Hagelis - Bill@HagelisGroup.com



RALPHS GROCERY

- Size: 45,000 - 60,000 SF
- Territory: Ventura County, Santa Barbara County and San Luis Obispo County
- Contact: Bill Hagelis - Bill@HagelisGroup.com



FOOD 4 LESS

- Size: 72,000 - 84,000 SF
- Territory: Ventura County
- Contact: Bill Hagelis - Bill@HagelisGroup.com



FOODS CO

- Size: 72,000 SF
- Territory: Santa Barbara County and San Luis Obispo County
- Contact: Bill Hagelis - Bill@HagelisGroup.com



ACE HARDWARE STORE

- Size: 7,000 - 12,000 SF
- Territory: Los Angeles County, Ventura County and Santa Barbara County
- Contact: Rob Devericks - Rob@HagelisGroup.com



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TOTAL WOMAN GYM & DAY SPA

- Size: 11,000 - 15,000 SF
- Territory: Ventura County and Santa Barbara
- Contact: Linda Hagelis - Linda@HagelisGroup.com



YOGURTLAND

- Size: 1,000 - 1,500 SF
- Territory: Ventura County
- Contact: Rob Devericks - Rob@HagelisGroup.com



SHAKEY'S PIZZA PARLOR

- Size: 4,500 - 7,500 SF
- Territory: Ventura County
- Contact: Rob Devericks - Rob@HagelisGroup.com



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