



OFFICE/MEDICAL FOR LEASE



MONTALVO SQUARE

1708 – 1780 S. Victoria Ave | Ventura

OFFICE & MEDICAL LEASING

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CBRE



PROPERTY

HIGHLIGHTS

- + 218,075 SF Neighborhood center with retail and second floor office suites
 - + Office suites available from 791 SF up to 5,141 SF
 - + Major tenants include Ralphs, LA Fitness, CVS and Coffee Bean & Tea Leaf
 - + Well maintained grounds waterscape features, outdoor seating, picnic areas, and meandering walking paths throughout the property
 - + Easy access to the Ventura (101) and Santa Paula (126) Fwys
 - + Significant daytime population in the heart of Ventura's commercial / government center corridor
 - + High traffic, signalized intersection location
- + **OFFICE PRICING**
\$2.00 /SF, Modified Gross
(Tenants responsible for suite electricity and janitorial)
 - + **AVAILABILITY**
Office and medical units available

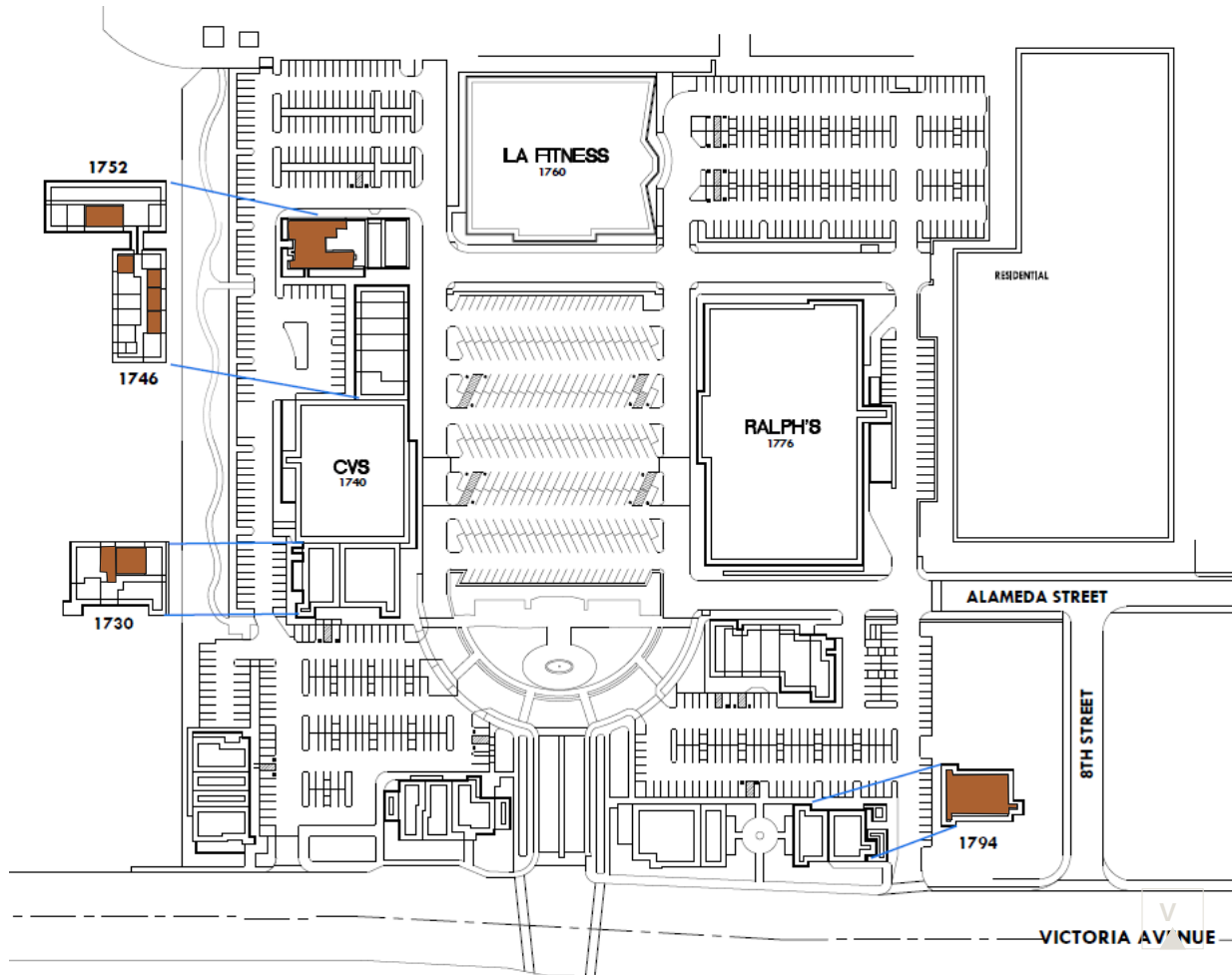
Retail Leasing Contact:
Jasmine Wescoast; 714 910 4631
jwescoast@djmcapital.com
 - + **TIMING**
Available immediately



SITE PLAN

MONTALVO SQUARE | VENTURA, CA

■ AVAILABLE
□ LEASED
■ COMING SOON



Office Availability

SUITE	SIZE	AVAILABILITY
1730-#210/215	1,174 SF	9/1/2027
1730-#225	791 SF	VACANT
1746-#200	670 SF	VACANT
1746-#230	918 SF	VACANT
1746-#250	918 SF	1/1/2027
1746-#270	945 SF	VACANT
1752-#220	1,185 SF	VACANT
1752-A	4,153 SF	VACANT
1794-#200	5,141 SF	2/1/2027

1730 S. Victoria Ave. #210/215

1,174 SF

SUITE DETAILS

- Professional office
- Contiguous to
1,965 SF
- Vacant

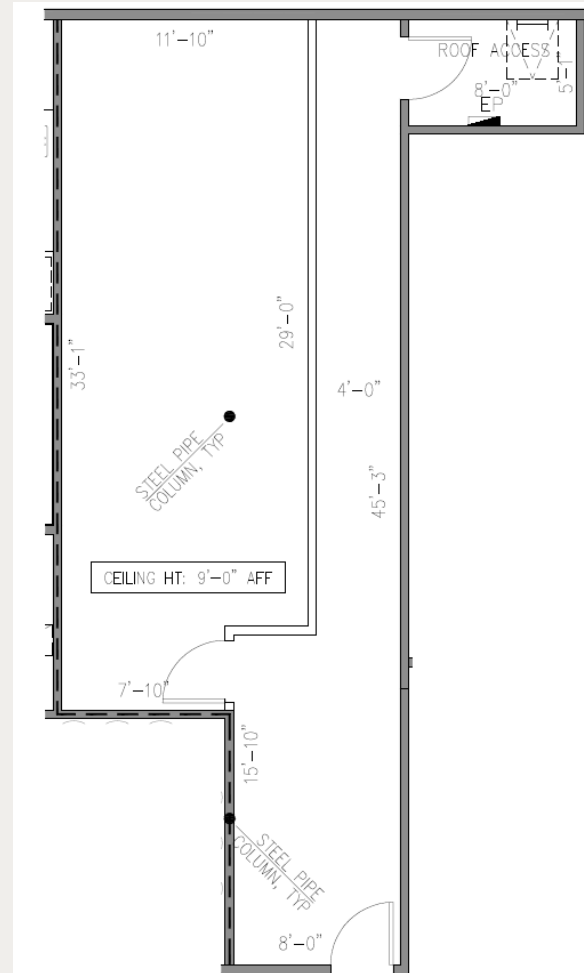
PLAN FORTHCOMING

1730 S. Victoria Ave. #225

791 SF

SUITE DETAILS

- Contiguous to 1,965 SF
- Vacant

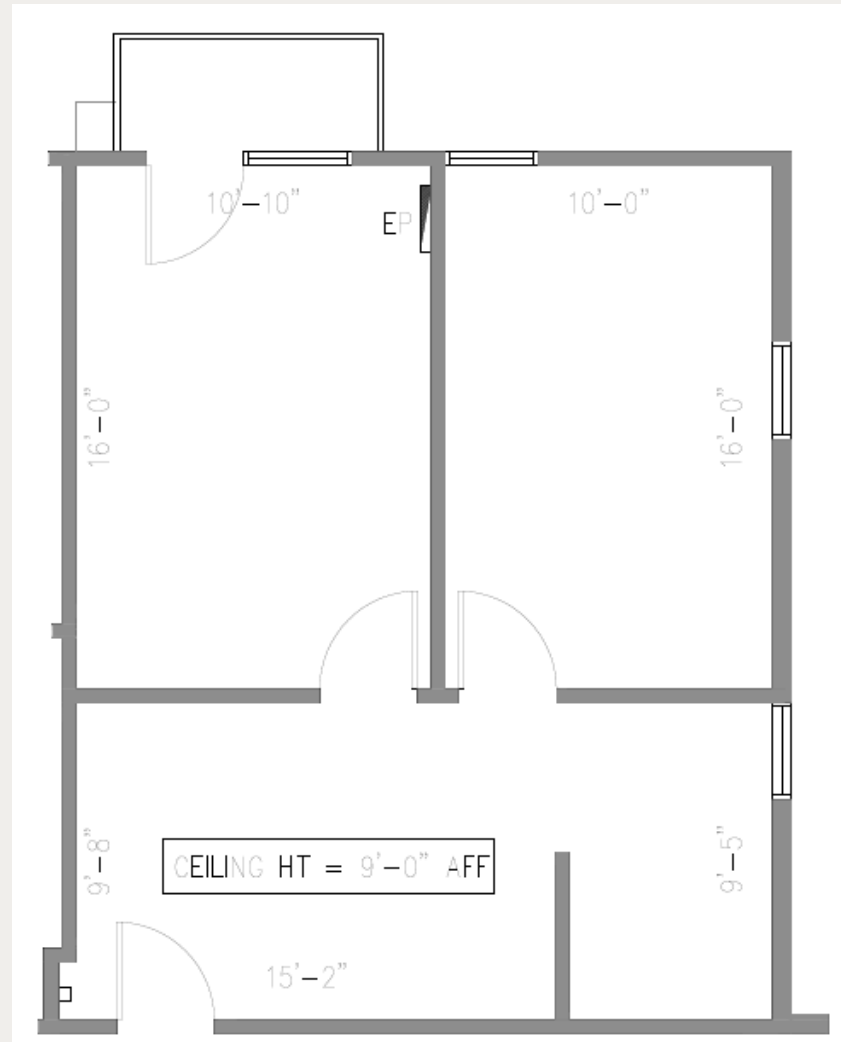


1746 S. Victoria Ave. #200

670 SF

SUITE DETAILS

- Professional office
- Vacant

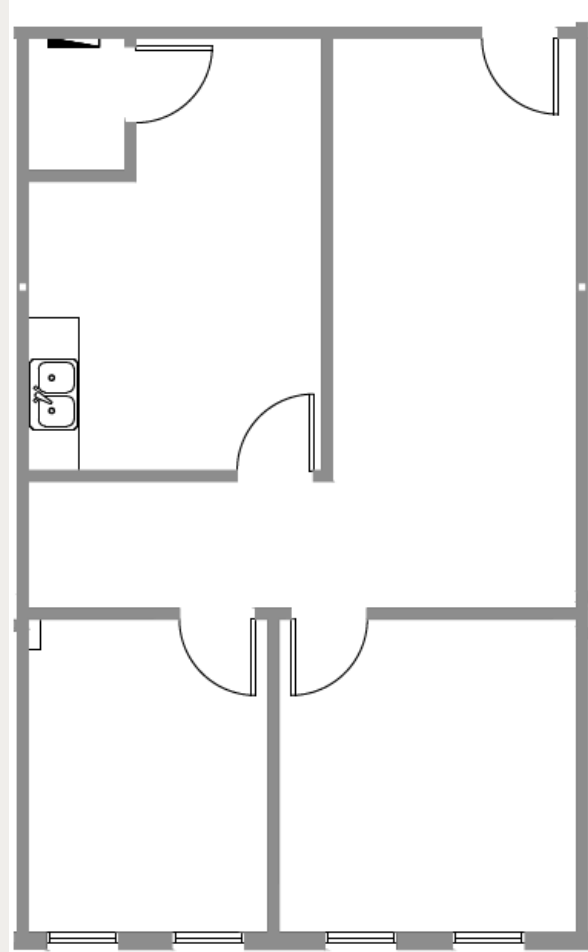


1746 S. Victoria Ave. #230

918 SF

SUITE DETAILS

- Professional office
- In-suite kitchenette
- Contiguous to 2,781 SF
- Vacant

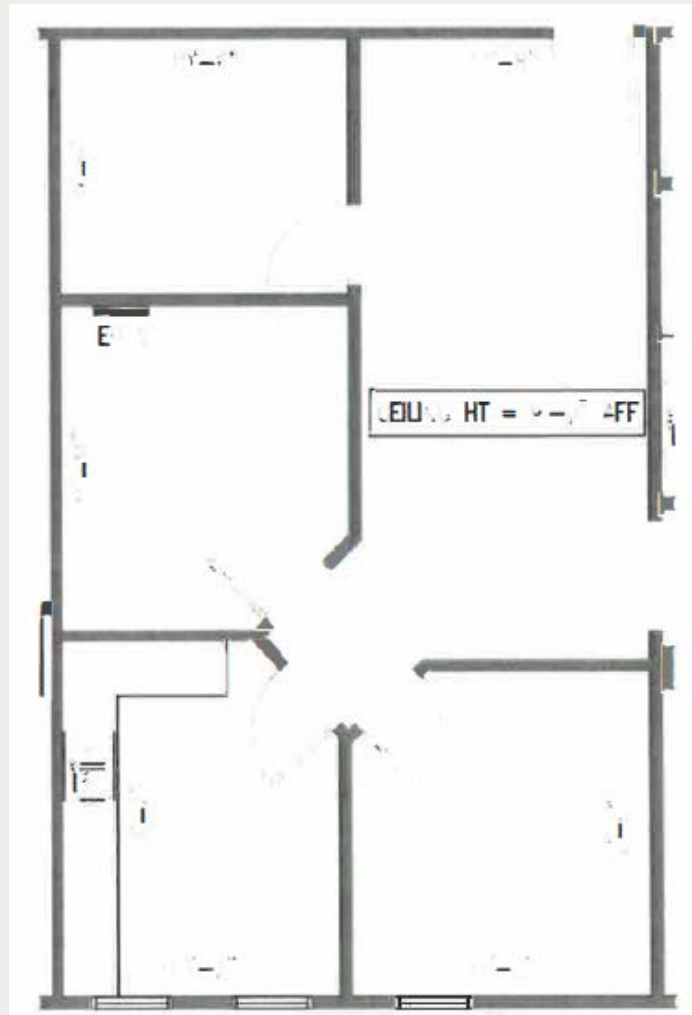


1746 S. Victoria Ave. #250

918 SF

SUITE DETAILS

- Professional office
- Contiguous to 2,781 SF
- Available Jan. 2027

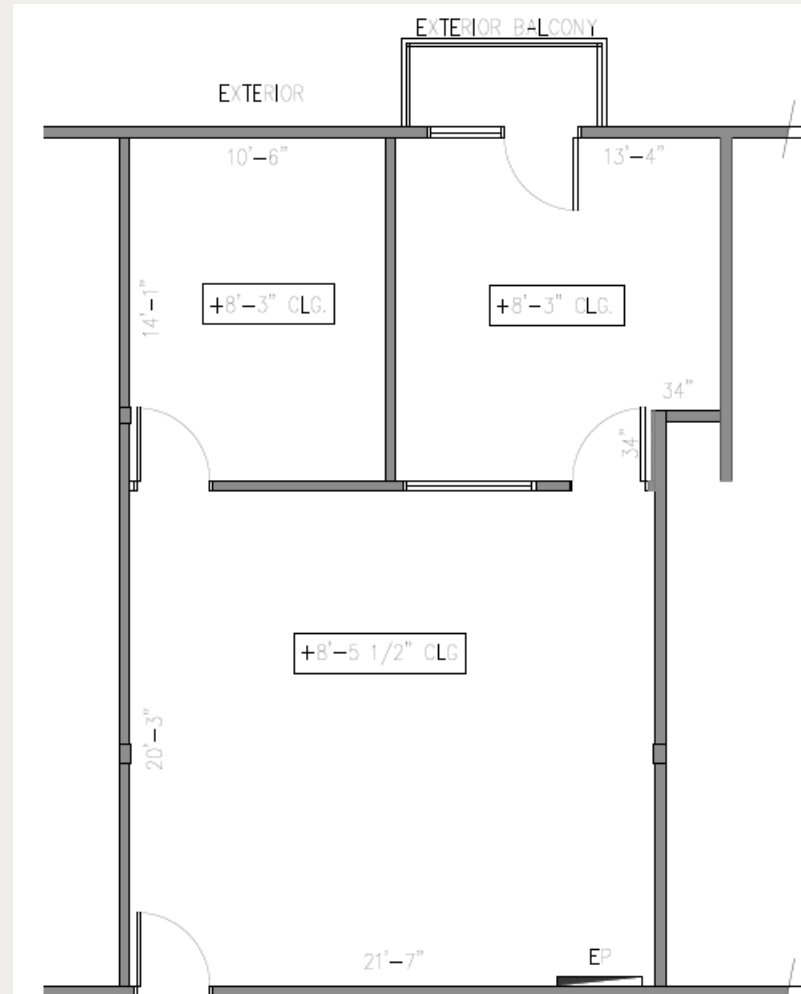


1746 S. Victoria Ave. #270

945 SF

SUITE DETAILS

- Professional office
- Contiguous to 2,781 SF
- Vacant

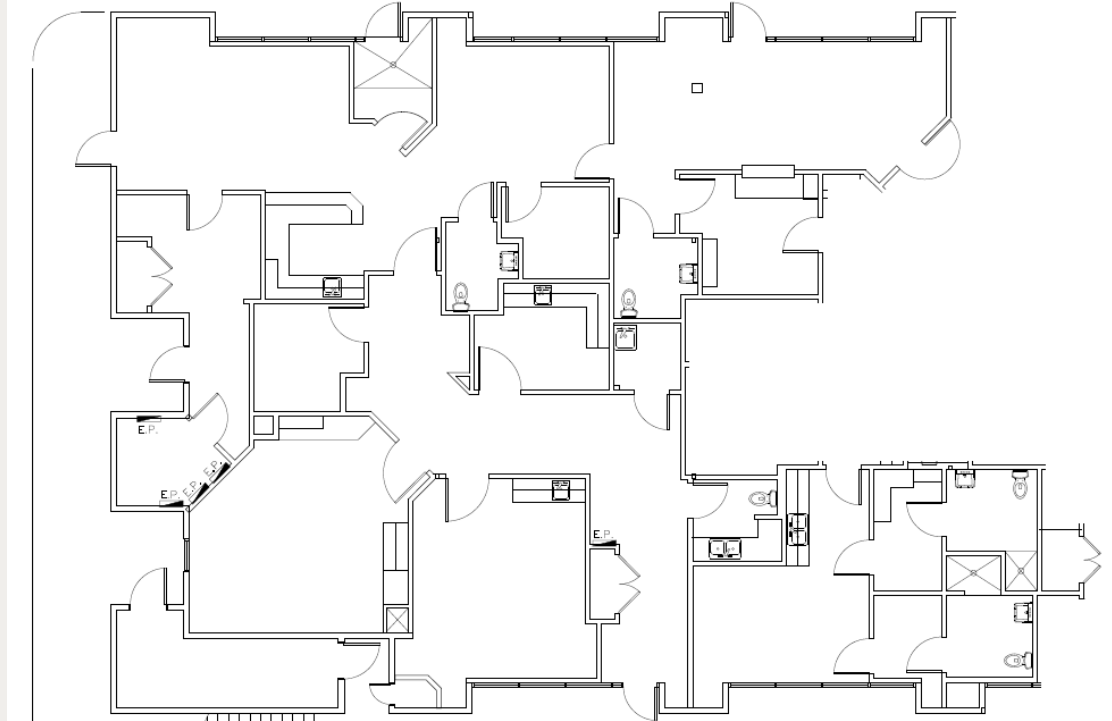


1752 S. Victoria Ave. #A

4,153 SF

SUITE DETAILS

- Medical build out
- Vacant

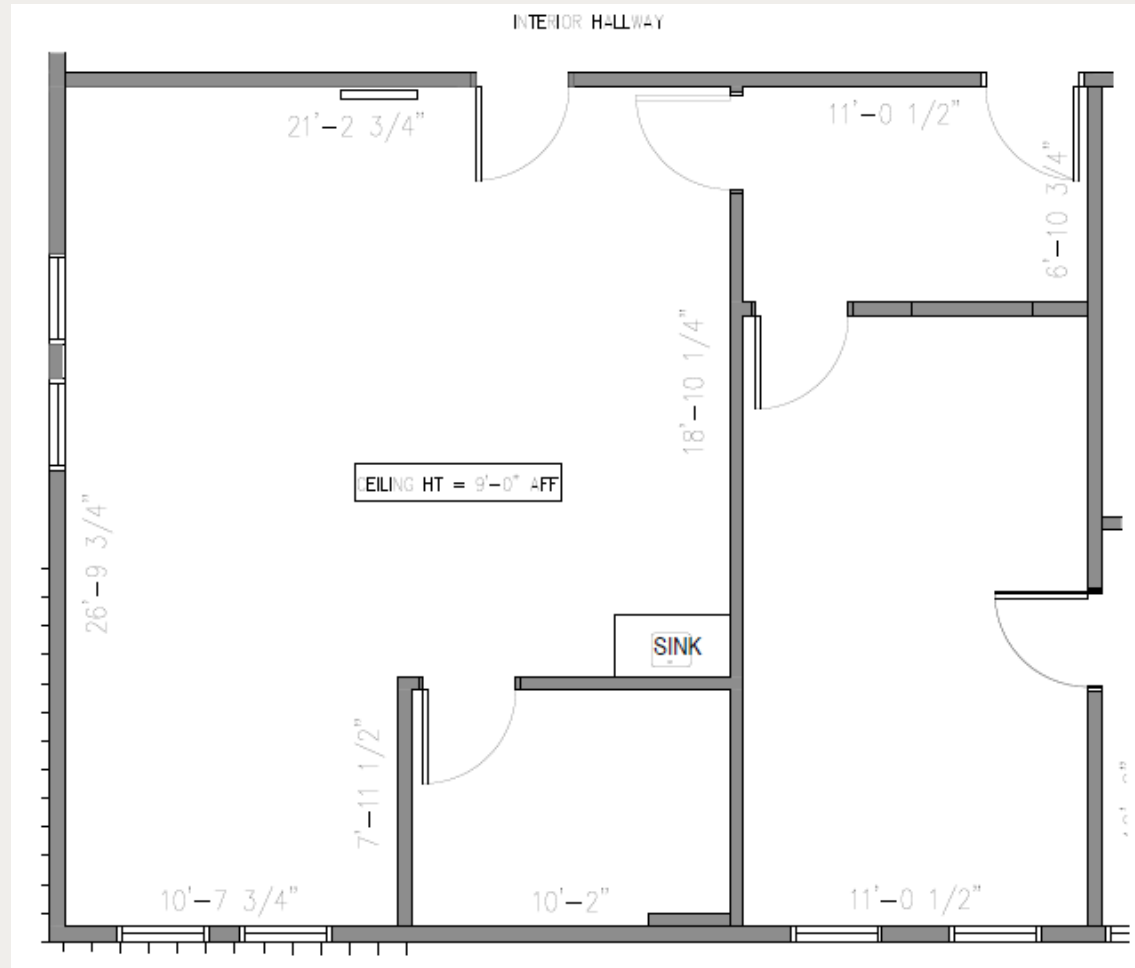


1752 S. Victoria Ave. #220

1,185 SF

SUITE DETAILS

- Professional office
- In-suite coffee station
- Vacant

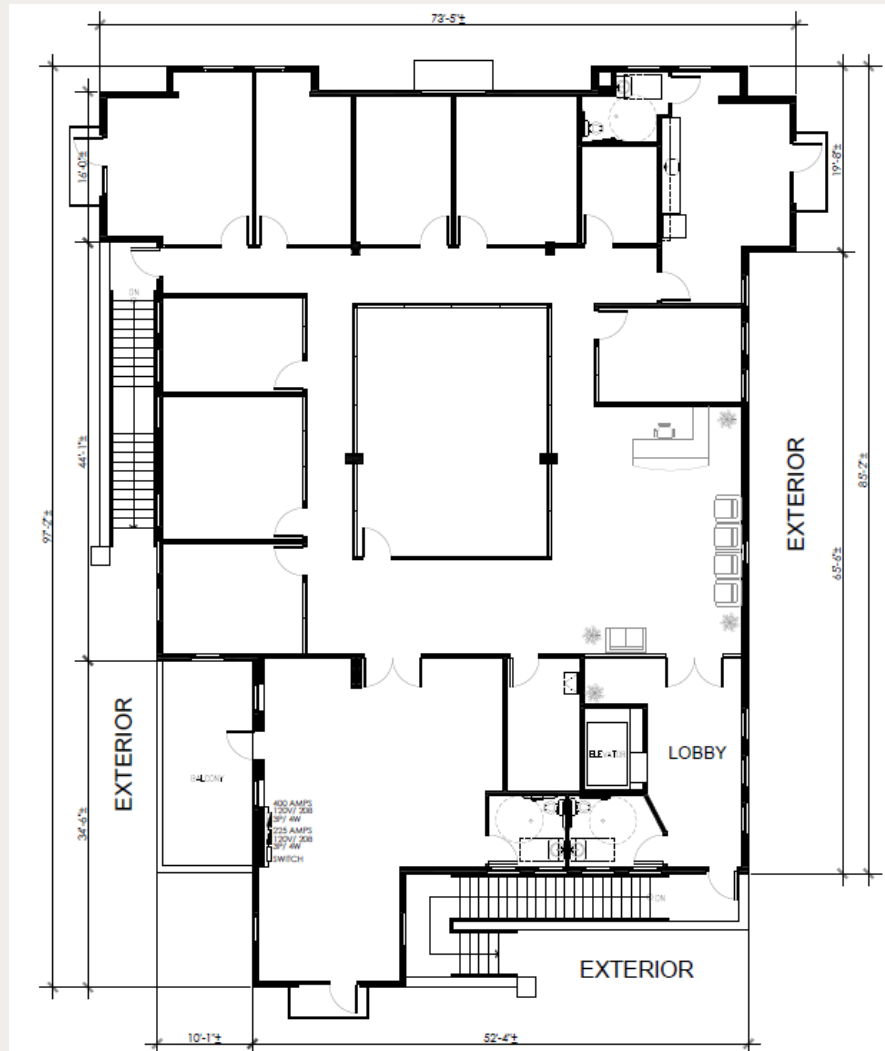


1794 S. Victoria Ave. #200

5,141 SF

SUITE DETAILS

- Professional office build out
- In-suite kitchen
- Available Feb. 2027



AERIAL

MONTALVO SQUARE | VENTURA, CA

Montalvo Square Retailers

- Ralph's
- LA Fitness
- CVS Pharmacy
- Coffee Bean & Tea Leaf
- Cottage Urgent Care
- El Pollo Loco
- Panda Express
- Crumbl Cookie
- Unify FCU
- Sumo Japanese
- Sola Salon Studios
- Four Seasons Cleaners
- Mathnasium
- Supercuts
- Daisy Nail Salon
- Miracle Ear
- The UPS Store
- Beyond Aesthetics
- Effortless Hair
- Robeks Juice
- Cava
- Pokeland
- Slice House Pizza
- Q&Q Hawaiian BBQ
- AT&T Store
- Nothing Bundt Cakes
- Premier America CU



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