

635 S Ventura Road

Property Information:

- Grocery/drug anchored shopping center
- ±50' frontage
- Large loading and storage area in the rear
- Densely populated trade area
- Located at high traffic signalized corner



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DEMOGRAPHICS (2024 Est) Source: Esri

	1-Mile	2-Mile	3-Mile
Residential Population	28,773	101,510	180,463
Daytime Population	5,357	22,684	43,496
Average Household Income	\$97,442	\$103,713	\$109,730

TRAFFIC COUNTS

Ventura Road	36,500 ADT
Fifth Street	15,900 ADT

Source: CBRE

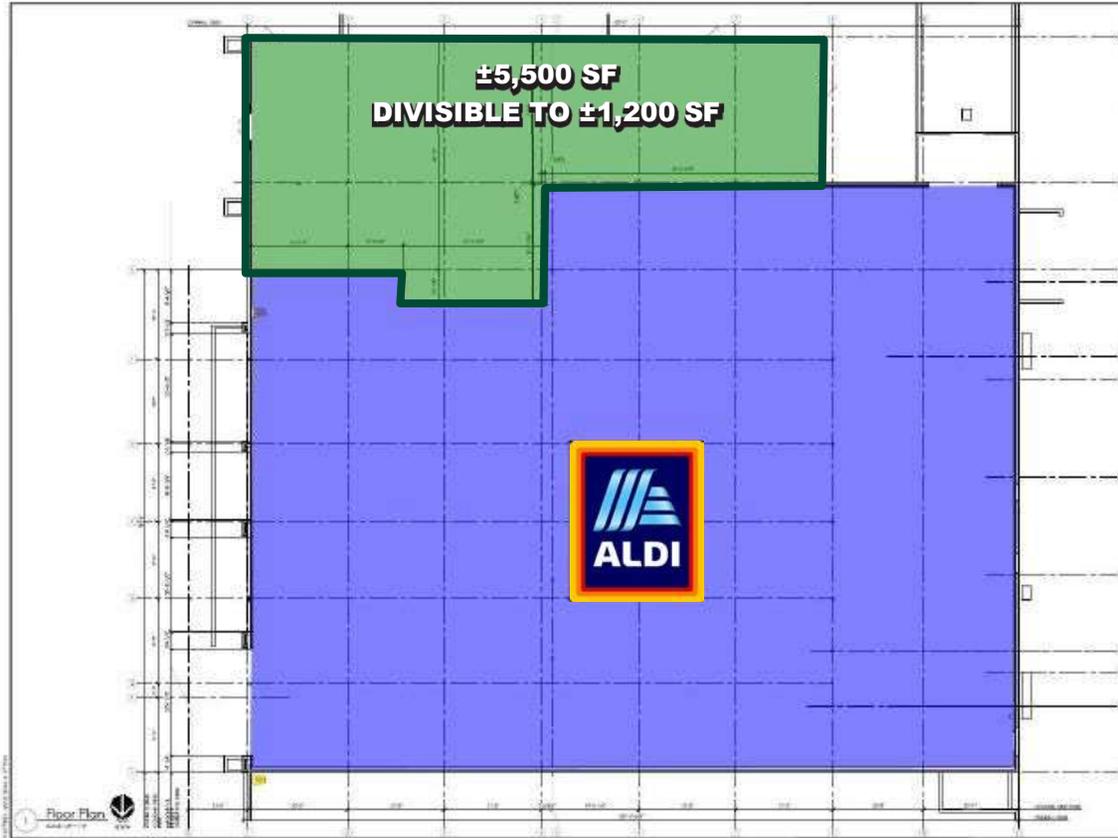
SHOPPING CENTER SITE PLAN



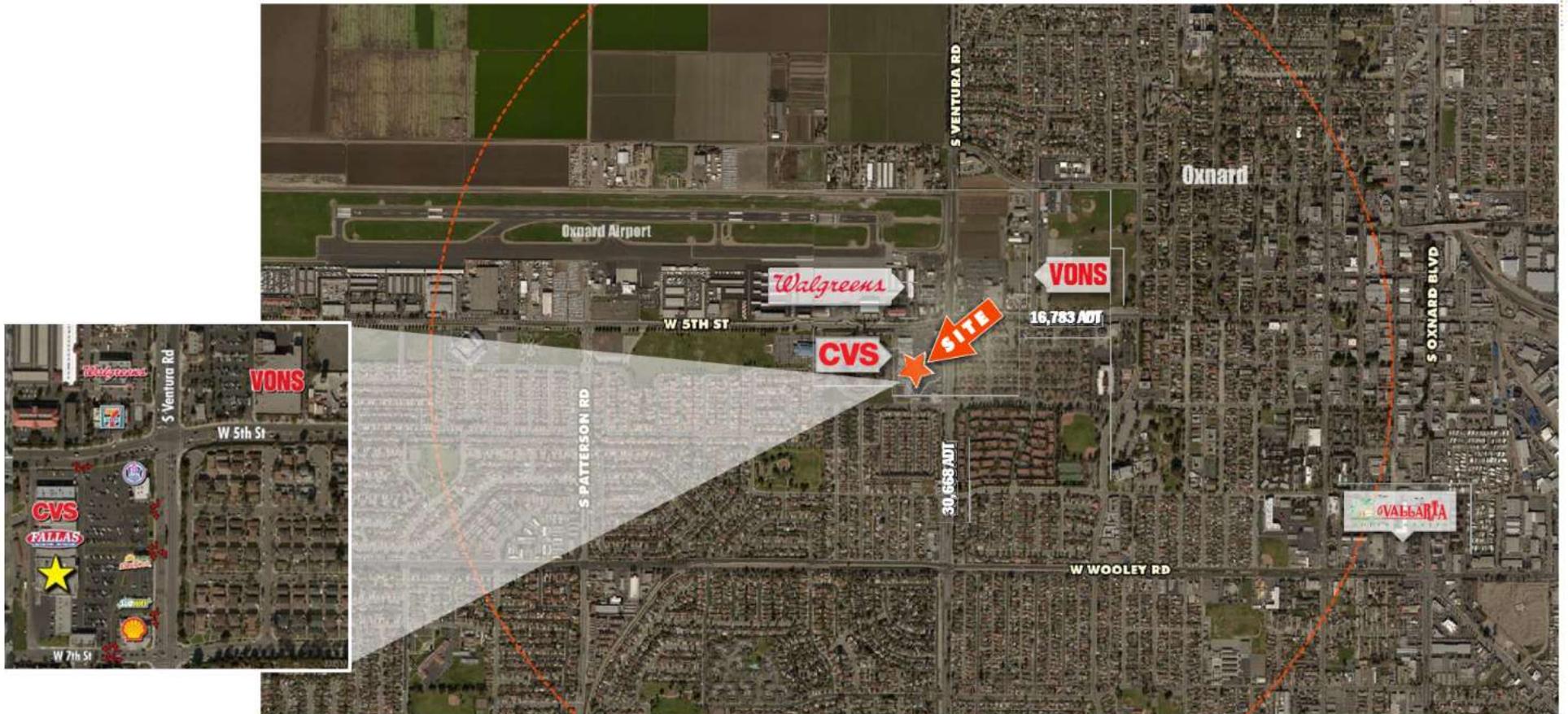
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SITE PLAN



AERIAL



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