

HIGH IDENTITY RETAIL FOR LEASE

±948 – ±1,981 SF

2340–2350 E.
VINEYARD AVE.
OXNARD CA 93036

CAMPUS AT TOPA TOWERS

- \$2.50/SF + NNN
- Prime location just off the main intersection of the US 101 Fwy & E. Vineyard Avenue.
- Close proximity to the Topa Towers Office Plaza (1,100+ Employees), The Esplanade & The Collection at Riverpark.

Demographics

	1 MILE	3 MILES	5 MILES
Avg Household Income:	\$125,478	\$128,716	\$130,297
Population:	29,055	130,054	279,981
Daytime Population:	16,095	92,129	185,151

2026 Estimates from Sites USA

Traffic Counts

Ventura 101 Freeway:	214,608 ADT
E. Vineyard Ave @ Oxnard Blvd:	114,505 ADT

Traffic Counts from SitesUSA



PRESENTED BY

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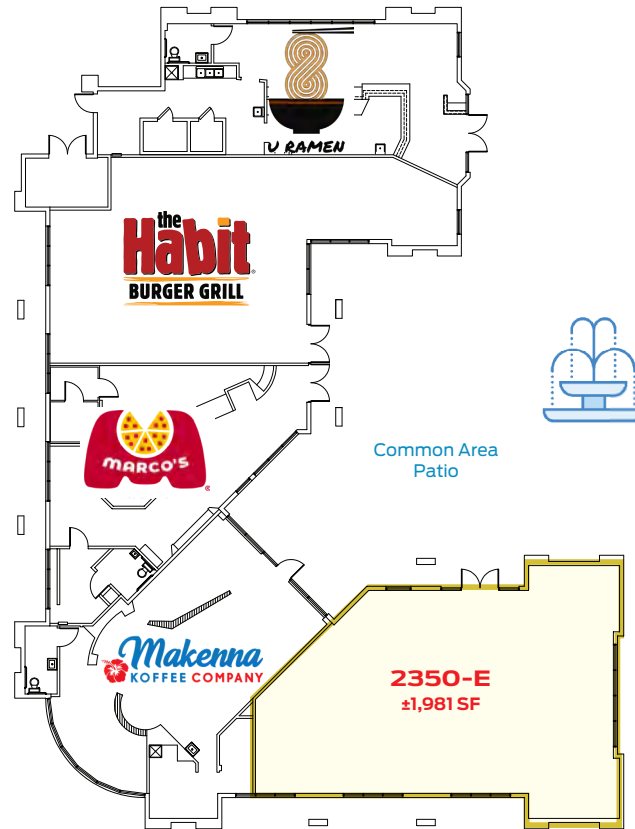
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CAMPUS AT TOWER TOWERS

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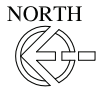
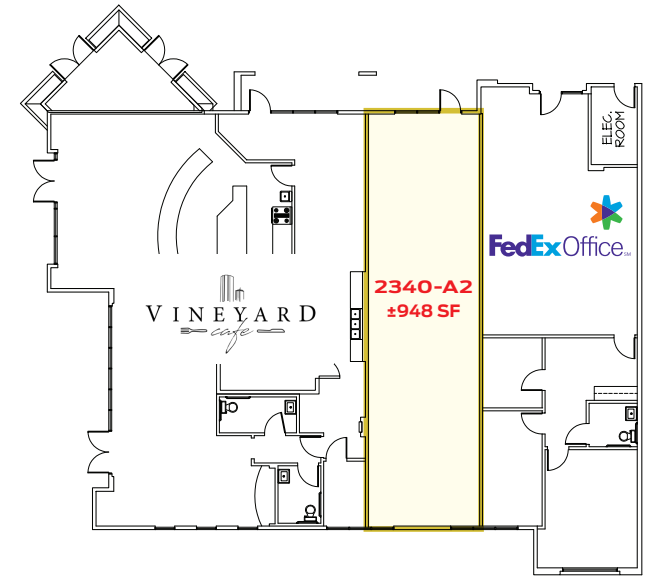
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Common Area
Patio

2350-E
±1,981 SF



8.12.25

E. VINEYARD AVENUE

Availabilities

SUITE #	STATUS	SIZE	LEASE RATE	NOTE
2350-E	AVAILABLE	±1,981 SF	\$2.50/SF + NNN	Landlord will assist with restaurant conversion
2340-A2	AVAILABLE	±948 SF	\$2.50/SF + NNN	Landlord will assist with restaurant conversion

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Join these neighboring
merchants



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