



www.thepalmsoxnard.com

## BROKER BONUS

**\$1.00 PSF Bonus on 5-Year+ Leases**

(For new 5-yr leases signed by 6-30-26)

**\$50 Cash Broker Tour Bonus**



## OFFICE, MEDICAL & RETAIL FOR LEASE | THE PALMS

2000, 2100, 2200, 2201, 2301 Outlet Center Dr. | Oxnard, CA 93036

### LEASING INQUIRIES

**Lisa Shields**

RADIUS COMMERCIAL REAL ESTATE

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CA LIC. 01742786



MANAGED BY

the **Muller**  
company

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# OFFICE, MEDICAL & RETAIL FOR LEASE | THE PALMS

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## Property Highlights

Excellent medical, office & retail opportunities

The Palms is centrally located in North Oxnard with easy access off US 101 FWY

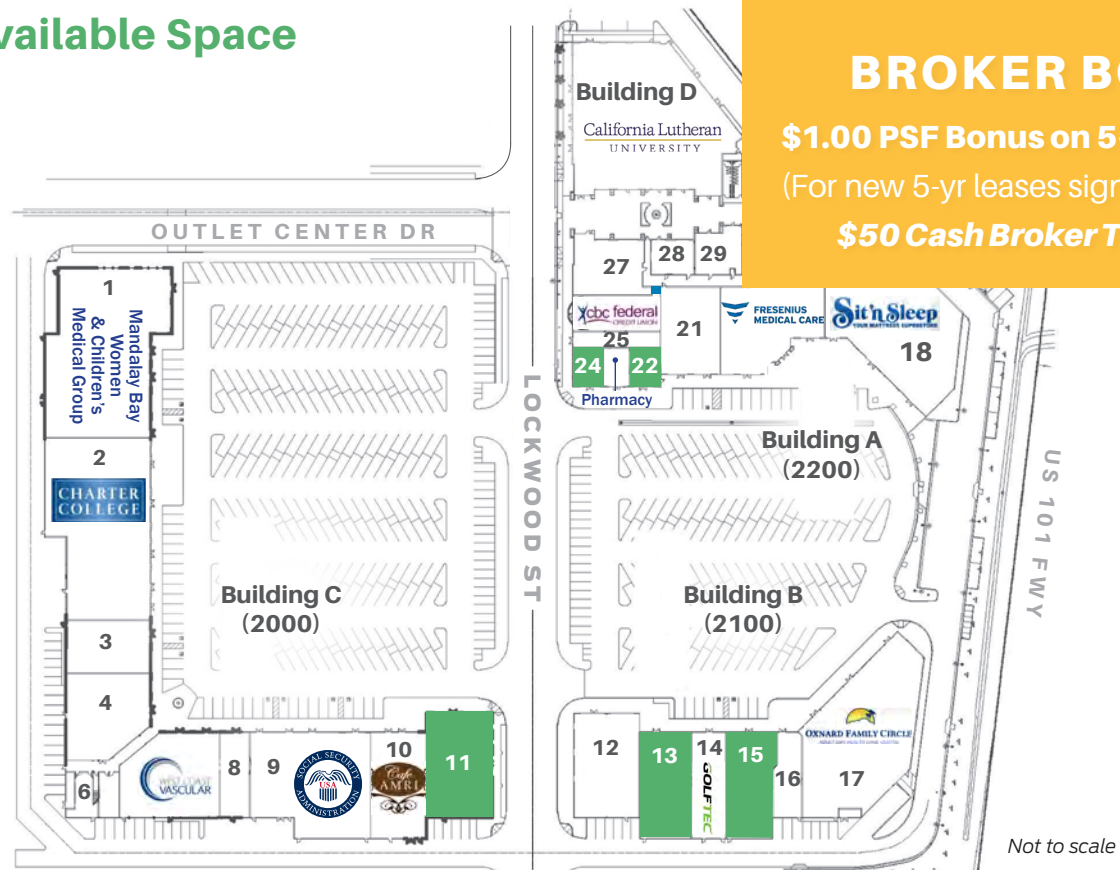
Located in the area's central business district near the industrial, medical & retail hubs

On-site Property Management

## Surrounding Tenants



## Available Space



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| SUITE #     | STATUS                | SIZE       | USE    | LEASE RATE | NNN    |
|-------------|-----------------------|------------|--------|------------|--------|
| #11 (C-300) | AVAILABLE             | ±5,926 RSF | Retail | \$1.80 NNN | \$0.75 |
| #13 (B-320) | AVAILABLE             | ±4,940 RSF | Retail | \$1.80 NNN | \$0.75 |
| #15 (B-340) | AVAILABLE             | ±4,521 RSF | Retail | \$1.80 NNN | \$0.75 |
| #22 (A-440) | AVAIL W/60 DAY NOTICE | ±1,261 RSF | Retail | \$1.80 NNN | \$0.75 |
| #24 (A-450) | AVAILABLE             | ±1,416 RSF | Retail | \$1.80 NNN | \$0.75 |

Medical and office lease rates may vary.

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## Surrounding Medical & Major Retailers



### Demographics Source: SitesUSA 2026

|              | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
| Population   | 13,409    | 101,105   | 263,837   |
| HHI          | \$136,636 | \$124,168 | \$131,672 |
| Daytime Pop. | 14,951    | 78,324    | 162,112   |

### Traffic Counts Source: SitesUSA 2026

|                            |             |
|----------------------------|-------------|
| 101 Freeway at Rice Ave:   | 161,727 ADT |
| E. Gonzales Rd & Rice Ave: | 98,358 ADT  |

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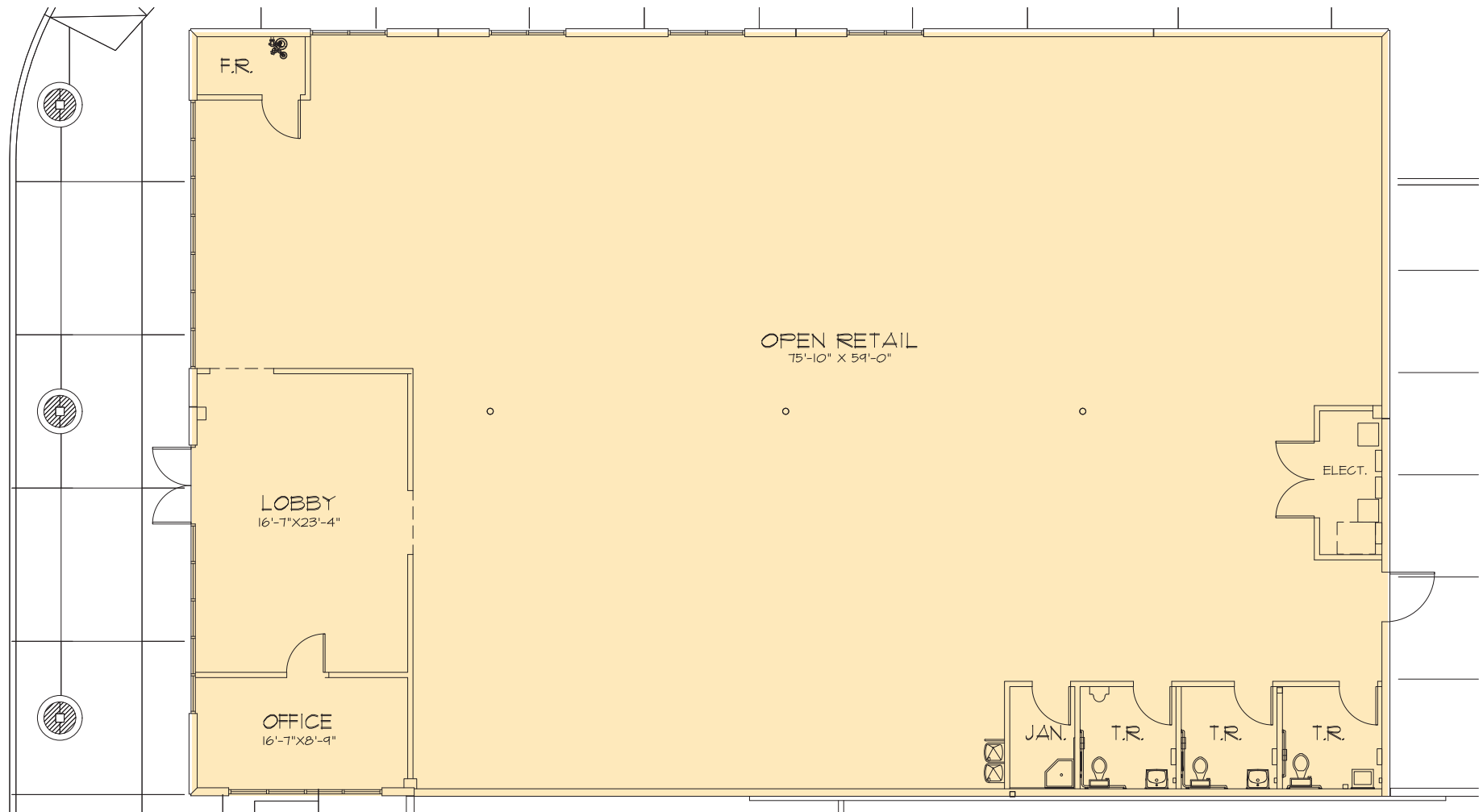
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SUITE C-300 (#11 ON SITE PLAN) | ±5,926 RSF



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**SUITE B-320 (#13 ON SITE PLAN) | ±4,940 RSF**



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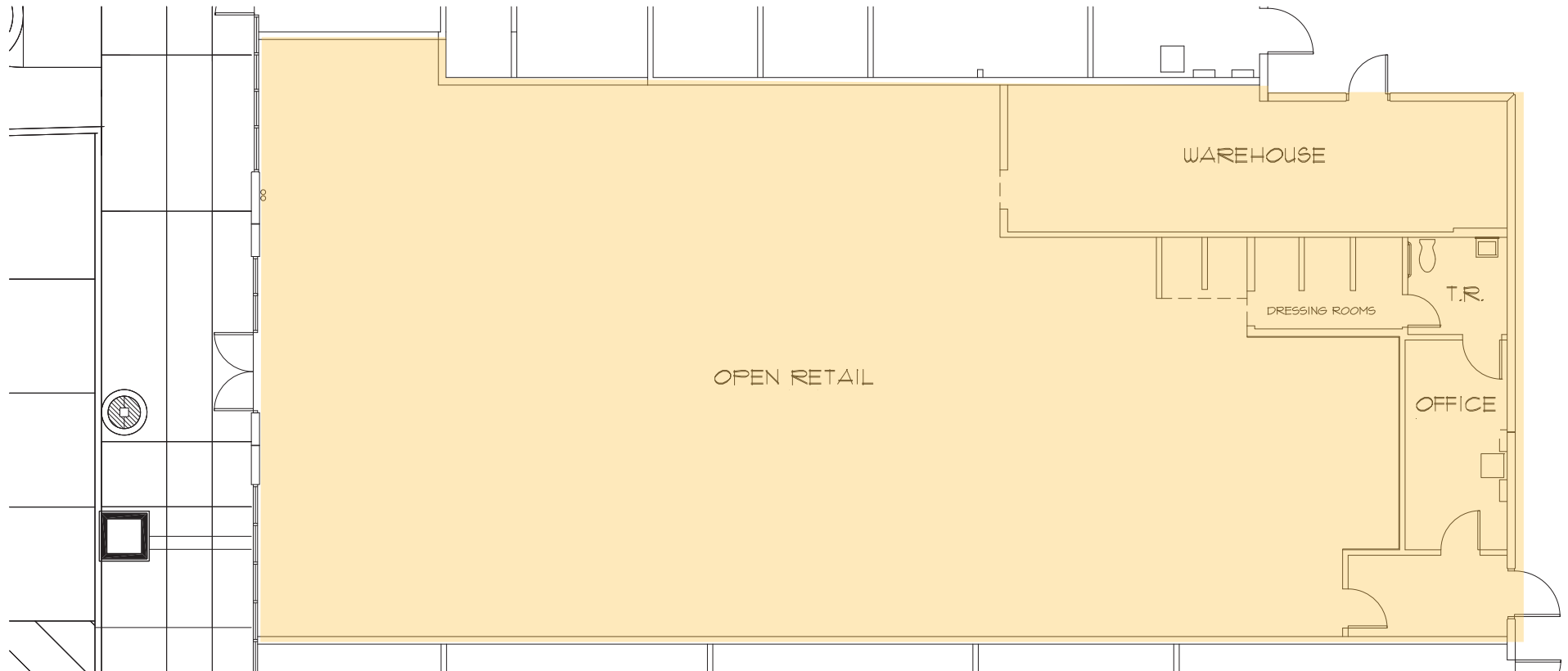
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**SUITE B-340 (#15 ON SITE PLAN) | ±4,521 RSF**



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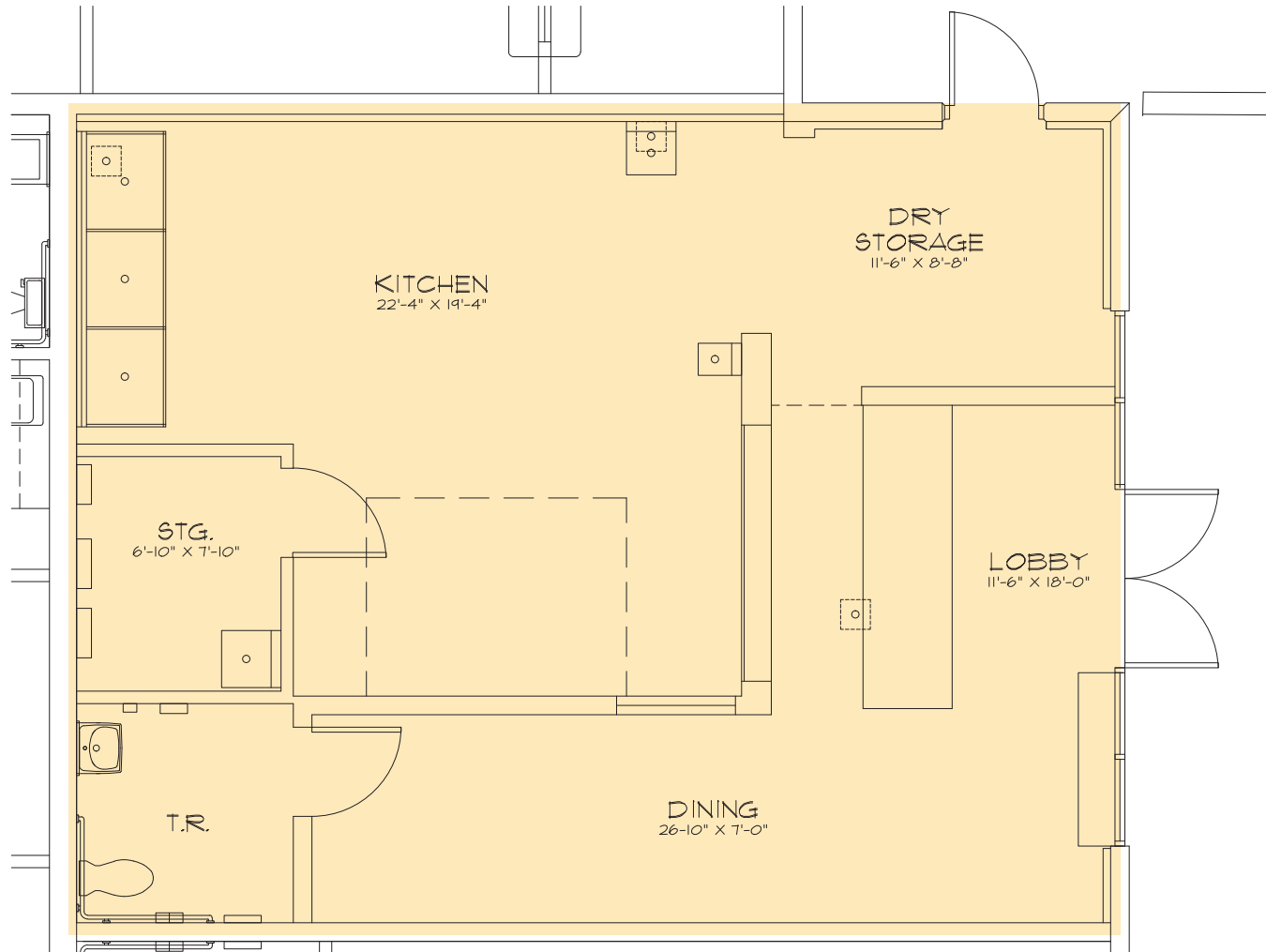
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**SUITE A-440 (#22 ON SITE PLAN) | ±1,261 RSF**



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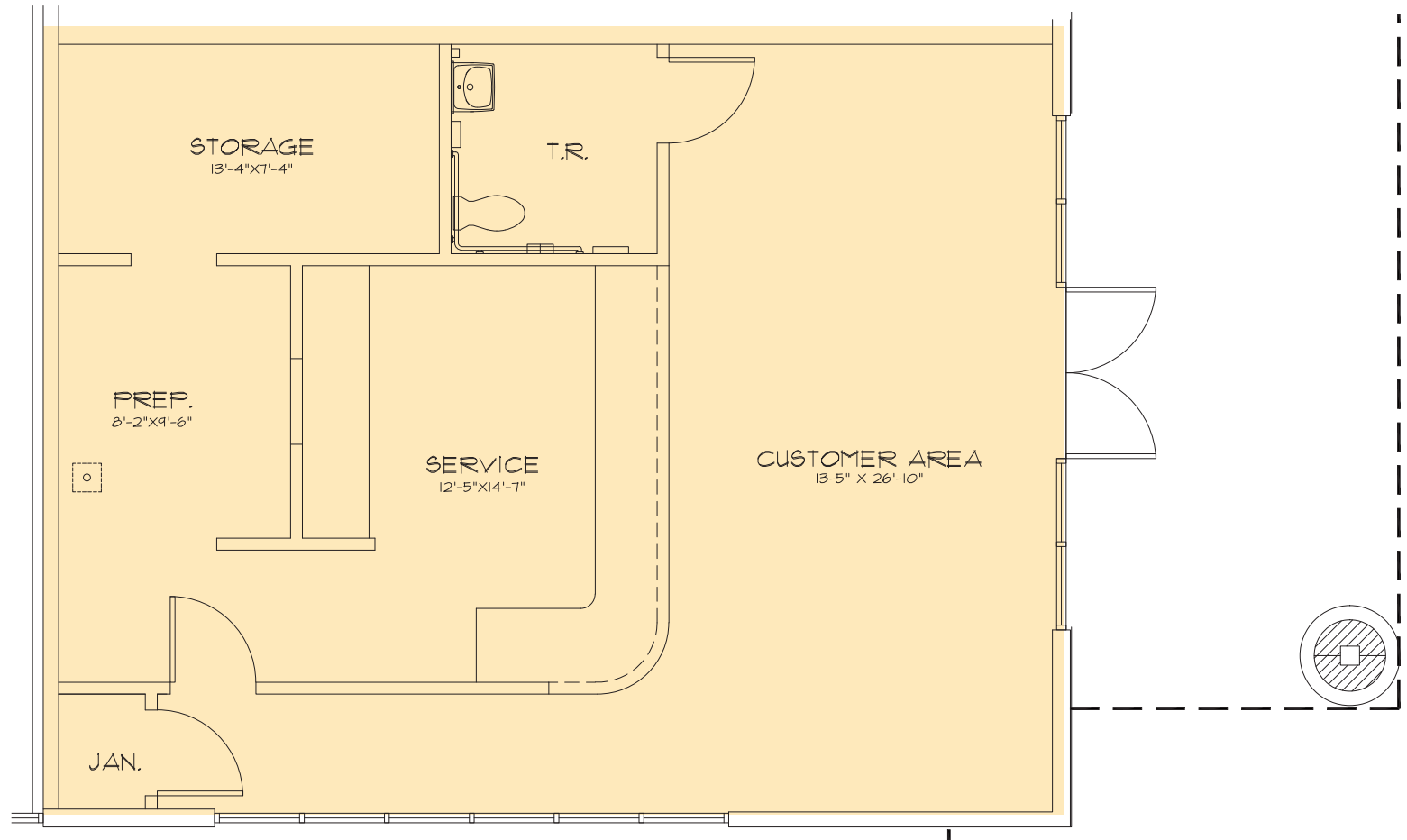
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**SUITE A-450 (#24 ON SITE PLAN) | ±1,416 RSF**



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