

SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

LIC. 01349816

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA LIC. 01742786

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

CA LIC. 02132117



550,000+ square foot power center anchored by Wal-Mart, Sam's Club, Ross, Vons, PetSmart, Hobby Lobby, Starbucks drive-thru and more. Close proximity to Best Buy, Costco, Oxnard Auto Mall and Saint John's Regional Medical Center | Dignity Health.

- Strategically positioned within West Ventura County's Retail Corridor at the Ventura 101 Freeway and Rose Avenue in Oxnard with excellent freeway access and visibility

Join these tenants



Available

Building B • Suite B18 • ±10,603 SF
\$2.25/SF NNN
Available w/ Notice

Building B • Suite B10 • ±3,500 SF
\$2.50/SF NNN
Available w/ Notice

© 7/15/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



1500 PALMA DR. SUITE 215
VENTURA CA 93003
805.654.9300
RADIUSGROUP.COM



SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

Rob Devericks

805.879.9641

rdevericks@radiusgroup.com

LIC. 01349816

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA LIC. 01742786

Daniel Bagdazian

805.879.9632

dbagdazian@radiusgroup.com

CA LIC. 02132117



Demographics

2025 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$134,958	\$118,990	\$122,256
Population:	19,586	117,751	269,613
Daytime Population:	15,790	83,157	171,535

Source: Sites USA

Traffic Counts

Ventura 101 Freeway:	129,940 ADT
Rose Avenue:	27,553 ADT
Gonzales Road:	29,934 ADT

Source: SitesUSA



1500 PALMA DR. SUITE 215
VENTURA CA 93003
805.654.9300
RADIUSGROUP.COM