

SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

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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 B10*
±3,500 SF • \$2.50/SF NNN
Available w/ Notice

Building B • Suite B08*
±3,000 SF* • \$2.50/SF NNN
Available 1/1/2027

Building B • Suite B06*
±1,828 SF
Available Feb. 2028

6,000 SF Pad
Contact Listing Agents
for Ground Lease Quote

*Spaces can be made contiguous totaling ±8,358 RSF

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1500 PALMA DR. SUITE 215
VENTURA CA 93003
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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: 164,845 ADT

Rose Avenue & Gonzales Rd: 55,780 ADT

Source: SitesUSA



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