

# SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

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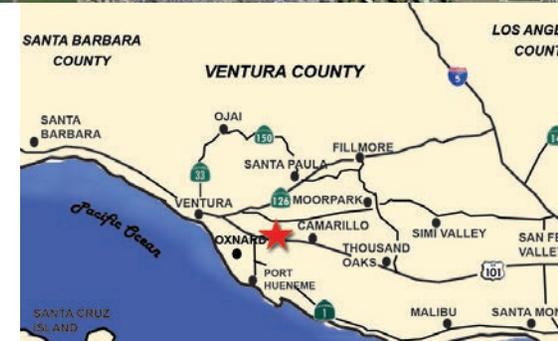
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550,000+ square foot power center anchored by Wal-Mart, Sam's Club, Ross, Vons, PetSmart, Hobby Lobby, Starbucks drive-thru and more. Close proximity to Best Buy, Costco, Oxnard Auto Mall and Saint John's Regional Medical Center | Dignity Health.

- 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\***

\*Spaces can be made contiguous:  
±8,358 RSF

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  
\$2.50/SF NNN  
Available 1/1/27



1500 PALMA DR. SUITE 215  
VENTURA CA 93003  
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| SITE STATISTICS |            |
|-----------------|------------|
| SITE ACREAGE    | 54.209 AC  |
| BUILDING SF     | 539,037 SF |
| PARKING COUNT   | 3,189      |
| PARKING RATIO   | 5.91       |
| MOTORCYCLE      | 30         |



## 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



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