

SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

Rob Devericks

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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 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

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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: | 129,940 ADT |
| Rose Avenue: | 27,553 ADT |
| Gonzales Road: | 29,934 ADT |

Source: SitesUSA



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