

# SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

**Rob Devericks**

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

LIC. 01349816

**Lisa Shields**

805.879.9639

[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)

CA LIC. 01742786

**Daniel Bagdazian**

805.879.9632

[dbagdazian@radiusgroup.com](mailto: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 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

© 4/7/26 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](http://RADIUSGROUP.COM)

# SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

**Rob Devericks**

805.879.9641

[rdevericks@radiusgroup.com](mailto:rdevericks@radiusgroup.com)

LIC. 01349816

**Lisa Shields**

805.879.9639

[lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)

CA LIC. 01742786

**Daniel Bagdazian**

805.879.9632

[dbagdazian@radiusgroup.com](mailto: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: 164,845 ADT

Rose Avenue & Gonzales Rd: 55,780 ADT

Source: SitesUSA



1500 PALMA DR. SUITE 215  
VENTURA CA 93003  
805.654.9300  
[RADIUSGROUP.COM](http://RADIUSGROUP.COM)