SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE - OXNARD CA - 93036

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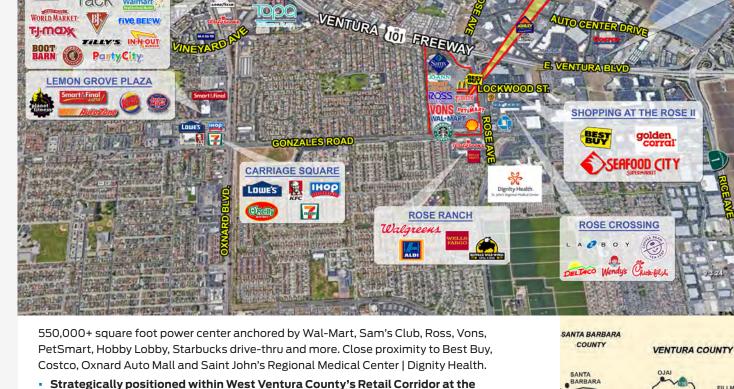
Marshalls.

Rob Devericks

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CENTURY

Panera

@FITNESS



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

and visibility

Join these tenants



Ventura 101 Freeway and Rose Avenue in Oxnard with excellent freeway access









LOS ANGE

COUNT

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

Building B · Suite B06 · ±1,828 SF \$2.50/SF NNN Available 1/1/27

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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
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Source: SitesUSA