

SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

Rob Devericks

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LIC. 01349816

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CA LIC. 01742786

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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

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

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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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