

SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

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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



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

Available*

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

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Demographics

2026 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$140,111	\$126,450	\$129,637
Population:	20,918	123,828	277,952
Daytime Population:	16,634	86,318	176,337

Source: Sites USA

Traffic Counts

Ventura 101 Fwy @ Rose Avenue:	289,348 ADT
Rose Avenue & Gonzales Rd:	118,665 ADT

Source: SitesUSA



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