OCEANA PLAZA · RETAIL FOR LEASE

1041-1055 PATTERSON RD | OXNARD, CA 93035

Lisa Shields
805.879.9639
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- Retail space available at Oceana Plaza, an ±8,200 SF retail strip center located on the NWC of Patterson Rd & W. Wooley Rd in Oxnard, CA.
- Space is an end cap position with good visibility to Patterson Road.
- Surrounding Tenants include Speedy Mart, House of Tacos & Life Fitness.

Available Spaces

Unit	Square Footage	Asking Rent	NNN
1041	±1,250 SF	$1.50/SF	$0.50

RADIUS® Commercial Real Estate

1500 PALMA DR. SUITE 215
VENTURA CA 93003
805.654.9300
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Demographics

2026 Estimates	1 MILE	3 MILES	5 MILES
Population	23,530	152,793	245,834
Average Household Income	$130,465	$125,877	$124,869
Daytime Population	9,944	74,280	158,302

Source: Sites USA

Traffic Counts

Patterson Rd.	21,698 ADT
W. Wooley Rd.	25,582 ADT

Source: Sites USA

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