

FOR LEASE

COLLEGE PARK PLAZA

4751-4917 S ROSE AVE | OXNARD, CA 93033-7807



FOR LEASE
1,500 SF



PLEASANT VALEY

ROSE AVENUE

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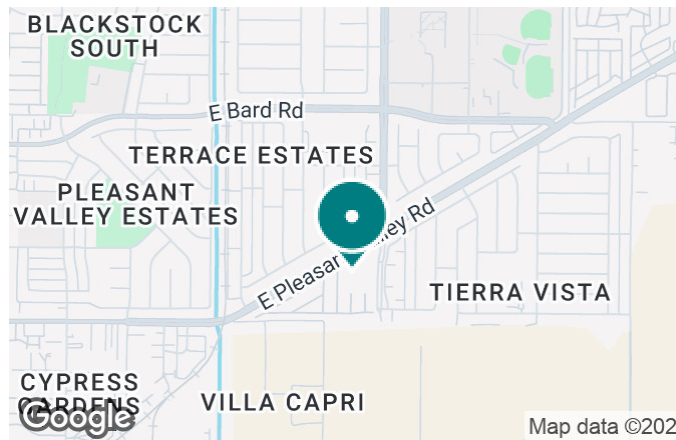
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Approx. 1500 SF Retail Available
- Co-Anchored by Dollar Tree and Island Pacific Market
- Exceptional Street Visibility on Major Signalized Intersection
- Monument Signs on Both Thoroughfares
- Approx. 250 Parking Spaces Available in Massive Onsite Lot
- Convenient Access From Both Cross Streets
- Close to Oxnard College (8,000+ Students, Faculty + Staff)
- Surrounded by Several Densely Populated Residential Subdivisions

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,012	25,350	55,718
Total Population	23,826	108,605	207,015
Average HH Income	\$79,065	\$73,098	\$79,844

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Retail space of approximately 1,500 SF is available for lease. This space features a fully open floor plan with front and rear access, ideal for deliveries. Positioned between Dollar Tree and Island Pacific Seafood Market, the available unit enjoys excellent visibility and benefits from the steady foot traffic generated by these high-draw anchor tenants. The space offers expansive window frontage and prominent signage opportunities, with displays above the entrance and on the pole sign, ensuring maximum exposure.

LOCATION DESCRIPTION

College Park is a sprawling retail shopping center stretching a full block along Rose Avenue at the major signalized intersection of E. Pleasant Valley Road in prime Oxnard. The well-located center is a short distance Southwest of Oxnard College with its more than 8,000 students, staff, and faculty, close to several area elementary and junior high schools, and surrounded by a network of densely populated residential subdivisions, including Terrance Estates, Pleasant Valley Estates, and Cypress Gardens.

OFFERING SUMMARY

Lease Rate:	SF / month (NNN)
Available SF:	1,500 SF
Building Size:	53,612 SF

SPACES	LEASE RATE	SPACE SIZE
4863	Negotiable	1,500 SF

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SITE OVERVIEW

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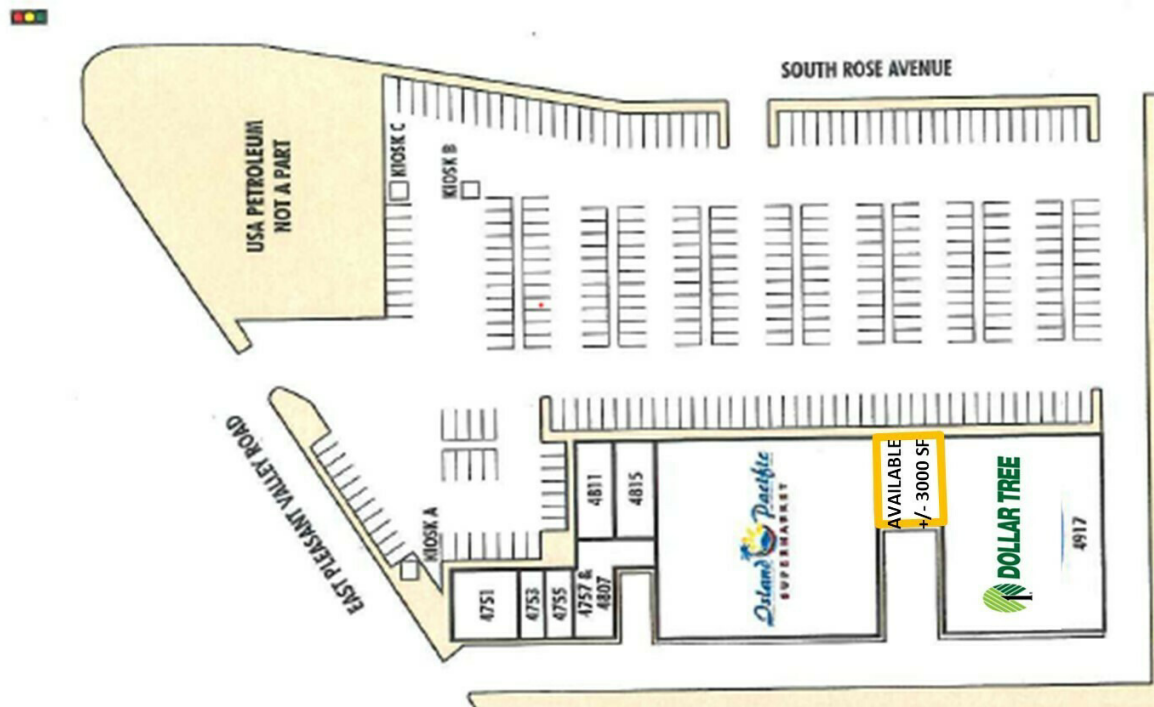
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SITE PLAN

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SUITE	TENANT	SIZE
4751	Barber Shop	1,500 SF
Former Grocery Store	Island Pacific Seafood Market	24,000 SF
Discount Store	Dollar Tree	14,999 SF
4807	Video Store	2,590 SF
4753	Laundromat	1,500 SF
4755	-	1,200 SF
4811	College Donuts	1,200 SF
4815	Park Plaza Wine & Spirits	2,400 SF
4863	Available	1,500 SF

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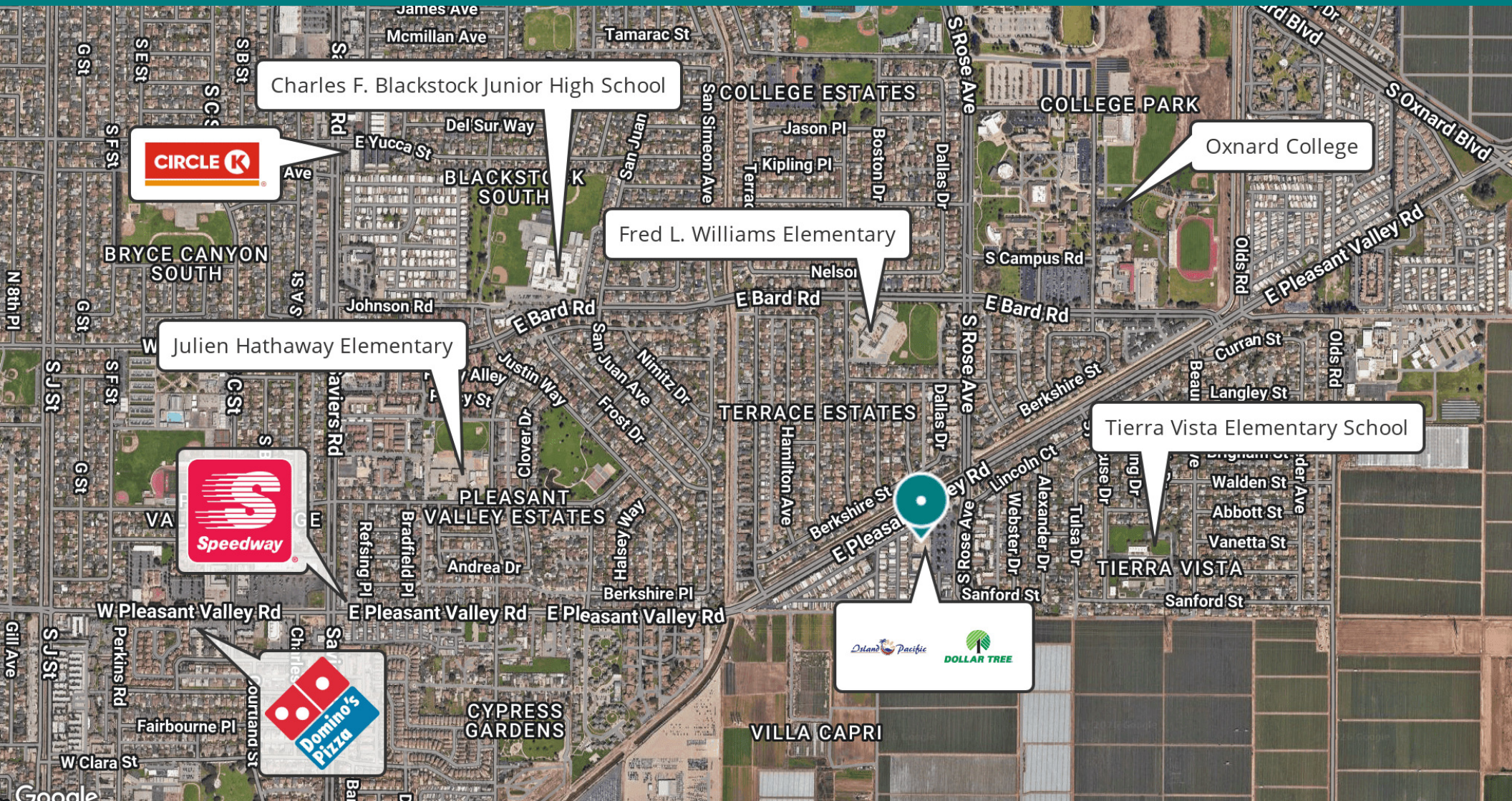
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RETAILER MAP

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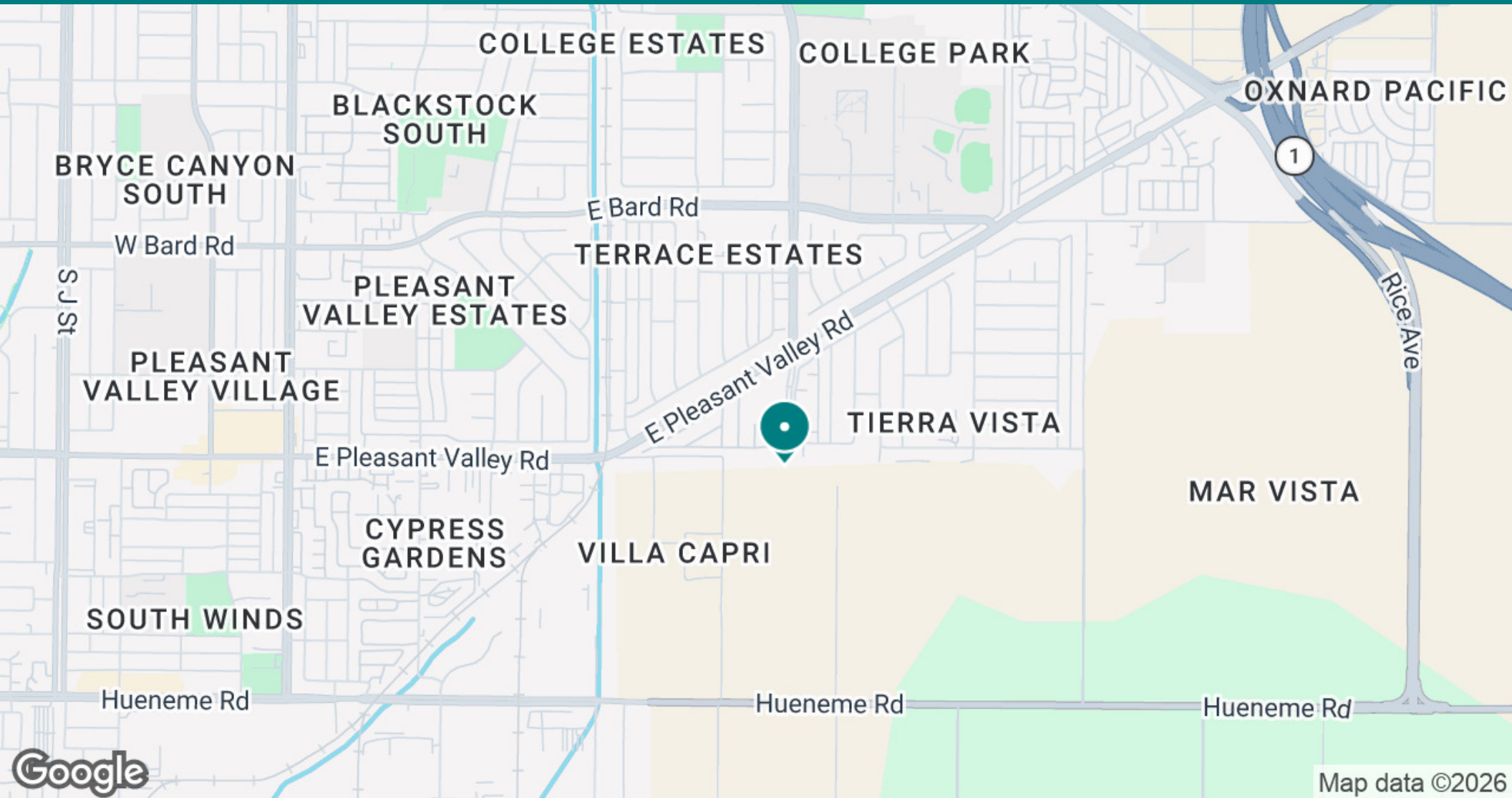
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LOCATION MAP

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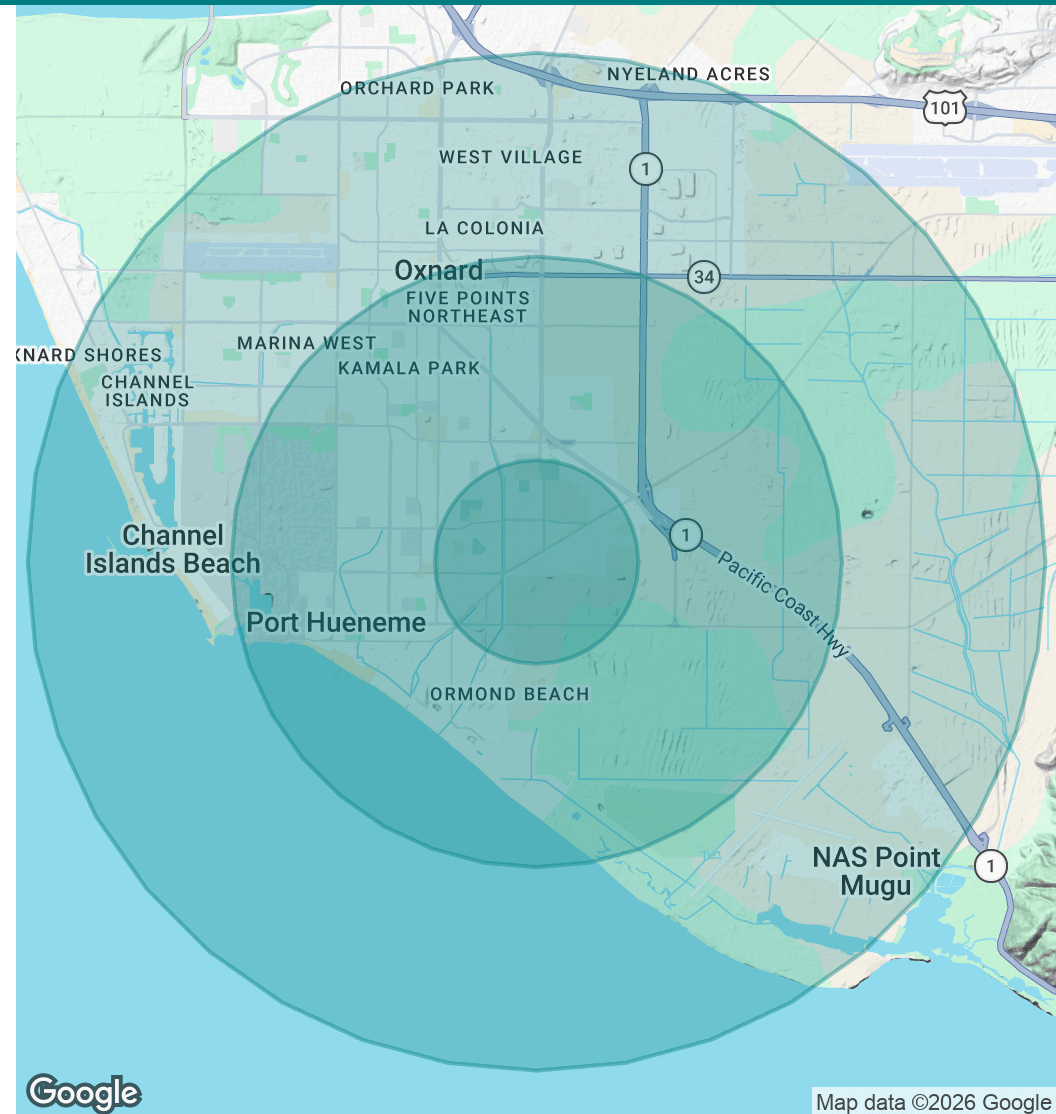
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,826	108,605	207,015
Average Age	31.4	32.0	33.5
Average Age (Male)	32.0	31.4	32.8
Average Age (Female)	32.1	32.5	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,012	25,350	55,718
# of Persons per HH	4.8	4.3	3.7
Average HH Income	\$79,065	\$73,098	\$79,844
Average House Value	\$363,953	\$382,397	\$434,830
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.1%	81.3%	74.6%
RACE	1 MILE	3 MILES	5 MILES
% White	64.2%	68.7%	67.4%
% Black	2.3%	2.4%	2.3%
% Asian	12.2%	5.7%	5.8%
% Hawaiian	1.0%	0.4%	0.3%
% American Indian	1.9%	1.6%	1.3%
% Other	8.1%	10.2%	10.8%



Map data ©2026 Google

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