

2351-2381 E. VINEYARD AVE

VENTURA 101 FREEWAY & E. VINEYARD AVE • OXNARD CA • 93036

FOR LEASE

Lisa Shields
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CA LIC. 01742786

Rob Devericks
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- **High-Visibility Retail Center** along E. Vineyard Avenue, offering strong exposure and convenient access for customers and employees.
- **Ideal for Financial, Retail & Service Uses**, with a shopping-center setting, convenient surface parking, and an established surrounding customer base.
- **Strategic North Oxnard Location** with convenient connectivity to the 101 Freeway and Oxnard's major residential and commercial areas.

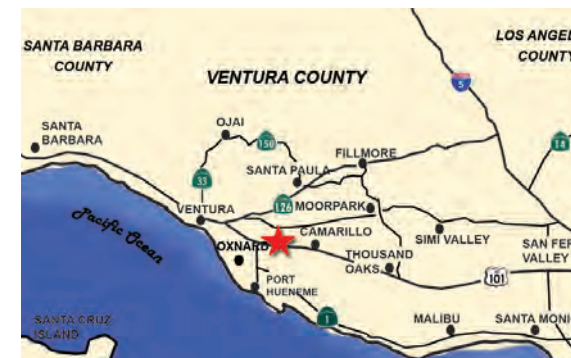
Join These Tenants



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

Available*

Suite 2365
±4,200 RSF • \$2.40/SF NNN (\$0.55)



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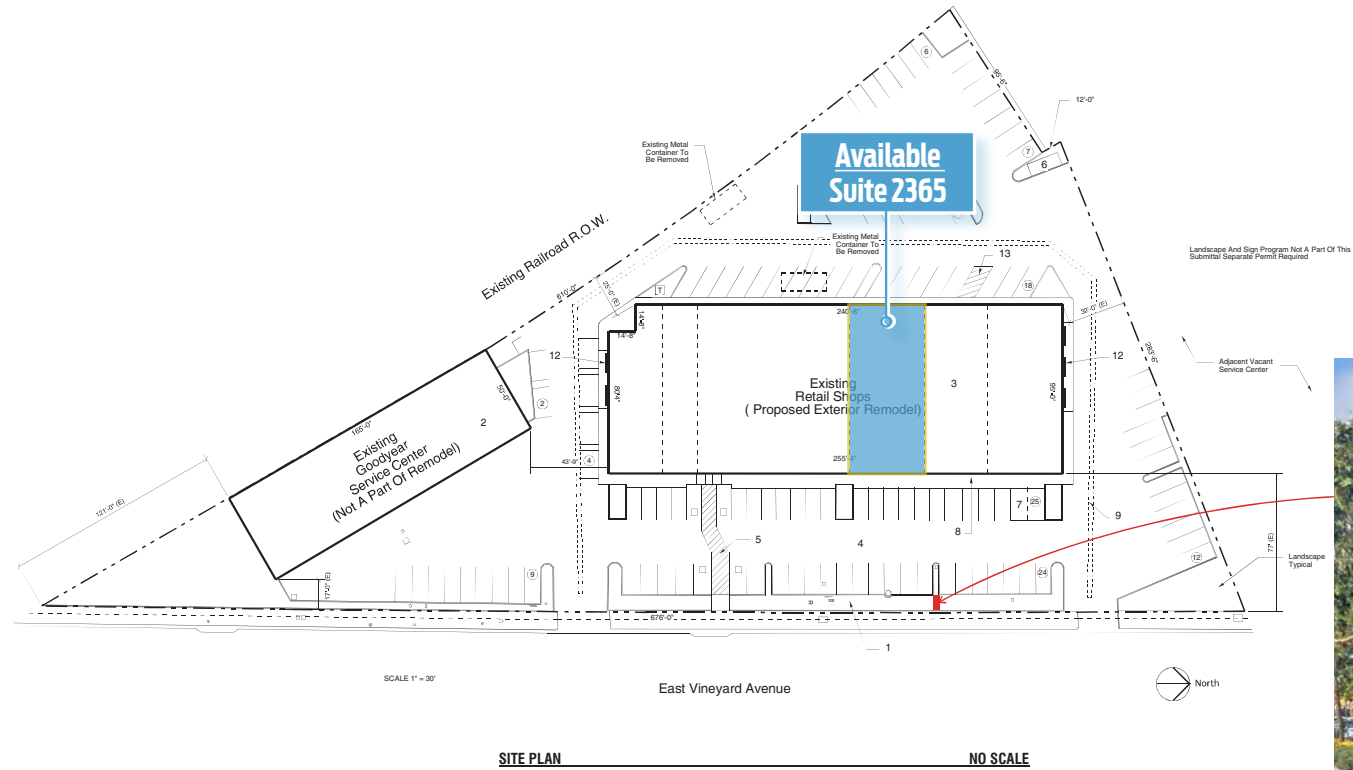
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Demographics

2026 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$127,200	\$128,698	\$130,359
Population:	29,111	131,007	277,456
Daytime Population:	16,108	93,516	183,944

Source: Sites USA

Traffic Counts

Ventura 101 Fwy @ E. Vineyard Avenue:	157,671 ADT
E. Vineyard Avenue:	26,438 ADT

Source: SitesUSA



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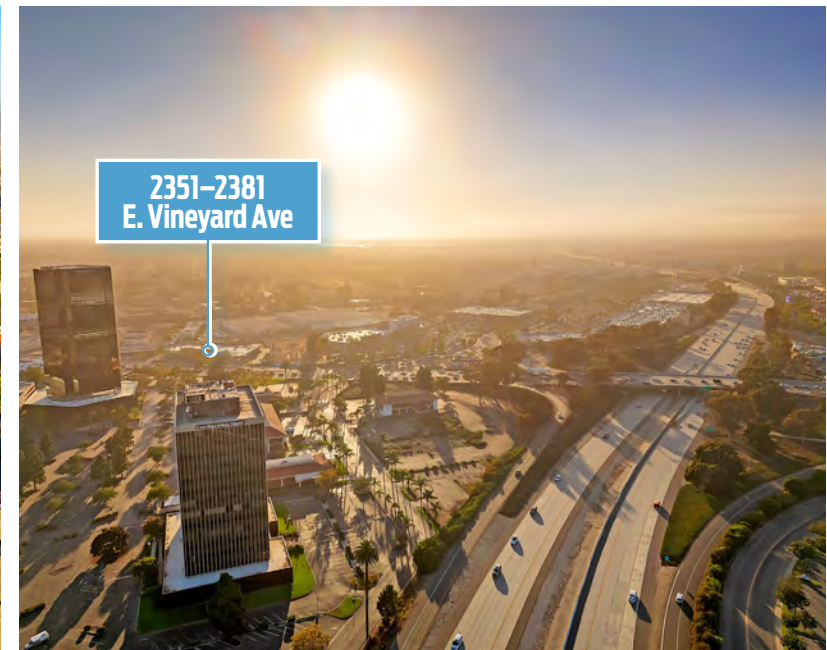
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