



www.thepalmsoxnard.com

## BROKER BONUS

**\$1.00 PSF Bonus on 5-Year+ Leases**

(For new 5-yr leases signed by 3-31-26)

**\$50 Cash Broker Tour Bonus**



## OFFICE, MEDICAL & RETAIL FOR LEASE | THE PALMS

2000, 2100, 2200, 2201, 2301 Outlet Center Dr. | Oxnard, CA 93036

### LEASING INQUIRIES

**Lisa Shields**

RADIUS COMMERCIAL REAL ESTATE

805.879.9639 | [lsields@radiusgroup.com](mailto:lsields@radiusgroup.com)

CA LIC. 01742786



MANAGED BY

the **Muller**  
company

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# OFFICE, MEDICAL & RETAIL FOR LEASE | THE PALMS

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## Property Highlights

Excellent medical, office & retail opportunities

The Palms is centrally located in North Oxnard with easy access off US 101 FWY

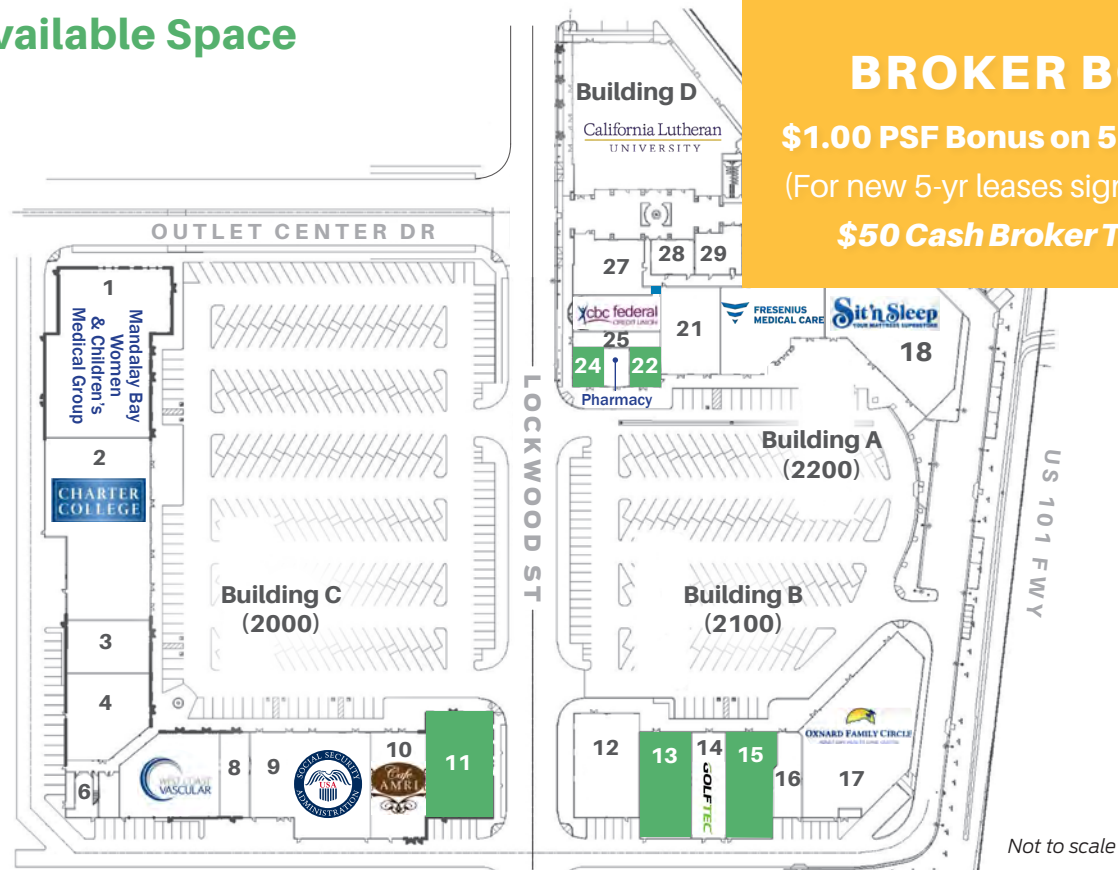
Located in the area's central business district near the industrial, medical & retail hubs

On-site Property Management

## Surrounding Tenants



## Available Space



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SUITE #	STATUS	SIZE	USE	LEASE RATE	NNN
#11 (C-300)	AVAILABLE	±5,926 RSF	Retail/Office	\$1.70 NNN	\$0.73
#13 (B-320)	AVAILABLE	±4,940 RSF	Retail/Office	\$1.70 NNN	\$0.73
#15 (B-340)	AVAILABLE	±4,521 RSF	Retail/Office	\$1.70 NNN	\$0.73
#22 (A-440)	AVAIL W/60 DAY NOTICE	±1,261 RSF	Retail/Office	\$1.70 NNN	\$0.73
#24 (A-450)	AVAILABLE	±1,416 RSF	Retail/Office	\$1.70 NNN	\$0.73

Medical office lease rates are to be determined.

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## Surrounding Medical & Major Retailers



### Demographics Source: SitesUSA 2025

	1 Mile	3 Mile	5 Mile
Population	12,726	95,610	255,633
HHI	\$130,631	\$116,838	\$124,402
Daytime Pop.	13,747	75,447	157,342

### Traffic Counts Source: SitesUSA 2025

101 Freeway at Rice Ave.:	153,699 ADT
E. Gonzales Rd & Rice Ave.:	44,564 ADT

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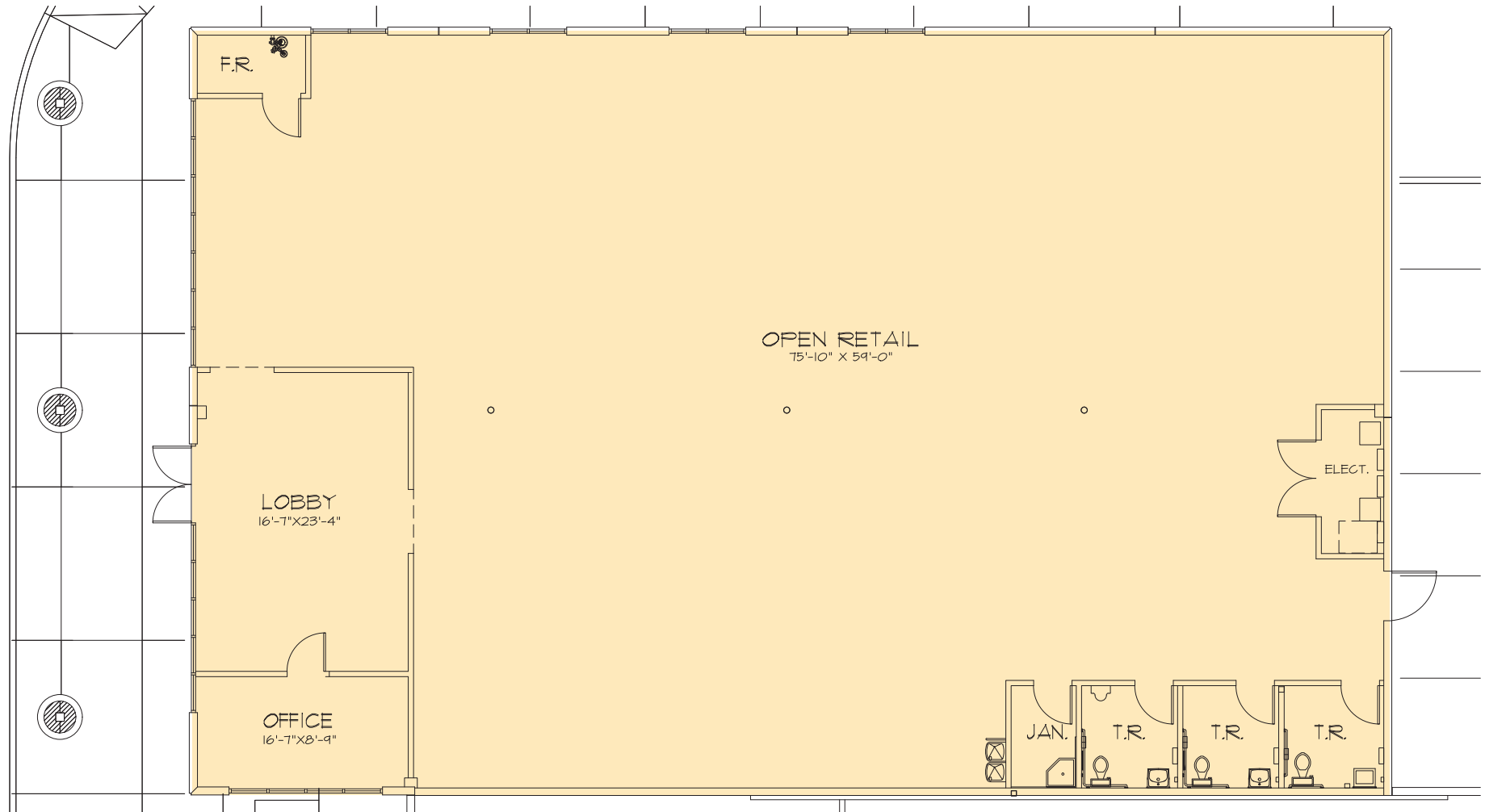
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**SUITE C-300 (#11 ON SITE PLAN) | ±5,926 RSF**



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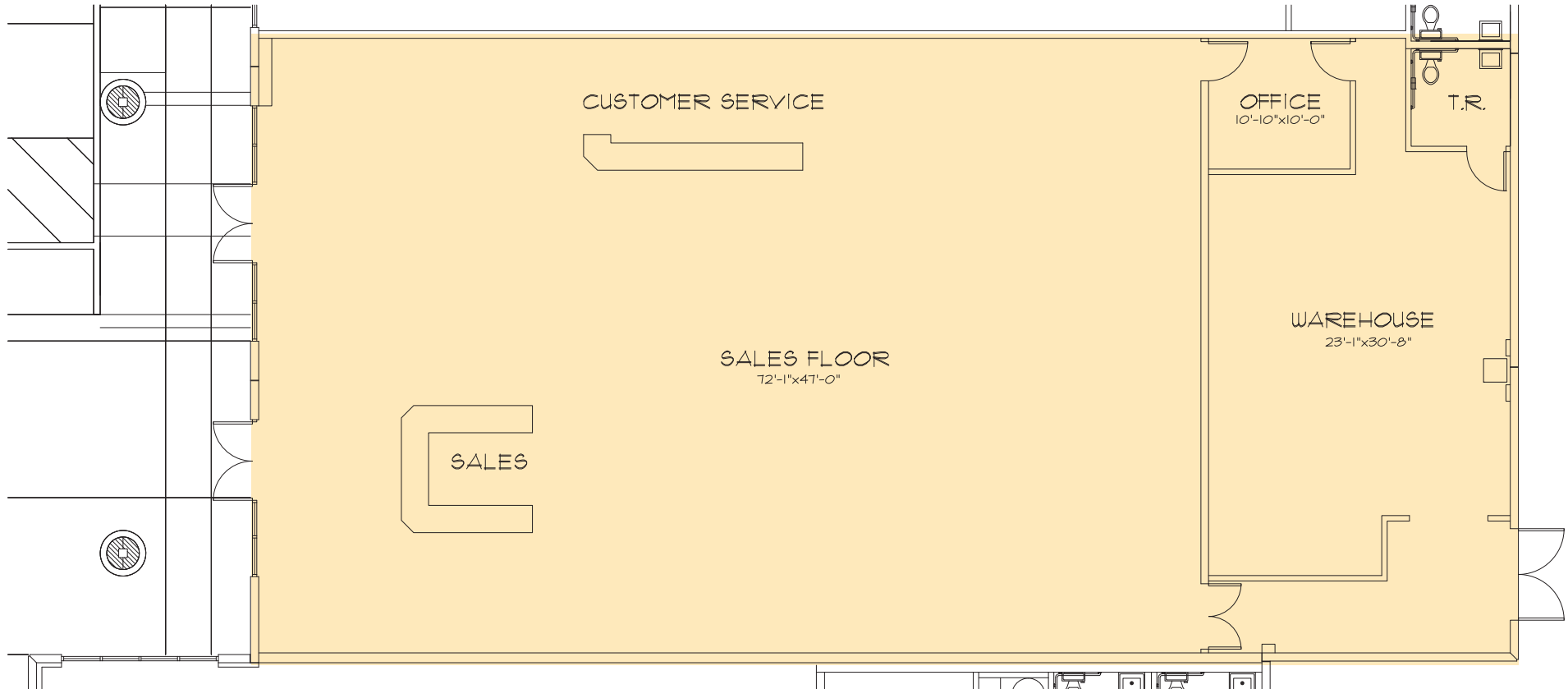
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2000, 2100, 2200, 2201, 2301 Outlet Center Dr. | Oxnard, CA 93036

**SUITE B-320 (#13 ON SITE PLAN) | ±4,940 RSF**



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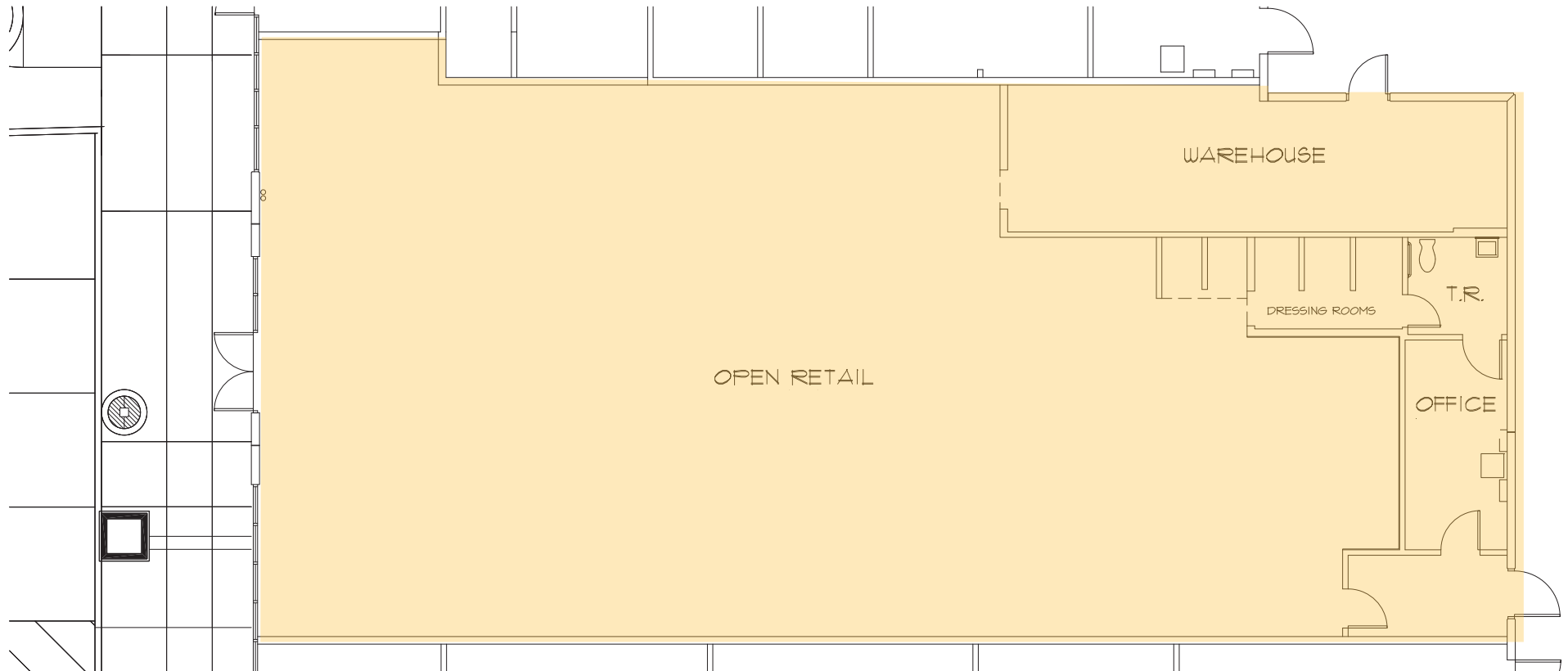
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**SUITE B-340 (#15 ON SITE PLAN) | ±4,521 RSF**



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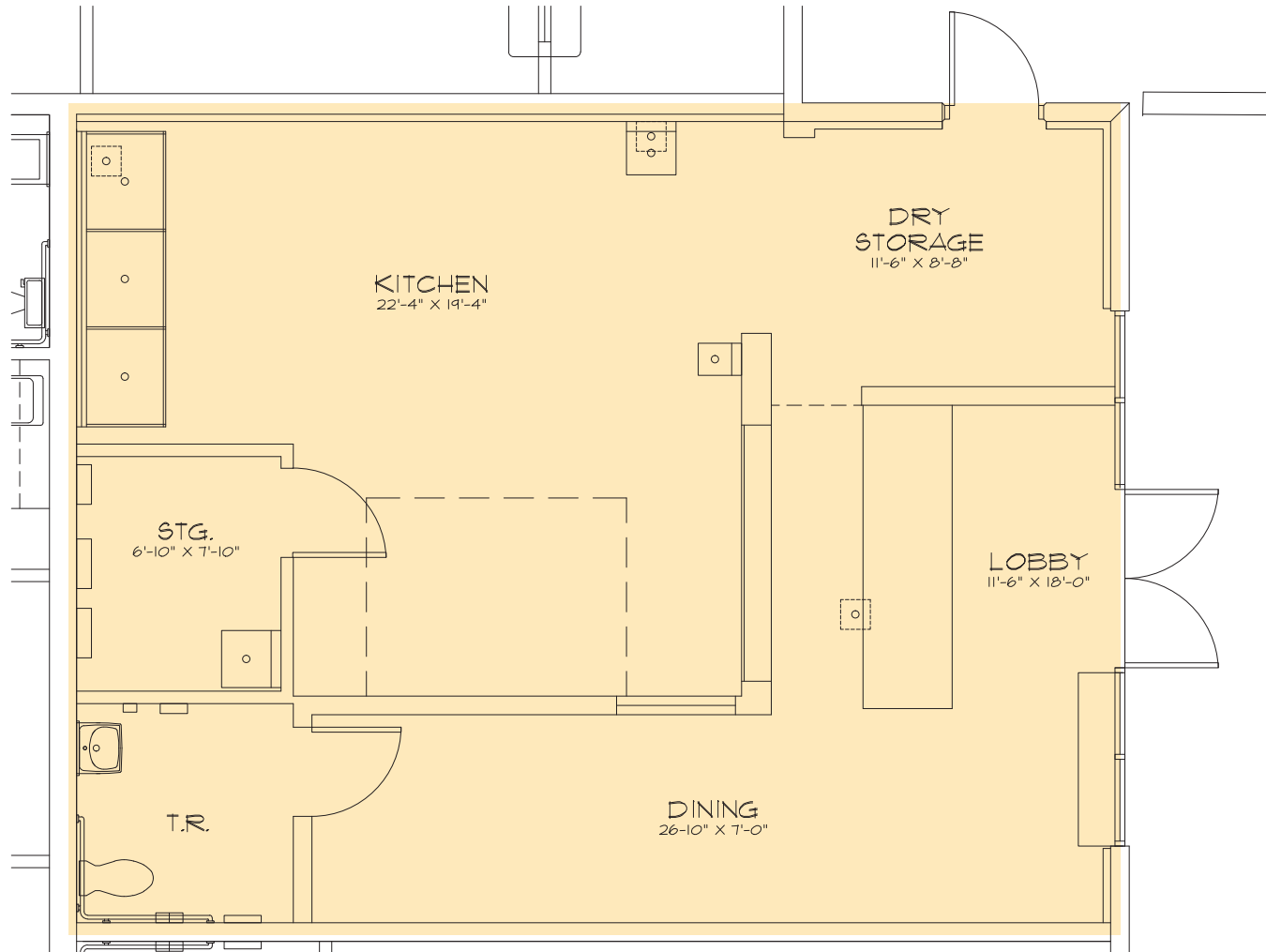
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**SUITE A-440 (#22 ON SITE PLAN) | ±1,261 RSF**



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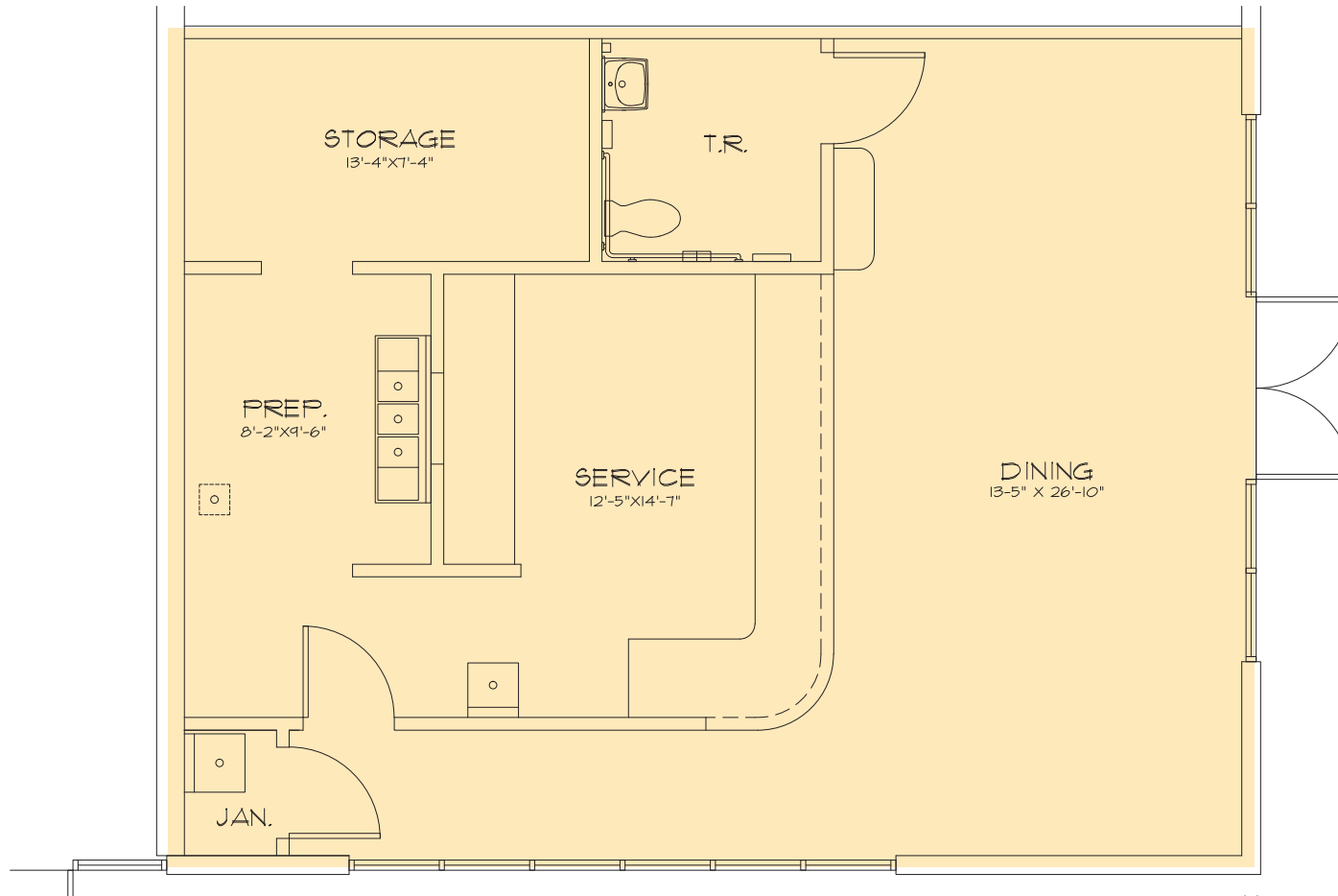
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**SUITE A-450 (#24 ON SITE PLAN) | ±1,416 RSF**



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