

# SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVE • OXNARD CA • 93036

FOR LEASE

**Rob Devericks**  
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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 B10\*  
±3,500 SF • \$2.50/SF NNN  
Available w/ Notice

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

2025 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$134,958	\$118,990	\$122,256
Population:	19,586	117,751	269,613
Daytime Population:	15,790	83,157	171,535

Source: Sites USA

## Traffic Counts

Ventura 101 Freeway:	164,845 ADT
Rose Avenue & Gonzales Rd:	55,780 ADT

Source: SitesUSA



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