

FOR LEASE - SHOPPING AT THE ROSE

Ventura 101 Freeway & Rose Avenue | Oxnard, CA 93036

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CA LIC. 01742786

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550,000+ square foot power center anchored by Wal-Mart, Sam's Club, Ross, Vons, Joann's, 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



Available	1941 N. Rose Ave.	Ste 800: ±1,280 SF • \$4.15 NNN (\$0.65)*	*Available with notice
	2051 N. Rose Ave.	Ste B16: ±2,500 SF	

No warranty or representation, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

12.26.24



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

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SITE STATISTICS

SITE ACREAGE	54.209 AC
BUILDING SF	539,037 SF
PARKING COUNT	3,189
PARKING RATIO	5.91
MOTORCYCLE	30



Demographics

2024 Estimates	1 Mile	3 Miles	5 Miles
Average Household Income:	\$142,557	\$122,071	\$126,885
Population:	20,369	119,584	273,238
Daytime Population:	15,974	84,759	176,119

2023 Demographics from Sites USA

Traffic Counts

Ventura 101 Freeway:	146,000 ADT
Rose Avenue:	57,299 ADT
Gonzales Road:	39,852 ADT

Traffic Counts from SitesUSA



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