

RETAIL SPACE FOR LEASE

# Marketplace

NWC VENTURA BLVD & PASEO MERCADO | OXNARD, CALIFORNIA

RETAIL



## PROPERTY FEATURES

- + Freeway visible power center
- + Huge parking field
- + Well anchored center

## AREA HIGHLIGHTS

- + Strong demographics
- + Regional retail hub
- + Centrally located in West Ventura County



### Leasing Information

Space #	SF	Mo. Rent PSF/NNN
1821	4,966 (divisible)	\$2.25
1833	2,387	\$2.25
1841-1849**	8,493 (divisible)	\$2.25
1875*	10,148	\$1.75

\* Available with 60 days notice; \*\* Available with 30 days notice. **Do not disturb existing tenant.**

NNN = ±\$0.42/SF

### Demographics

	3 Mile	5 Mile	10 Mile
Residential Population	102,028	273,383	458,347
Daytime Population	104,169	246,932	446,866
Average Household Income	\$77,194	\$85,385	\$91,063

### Traffic Counts

101 Freeway  
@ Rose Ave 132,000 ADT



### CENTER RETAILERS



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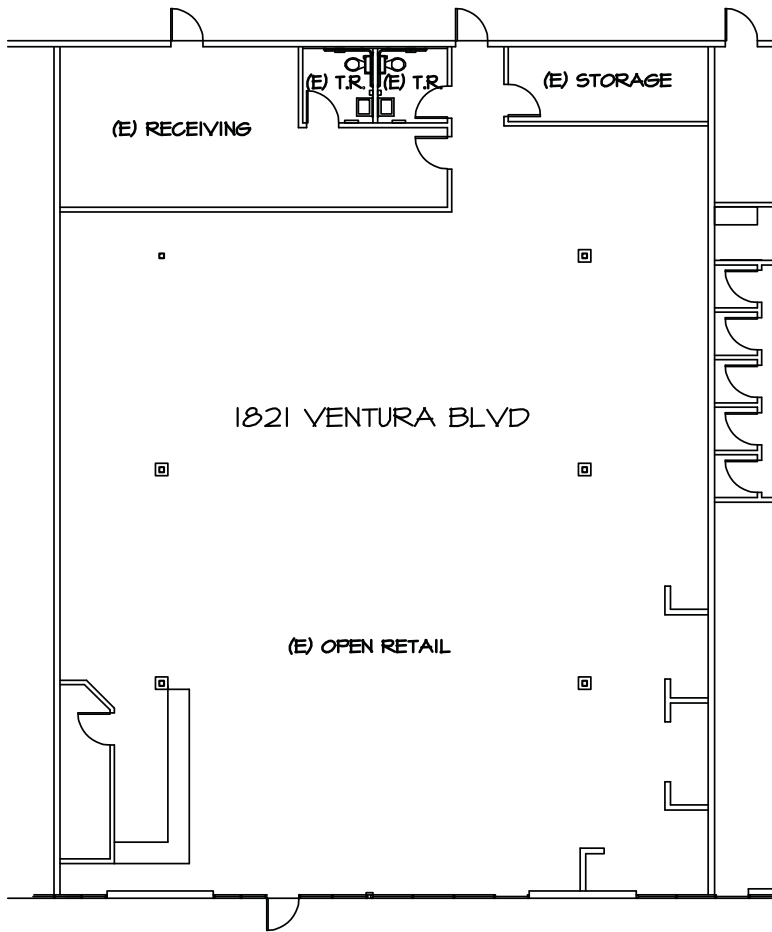
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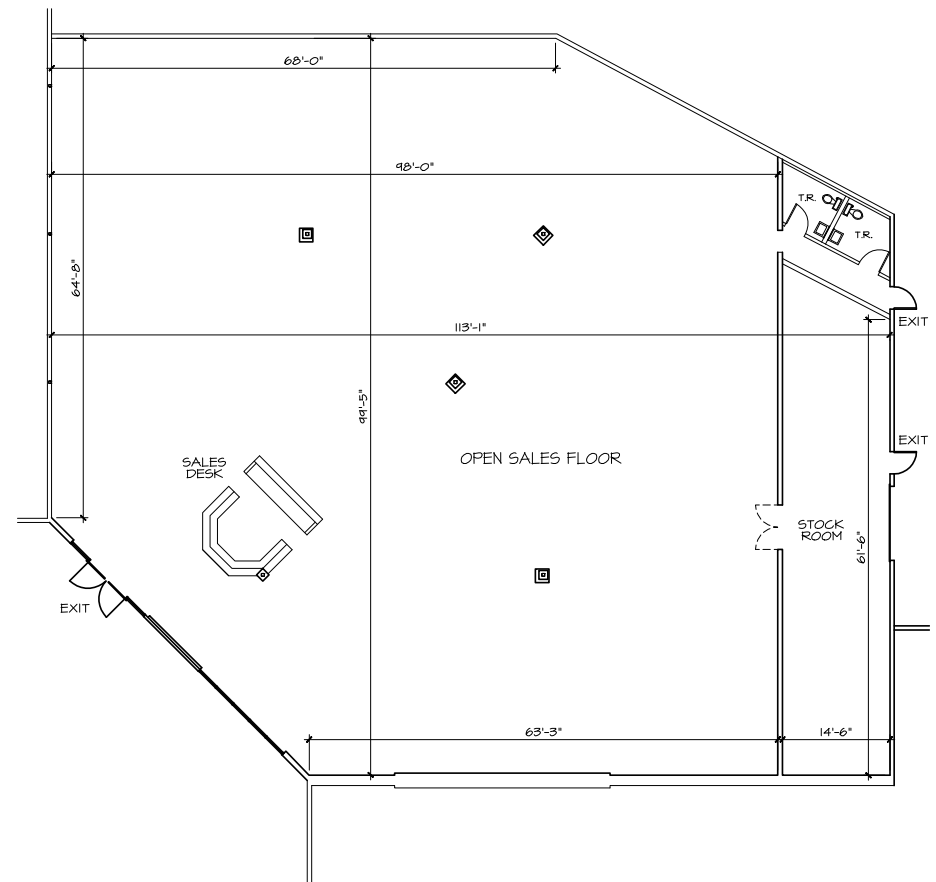


## FLOOR PLANS

SPACE 1821 - 4,966 SF (DIVISIBLE)



SPACE 1875 - 10,148 SF



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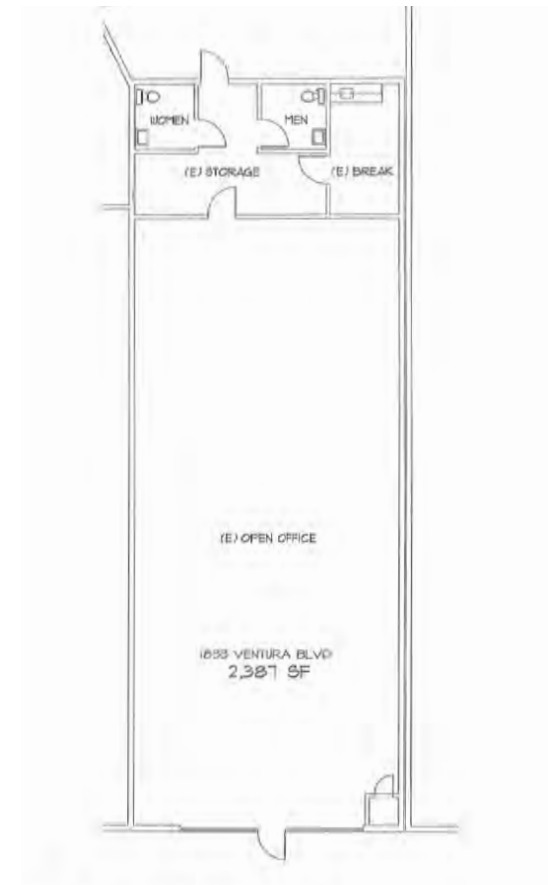
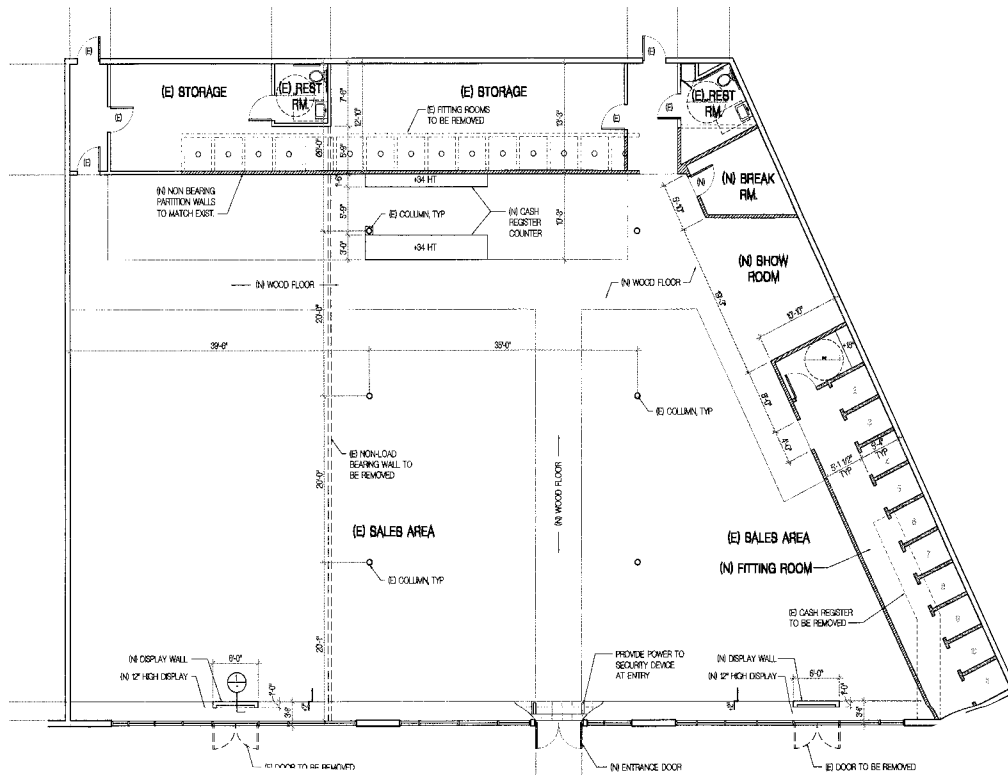
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## FLOOR PLANS

SPACE 1841 - 1849 - 8,493 SF (DIVISIBLE)

SPACE 1833- - 2,387 SF





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## CONTACT US

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