OCEANA PLAZA - RETAIL FOR LEASE

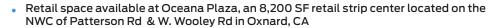
1041-1055 PATTERSON RD | OXNARD, CA 93035

Lisa Shields 805.879.9639 lshields@radiusgroup.com CA LIC. 01742786









- Space is an end cap position with good visibility to Patterson Road
- Surrounding Tenants include Speedy Mart, House of Tacos & Life Fitness

PALMA DR. SUITE 215 VENTURA CA 93003	Available Space	Unit	Square Footage	Asking Rent
805.654.9300		10 (1	1 250 65	#1 F0 /CF
VW.RADIUSGROUP.COM		1041	±1,250 SF	\$1.50/SF





1500 WW

NNN

\$0.50

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Demographics			
2025 Estimates	1 MILE	3 MILES	5 MILES
Population	25,484	150,479	239,130
Average Household Income	\$121,884	\$116,877	\$116,155

72,655

9,837

Source: Sites USA

Daytime Population

Traffic Counts

Patterson Rd. 6,954 ADT

W. Wooley Rd. 11,723 ADT

Source: Sites USA

152,864