

OCEANA PLAZA • RETAIL FOR LEASE

1041-1055 PATTERSON RD | OXNARD, CA 93035

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA LIC. 01742786



- Retail space available at Oceana Plaza, an 8,200 SF retail strip center located on the NWC of Patterson Rd & W. Wooley Rd in Oxnard, CA
- Space is an end cap position with good visibility to Patterson Road
- Surrounding Tenants include Speedy Mart, House of Tacos & Life Fitness



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

Available Space

Unit	Square Footage	Asking Rent	NNN
1041	±1,250 SF	\$1.50/SF	\$0.50



© 06/30/25 Radius Group Commercial Real Estate, Inc. DRE lic. 01334755. All rights reserved. Content and/or images may not be used without permission. The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

OCEANA PLAZA • RETAIL FOR LEASE

1041-1055 PATTERSON RD | OXNARD, CA 93035

Lisa Shields

805.879.9639

lsields@radiusgroup.com

CA LIC. 01742786



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
Daytime Population	9,837	72,655	152,864

Source: Sites USA

Traffic Counts

Patterson Rd.	6,954 ADT
W. Wooley Rd.	11,723 ADT

Source: Sites USA



1500 PALMA DR. SUITE 215

VENTURA CA 93003

805.654.9300

WWW.RADIUSGROUP.COM