

## HIGH IDENTITY RETAIL FOR LEASE

±948 – ±1,981 SF

2340–2350 E.  
VINEYARD AVE.  
OXNARD CA 93036

# CAMPUS AT TOPA TOWERS

- \$2.50/SF + NNN
- Prime location just off the main intersection of the US 101 Fwy & E. Vineyard Ave.
- Close proximity to the Topa Towers Office Plaza (1,100+ Employees), The Esplanade and The Collection at Riverpark.

### Demographics

|                       | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------|-----------|-----------|-----------|
| Avg Household Income: | \$116,745 | \$119,742 | \$123,219 |
| Population:           | 27,230    | 126,632   | 273,784   |
| Daytime Population:   | 15,417    | 88,922    | 177,386   |

*2025 Estimates from Sites USA*

### Traffic Counts

|                      |             |
|----------------------|-------------|
| Ventura 101 Freeway: | 127,063 ADT |
| E. Vineyard Avenue:  | 25,414 ADT  |
| Oxnard Blvd:         | 30,609 ADT  |

*Traffic Counts from SitesUSA*



PRESENTED BY

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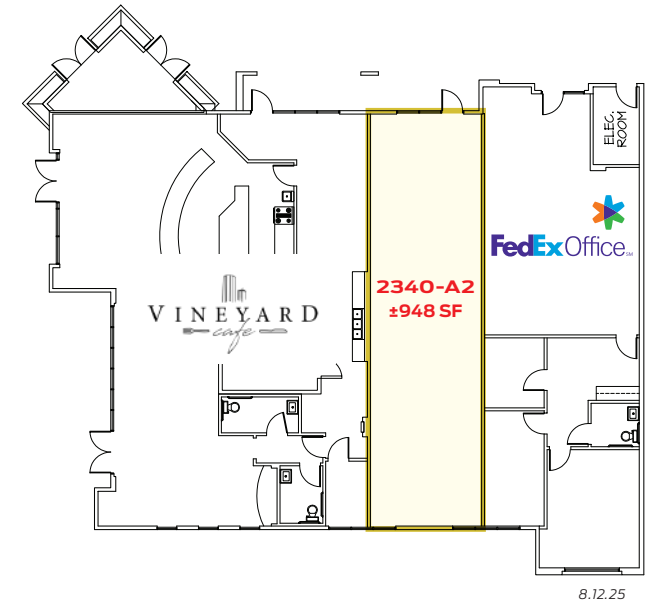
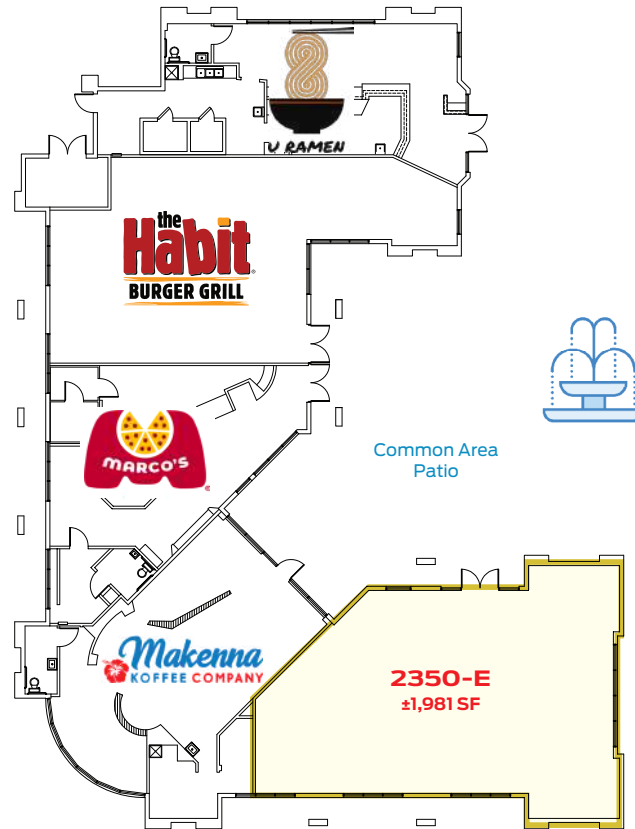
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E. VINEYARD AVENUE

Availabilities

| SUITE # | STATUS    | SIZE      | LEASE RATE      | NOTE  |
|---------|-----------|-----------|-----------------|---|
| 2350-E  | AVAILABLE | ±1,981 SF | \$2.50/SF + NNN | Landlord will assist with restaurant conversion |
| 2340-A2 | AVAILABLE | ±948 SF   | \$2.50/SF + NNN | Landlord will assist with restaurant conversion |

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Join these neighboring  
merchants



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