

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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# CAMPUS AT TOPAZ TOWERS

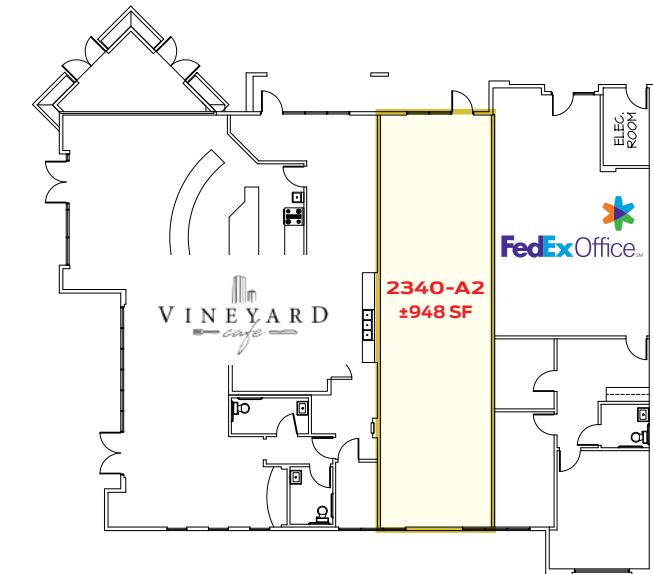
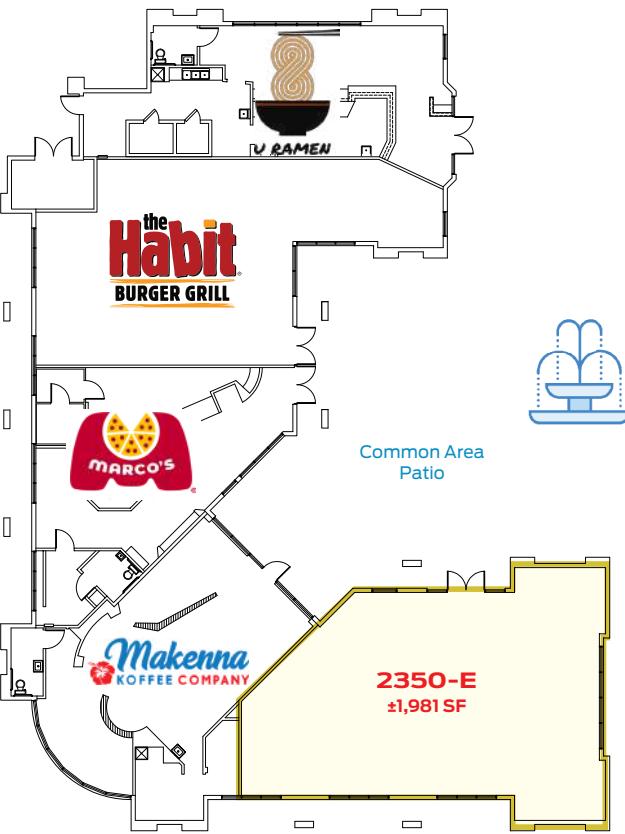
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## Availabilities



## E. VINEYARD AVENUE

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



COMING SOON!  
**Makenna**  
KOFFEE COMPANY

VINEYARD  
cafe



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