



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE 



JOIN BUSY GROCERY ANCHORED CENTER IN OXNARD, CA

4751-4917 S Rose Ave , Oxnard, CA 93033



JASON BRIGGS
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02137816



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

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APPROX. 3,000 SF

RETAIL SPACE AVAILABLE

- ✓ Unit directly next door to grocery anchor
- ✓ Ample on-site parking
- ✓ Easy ingress and egress from the property
- ✓ Pylon signage available

AREA AMENITIES

- ✓ Naval Base Ventura County (Port Hueneme) major employment hub, located just 3.5 miles away, the largest employer in Ventura County
- ✓ Walking distance to Oxnard College
- ✓ Dense residential population & strong demographics
- ✓ Close proximity to Channel Islands Harbor & beaches

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,400	104,001	201,610
 Avg. HH Income	\$93,577	\$85,764	\$98,485
 Daytime Pop	19,885	93,170	184,729
 Traffic Count	± 39,804 CPD ON E PLEASANT VALLEY RD & S ROSE AVE		

RETAIL SPACE
OXNARD, CA

EXTERIOR PHOTOS

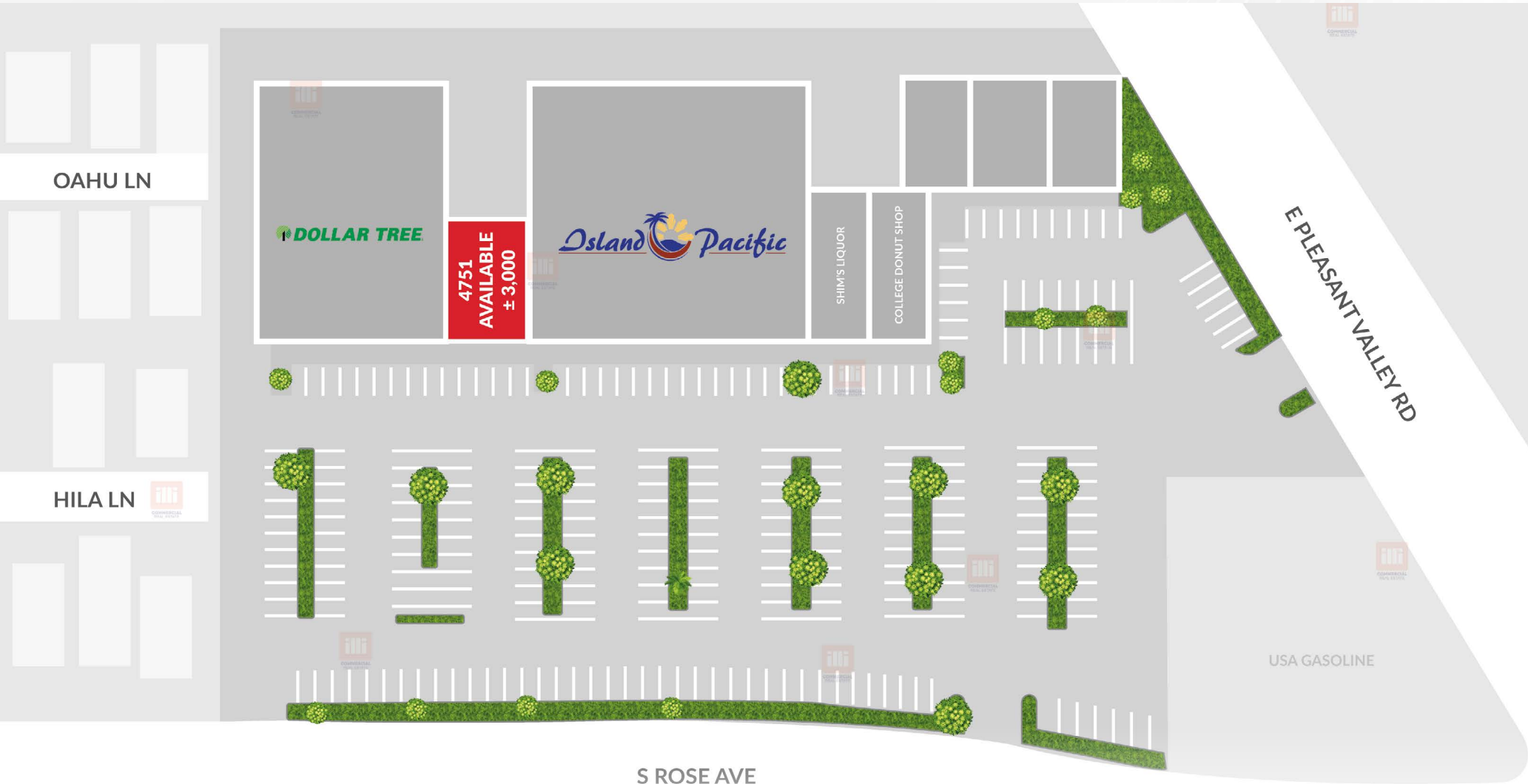
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RETAIL SPACE
OXNARD, CA

SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP

DOLLAR TREE



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JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
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CALEB MORRISON, CCIM
SENIOR ASSOCIATE

(818) 697-9364 | caleb@illicre.com
DRE#02137816



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.