

RETAIL SPACE FOR LEASE

THE marketplace

*NWC Ventura Blvd & Paseo Mercado
Oxnard, California*



**Freeway
Visible Power
Center**



**Huge
Parking
Field**



**Well
Anchored
Center**

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CBRE

center highlights



Regional Home
Furnishing Destination



Centrally located in the
affluent West Ventura
County



Adjacent to Costco



CENTER RETAILERS

Marshalls

RH
OUTLET

DESIGN
WITHIN
REACH

DAISO

A Royal Suite
HOME FURNISHINGS

FLOOR
DECOR &

Ashley
HOMESTORE

COSTCO
WHOLESALE

Guitar Center

Burlington
coat Factory
Coming soon!

demographics

(2024 ESTIMATES)



RESIDENTIAL POPULATION

3 Miles	102,255
5 Miles	266,501
10 Miles	447,225



DAYTIME POPULATION

3 Miles	98,963
5 Miles	235,096
10 Miles	431,705



AVERAGE HOUSEHOLD INCOME

3 Miles	\$115,665
5 Miles	\$124,735
10 Miles	\$128,719



TRAFFIC COUNTS

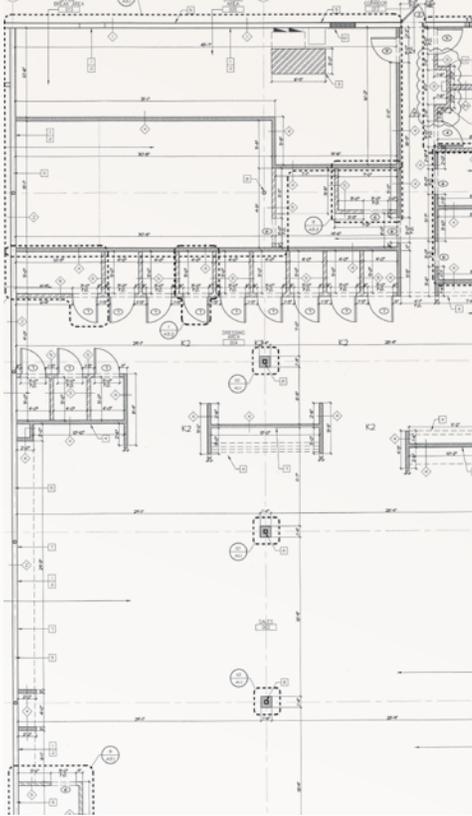
101 Freeway @
Rose Ave

**139,000
ADT**

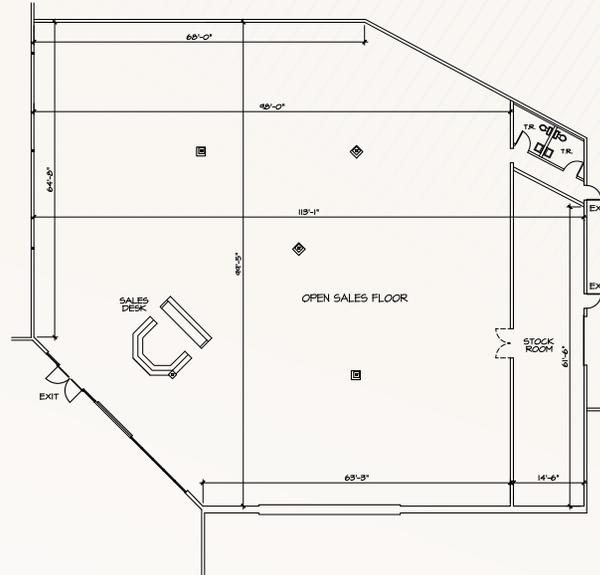


leasing information

SPACE 1865 | 5,977 SF



SPACE 1875 | ±10,148 SF



site plan

Space #	SF	Mo. Rent	
		PSF/NNN	NNN
1861	3,000	\$2.50	\$0.58/SF
1823/1825	5,102	\$2.75	\$0.58/SF
1865	5,977	\$2.50	\$0.58/SF
1875	10,148	\$1.75	\$0.58/SF
1881	15,000	\$2.00	\$0.44/SF

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Available
 Leased
 Lorem ipsum

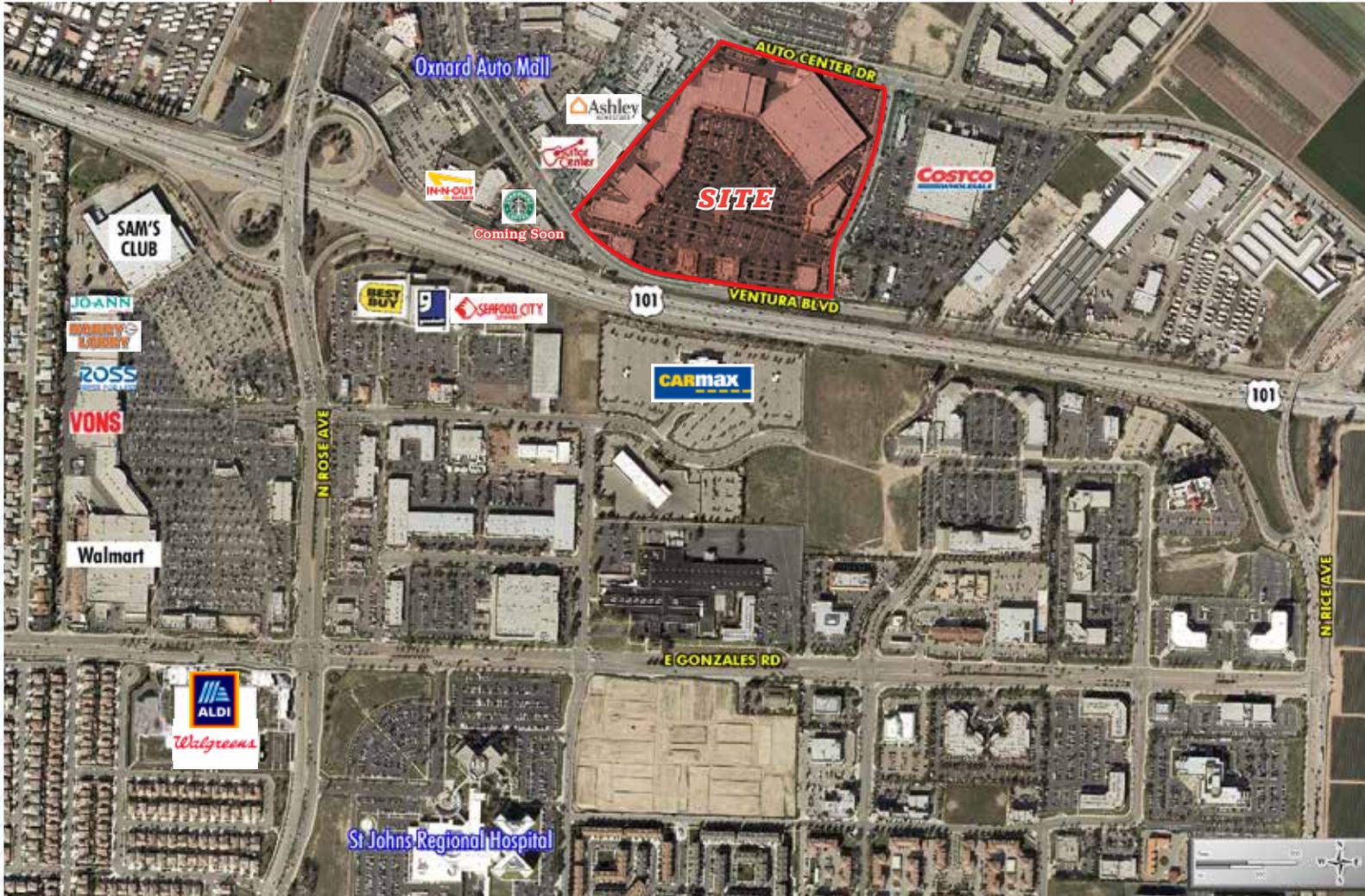


VENTURA FREEWAY

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THE marketplace



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