

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



DAISO  
COMING



FLOOR  
DECOR



COSTCO  
WHOLESALE





# demographics

(2022 ESTIMATES)



## RESIDENTIAL POPULATION

3 Miles	102,946
5 Miles	267,588
10 Miles	449,871



## DAYTIME POPULATION

3 Miles	101,623
5 Miles	242,387
10 Miles	432,547



## AVERAGE HOUSEHOLD INCOME

3 Miles	\$108,745
5 Miles	\$111,876
10 Miles	\$118,083



## TRAFFIC COUNTS

101 Freeway @  
Rose Ave

**136,000  
ADT**

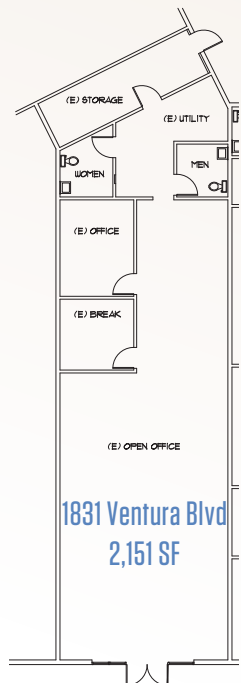


# leasing information

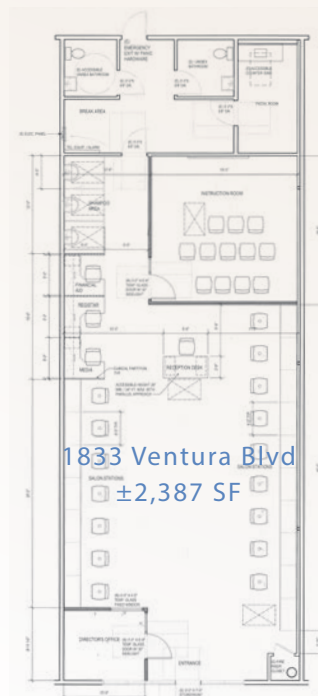
Space #	Square Feet	Mo. Rent PSF/NNN	NNN
1831	2,151*	\$2.50	\$0.57/SF
1833	2,387*	\$2.50	\$0.57/SF
1861	3,000 SF	\$2.50	\$0.57/SF
1865	5,977	\$2.50	\$0.57/SF
1875	10,148	\$1.75	\$0.57/SF
1881	15,000	\$2.00	\$0.44/SF

\*Spaces can be combined to ±4,538 SF

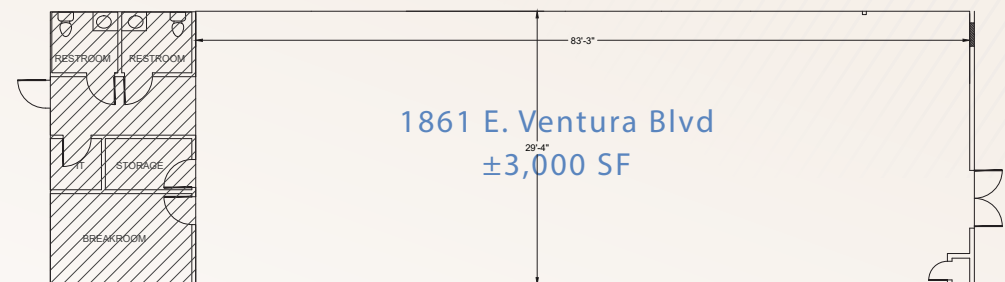
**SPACE 1831 / 2,151 SF\***



**SPACE 1833 / 2,387 SF\***



**SPACE 1861 / ±3,000 SF**

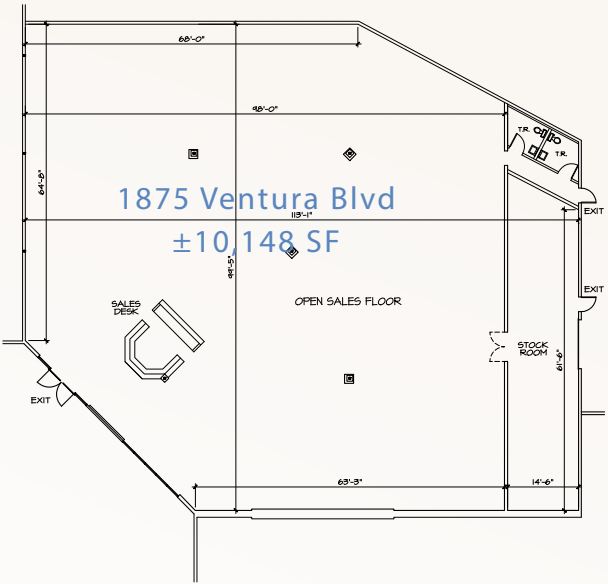


\*Spaces can be combined to ±4,538 SF

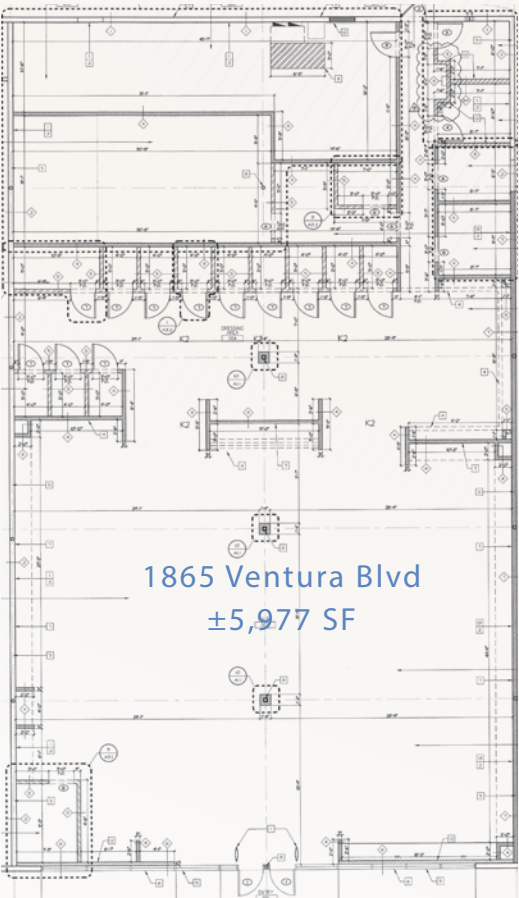


# leasing information

SPACE 1875 | ±10,148 SF



SPACE 1865 | 5,977 SF



# site plan

Space #	SF	Mo. Rent	
		PSF/NNN	NNN
1831	2,151	\$2.50	\$0.57/SF
1833	2,387	\$2.50	\$0.57/SF
1861	3,000	\$2.50	\$0.57/SF
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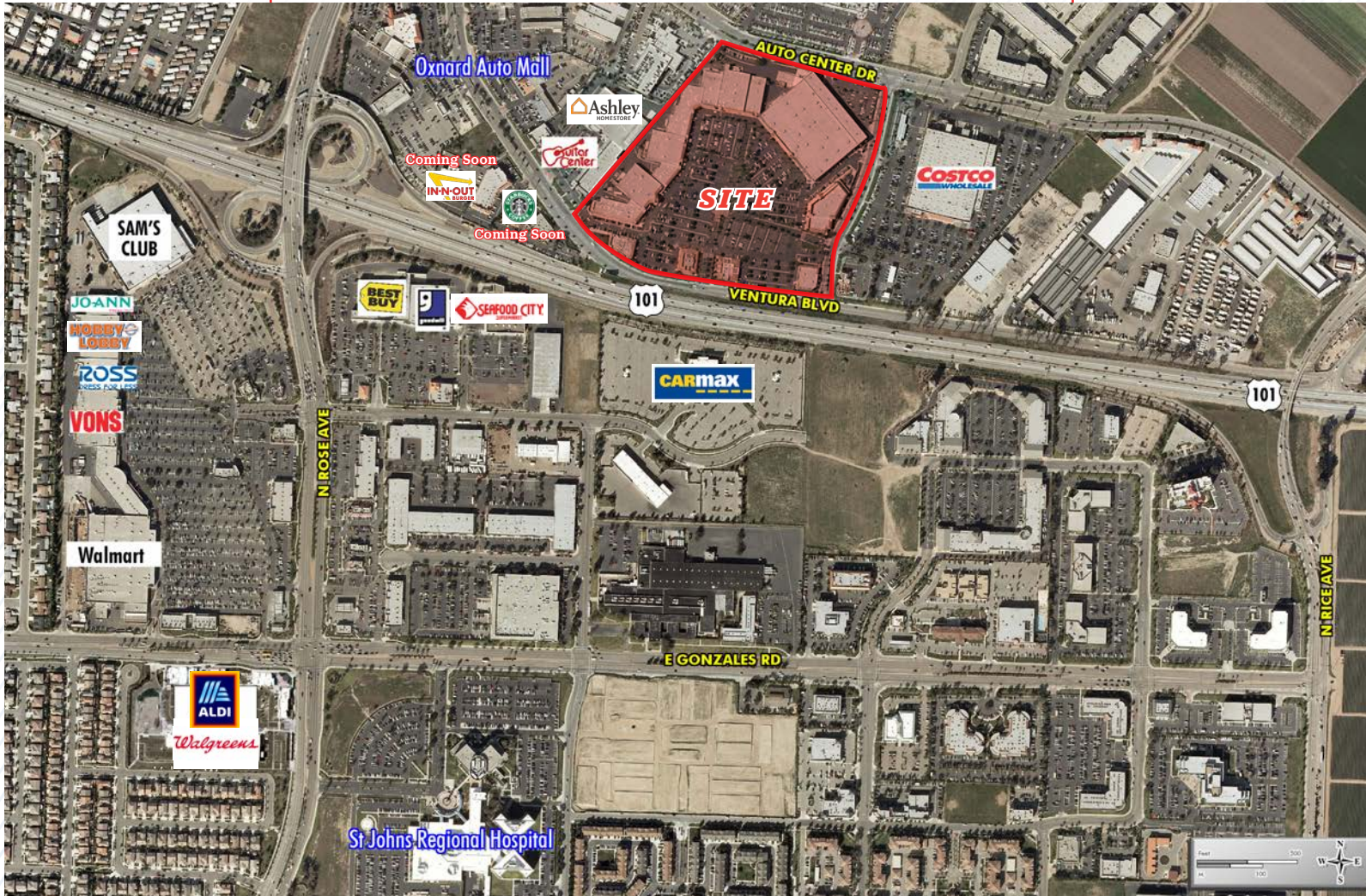


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NWC Ventura Blvd & Paseo Mercado Oxnard, California

# THE marketplace



For more information:

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