



For Sublease | Grocery Anchored Spaces

±37,627 GLA | \$4 + NNN | ±1,865 SF Available

2340 N. Rose Ave. | Oxnard, CA



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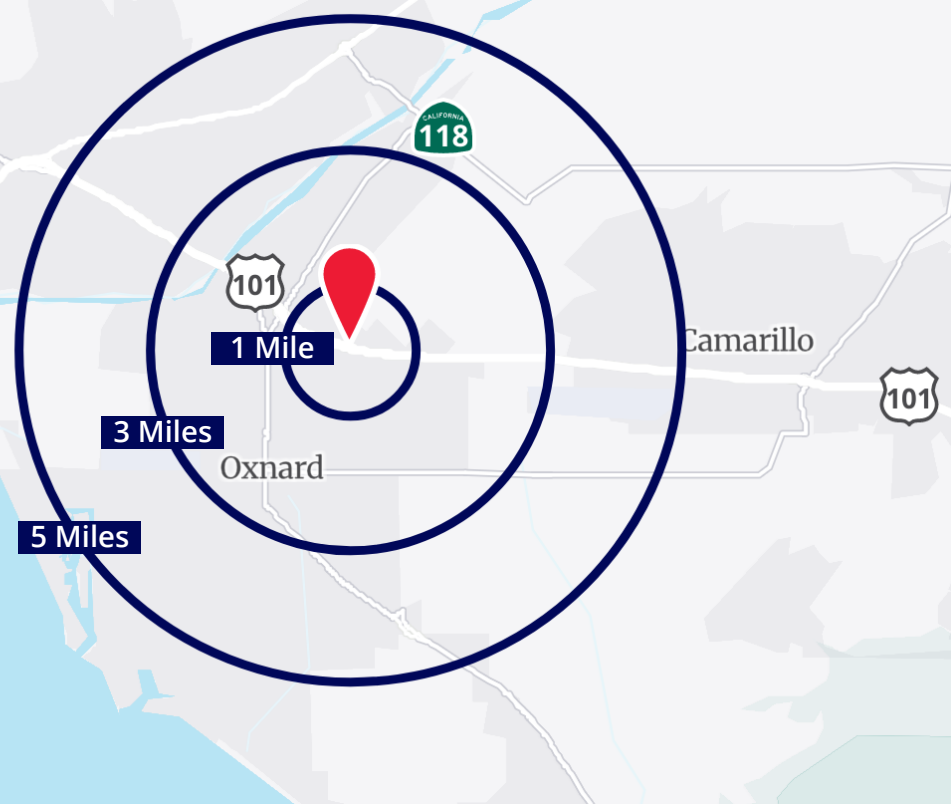
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Demographics

Ventura



Highlights

High Visibility and Accessibility: The property is visible from the freeway, with over 169,000 vehicles passing daily, and offers convenient access, enhancing customer traffic.

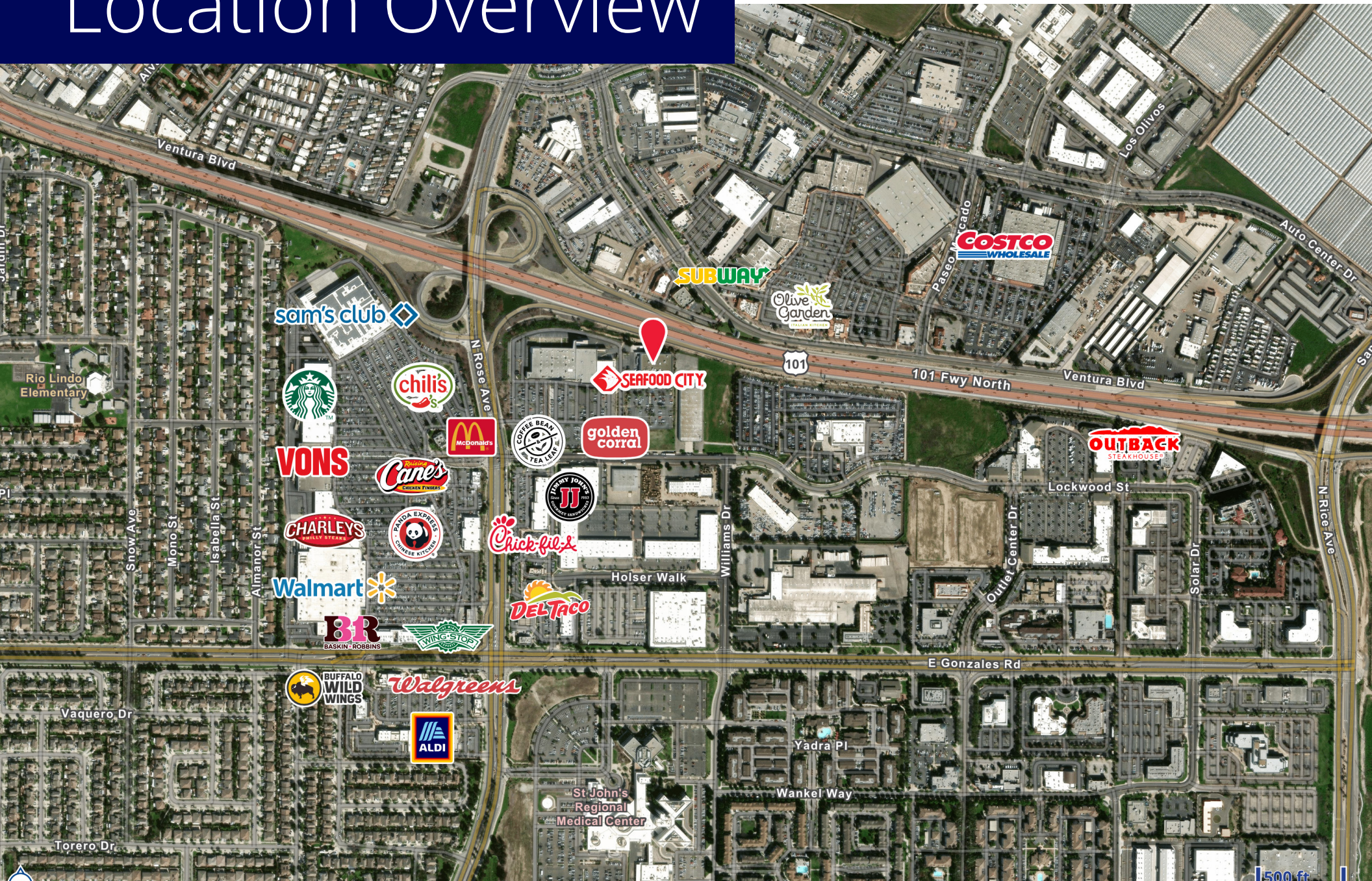
Proximity to Major Retailers: The location is adjacent to prominent retailers such as Best Buy and Goodwill, with neighboring tenants including Walmart, Sam's Club, Vons, PetSmart, Ross, and Hobby Lobby.

Ample Parking Availability: The site provides a parking ratio of 4.65 spaces per 1,000 square feet, totaling 204 spaces on the parcel, with access to an additional 859 spaces within the center.

Demographics

	1 mile	3 miles	5 miles
 Total Population	20,925	115,402	272,537
 Daytime Population	22,817	108,063	244,072
 Total Households	5,442	32,126	79,328
 Median HH Income	\$105,710	\$94,747	\$97,535
 Education <i>(Bachelor's/graduate/prof degree)</i>	27%	23%	27%
 Total Businesses	898	4,217	8,647
 Total Employees	13,967	51,729	103,996
 White Collar Employees	51%	51%	54%

Location Overview



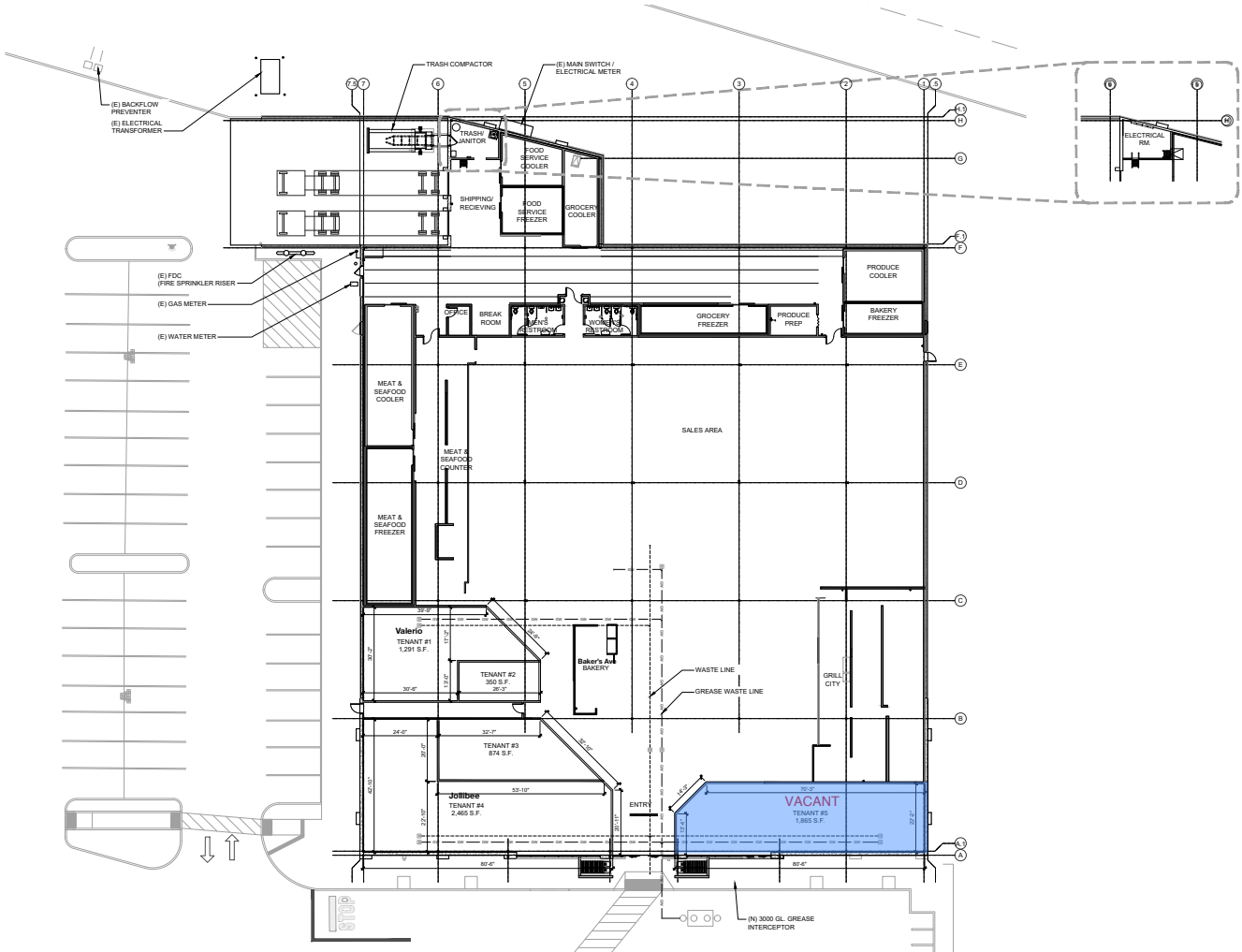
Available Units

Suite Availability

5

±1,865 SF

Available Space



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