

# NEW PADS SHOPPING AT THE ROSE

VENTURA 101 FREEWAY & ROSE AVENUE | OXNARD, CA 93036

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**New! Drive-Thru & Retail Pads Opportunity**

## PROPERTY BRIEF

550,000+ square foot power center anchored by Wal-Mart, Sam's Club, Ross, Vons, Joann's, PetSmart, Hobby Lobby, new Starbucks drive-thru and more. Close proximity to Best Buy, Babies R Us, Costco, Fry's, Marshall's, Ashley Furniture, Guitar Center, Walgreens, Wells Fargo Bank, Oxnard Auto Mall and Saint John's Regional Medical Center.

Strategically positioned within West Ventura County's Retail Corridor at the Ventura 101 Freeway and Rose Avenue in Oxnard with excellent freeway access and visibility

**2 Available Pads**

**Drive-Thru Restaurant and Retail Pad approx. 3,700 and 4,700 SF**



4227 E. MAIN ST. SUITE 220

VENTURA CA 93003

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## Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Average Household Income:	\$108,799	\$84,912	\$90,082	\$96,654
Population:	21,402	122,279	284,766	447,827
Daytime Population:	19,259	83,332	181,091	316,692

2018 Demographics from Sites USA (0515)

## Traffic Counts

Ventura (101) Freeway:	175,000 ADT
Rose Avenue:	48,000 ADT
Gonzales Road:	42,000 ADT

Traffic Counts from the City of Oxnard