

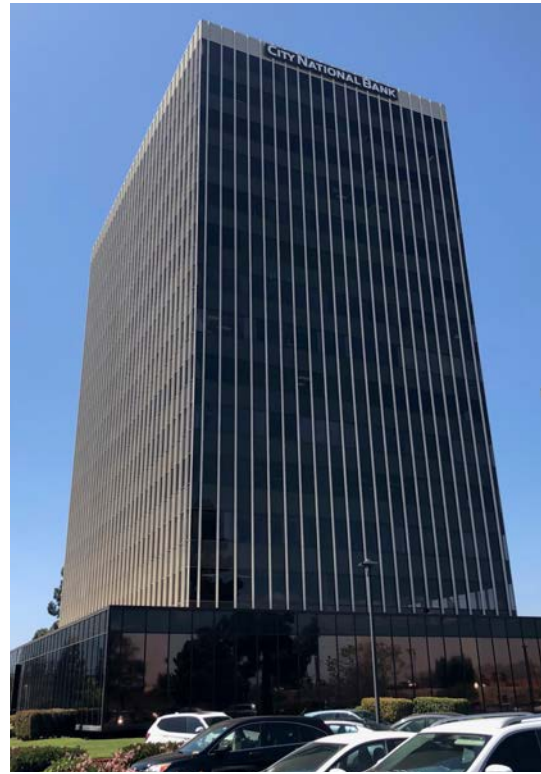


TOPA
PROPERTY GROUP

THE CAMPUS AT TOPA TOWERS

300 | 400 | 500 E. Esplanade Drive | Oxnard

300



PROPERTY OVERVIEW



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



CONFERENCE CENTER

Located on the first floor, the Tenant Conference Facility is reserved on a first come first serve basis and can seat up to thirty-two people. The conference center is Wi-Fi enabled with a projector and projector screen. A food counter and private restrooms are also available here.



ON-SITE FOOD COURT & RETAIL SHOPS

The on-site food court features Vinyard Cafe, Marco's Pizza and The Habit. A FedEx Office Print and Shipping Center, along with Chase, Union and Wells Fargo banks are just steps away, and an additional 25,473-square-foot of restaurants and service retail will be completed early in 2019.

COVERED PARKING GARAGE

Over 2,300 parking spaces including surface parking throughout the project and 650 spaces in a two-story covered parking structure that is elevator served. Car wash and detailing services are available.



HOTEL

A modern Courtyard Marriott with 160 spacious guest rooms, a state-of-the-art fitness center, outdoor pool and jacuzzi. Rooms feature complimentary wi-fi, 32" flat-screen HD TV, refrigerators and microwaves. There are 10,000 square feet of meeting space for seminars, training and company retreats.

CHILDCARE

Comprehensive child care services available at Childtime. Open Monday-Friday from 6:30 a.m. to 6:00 p.m., Childtime offers infant care, preschool, pre-kindergarten and after school programs along with programs for summer and school breaks.



PROPERTY AMENITIES



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PARKING RATIO

4 stalls for every thousand square feet leased

HEATING, VENTILATION & AIR-CONDITIONING

Available Monday - Friday, 8:00 a.m. - 6:00 p.m.; Saturday 9:00 a.m. - 1:00 p.m. Customers can dial into an automated system for on-call, after-hours air and lighting. The building can also accommodate pre-programmed after hours air and lighting for added convenience.

SECURITY

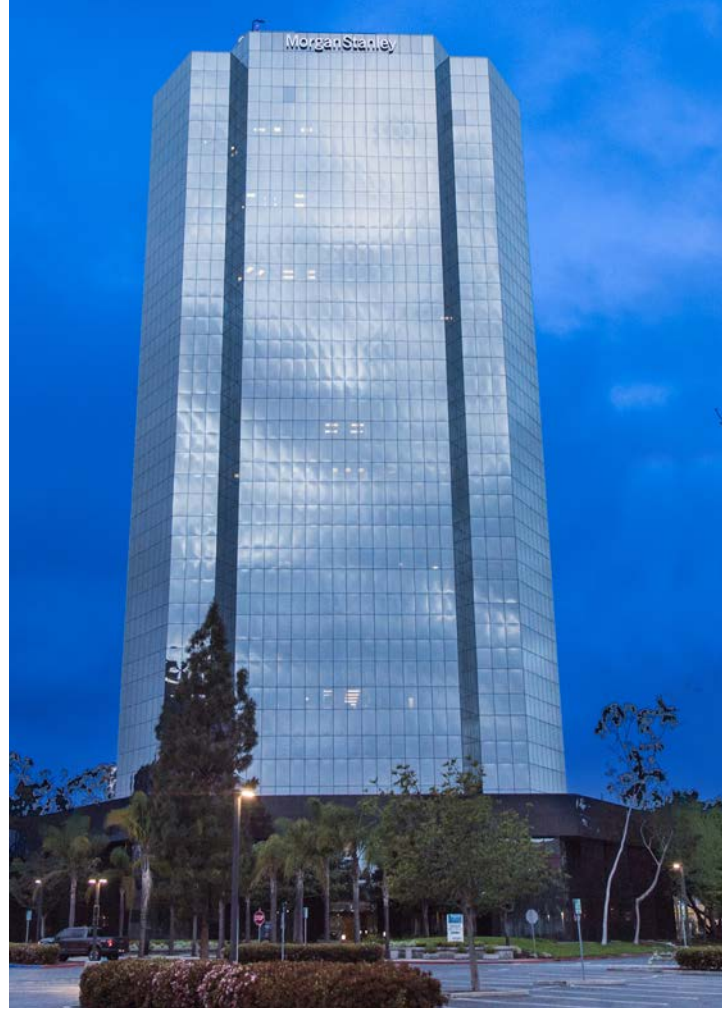
300 E. Esplanade: 24-Hour Security, 7 days a week and card-key access system at the front and back doors and two elevators. 500 E. Esplanade: Security provided from 7:00 a.m. to 11:00 p.m. Monday through Friday and 7:00 a.m. to 4:00 p.m. on Saturdays. Card-key access system.

ZONING

C2PD

PROPERTY MANAGEMENT

Property Management is located on-site at 300 E. Esplanade Drive, Suite 260.



RESTAURANTS

General Chow
Red Robin
Panera Bread
Yard House
Lazy Dog
Kabuki
Gen Korean BBQ
Five Guys
Larsens Steak House
Famous Daves
Menchie's Yogurt
Setebello
Pizza Hut
Luna Grill
Los Agaves
Maria's Italian
In-N-Out Burger
Blaze Pizza
Chipotle
Pick Up Stix
BJ's
Jamba Juice
Waba Grill
Carl's Junior
The Habit
Rou-Meli
Pollo Loco
Subway
McDonalds

Wendys
Krispy Kreme
Domino's Pizza
Jack in the Box
Kampai
Ben & Jerry's
The Blend
Whole Foods
Bottle & Pint
Ragamuffin Coffee
Copper Blues
Afters Ice Cream
Scratch
EMC Seafood
Starbucks
Five Guys
Taqueria El Tapatio
Menchie's
Gasolina
Love Pho



BANKS

Chase Bank
Union Bank
Wells Fargo Bank
First California Bank
Bank of America
U.S Bank
Bank of the West



SERVICES

Ventura County Credit Union
Premier America Credit Union
River Park Cleaners
Mountain View Tire & Auto
American Tire Depot
H & R Block
Massage Envy
Boost Mobile
Century Theatres
Cricket Wireless
Public Storage
Esplanade Mini Storage
Courtyard Marriott
Chevron
Advance America
T-Mobile
24 Hour Fitness
LA Fitness



RETAIL

Target
REI
Gap
H & M

Pet Food Express
Ulta Beauty
Victoria's Secret
Cycle Gear
Jos. A Bank
M. Fredric
J. Stephens
Chico's
The Container Store
24 Hour Fitness
Metro PCS
Fallas
Party City
Catherine's Plus Sizes
Walmart
Vallarta
Dick's Sporting Goods
Bed Bath & Beyond
Nordstrom's Rack
Tillys
Big 5
Ubreakfix
Staples
Bath & Body Works
Home Depot
WSS Shoes
Walgreens
Loft
Finish Line
TJ Max

PROPERTY SPECS | AREA AMENITIES



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300 E. ESPLANADE • 300,988 RSF (21 Story)

SUITE	SIZE	RATE (FSG)
101**	4,162 RSF	Negotiable
200*	6,528 RSF	\$2.25
230*	9,109 RSF	\$2.25
260	3,303 RSF	\$2.25
300	7,412 RSF	\$2.25
370	1,589 RSF	\$2.25
410	2,516 RSF	\$2.35
450	1,601 RSF	\$2.35
480	1,249 RSF	\$2.35
515	1,691 RSF	\$2.35
520	2,226 RSF	\$2.35
6th Floor*	13,366 RSF	\$2.35
7th Floor*	13,366 RSF	\$2.35
800	1,215 RSF	\$2.35
810	1,449 RSF	\$2.35
1140	1,534 RSF	\$2.35
1200	3,559 RSF	\$2.35
1270	1,711 RSF	\$2.35
1460	7,934 RSF	\$2.35
1500	4,986R RSF	\$2.35
1640*	3,568 RSF	\$2.35
1650*	2,592 RSF	\$2.35
1660*	2,919 RSF	\$2.35
1670*	1,204 RSF	\$2.35
1680*	1,468 RSF	\$2.35
1720	1,790 RSF	\$2.45
1790	2,168 RSF	\$2.45
1810	5,476 RSF	\$2.45
1870	1,591 RSF	\$2.45
2050	10,955 RSF	\$2.45

*Denotes contiguous suites.

**Available with 120 day notice.

400 E. ESPLANADE • 36,403 RSF (3 Story)

SUITE	SIZE	RATE (FSG)
200*	3,512 RSF	\$2.20
205*	3,222 RSF	\$2.20
210*	3,610 RSF	\$2.20
220*	2,454 RSF	\$2.20
200-220	12,798 RSF	\$2.20
300	5,217 RSF	\$2.20
302 A/B	2,995 RSF	\$2.20

500 E. ESPLANADE • 160,397 RSF (15 Story)

SUITE	SIZE	RATE (FSG)
106	930 RSF	\$2.25
2nd Floor	10,809 RSF	\$2.25
300	3,089 RSF	\$2.25
325	508 RSF	\$2.25
335	1,478 RSF	\$2.25
340	1,882 RSF	\$2.25
360	792 RSF	\$2.25
385	355 RSF	\$2.25
470	1,341 RSF	\$2.25
600*	2,618 RSF	\$2.25
610*	1,279 RSF	\$2.25
740*	3,563 RSF	\$2.25
750*	959 RSF	\$2.25
760*	1,046 RSF	\$2.25
835*	1,110 RSF	\$2.25
845*	1,251 RSF	\$2.25
850*	1,332 RSF	\$2.25
870	388 RSF	\$2.25
1130	1,561 RSF	\$2.35
1160	3,117 RSF	\$2.35
1250	2,846 RSF	\$2.35
1290	439 RSF	\$2.35
1515	735 RSF	\$2.35
1540*	2,760 RSF	\$2.35
1550*	2,697 RSF	\$2.35
1560*	1,400 RSF	\$2.35

AVAILABILITIES

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FOR FURTHER INFORMATION PLEASE CONTACT:

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