

**FOR LEASE**  
**37,627 SF**  
**Shopping At The Rose II**  
**Oxnard, CA**



## Shopping At The Rose II

### 2340 North Rose Ave.

Oxnard, CA

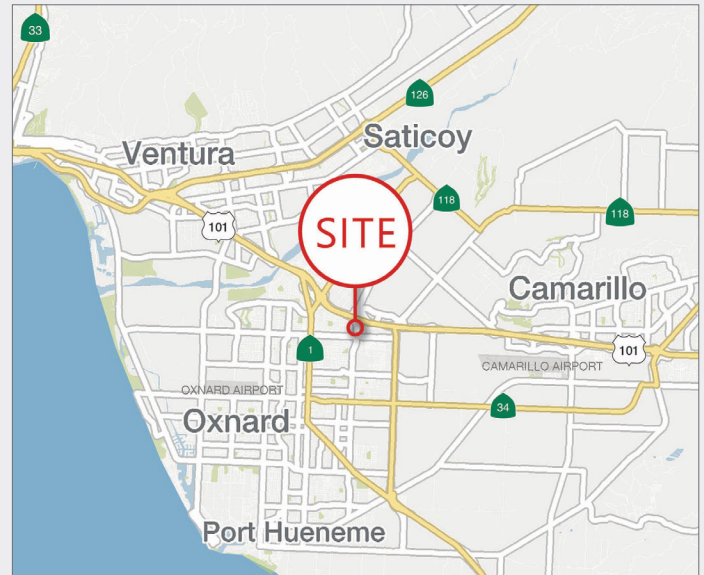
#### Property Highlights:

- Freeway visible co-anchor opportunity with over 169,000 vehicles per day.
- Co-anchors include Best Buy & Goodwill with neighboring tenants including Walmart, Sam's Club, Vons, Petsmart, Ross, Hobby Lobby and more.
- Street and freeway pylon signage available.
- Parking ratio of 4.65/1000 (204 spaces) on subject parcel plus access to a total of 859 spaces within the center.

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	17,647	113,487	280,736
AVG. HH INCOME	\$108,442	\$89,491	\$91,170
DAYTIME POPULATION	15,931	77,153	175,286

#### Traffic Count (approximate)

NORTH ROSE AVE	41,000 ADT
FREEWAY	128,000 ADT
TOTAL	169,000 ADT



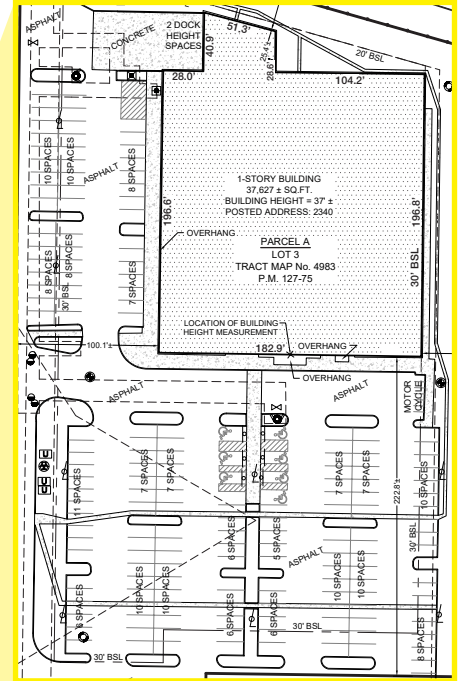
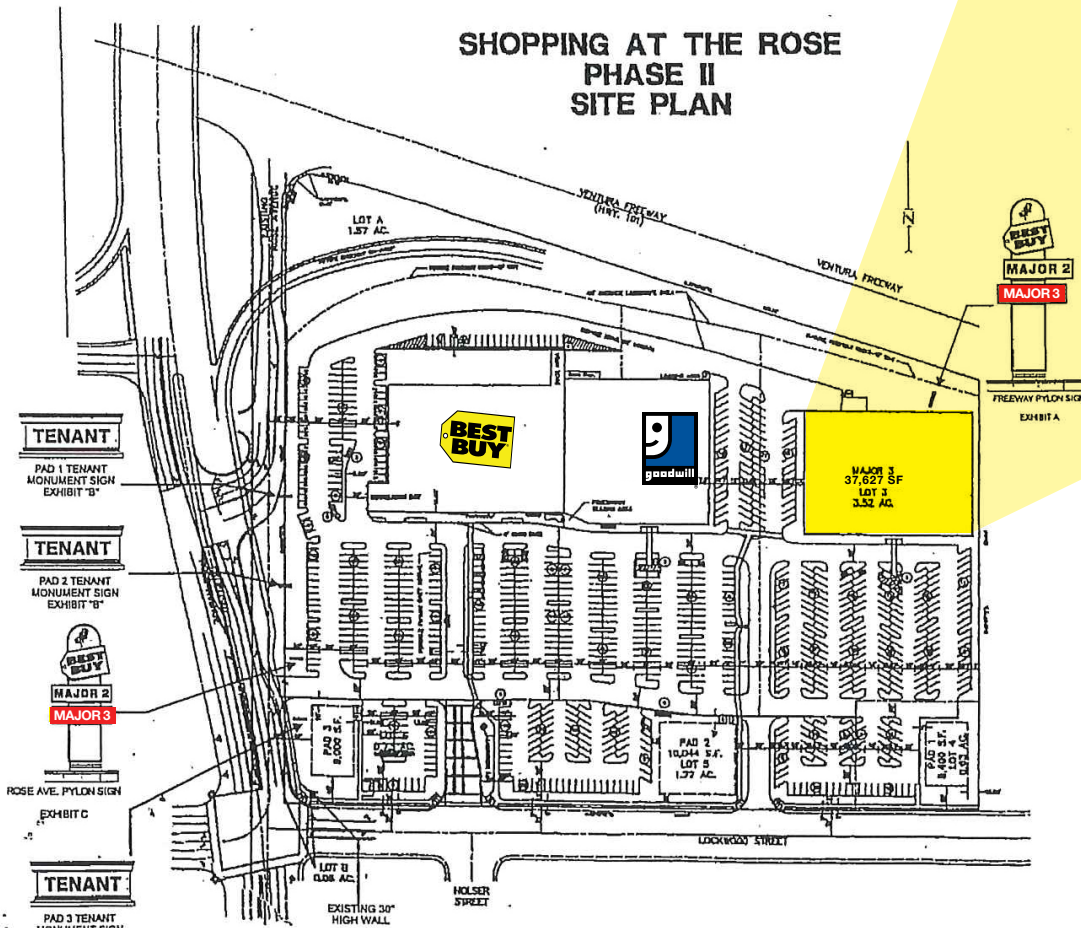
#### FOR MORE INFORMATION:

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## SHOPPING AT THE ROSE II PHASE II SITE PLAN



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