

OCEANA PLAZA - RETAIL SPACE AVAILABLE FOR LEASE

1041-1055 Patterson Rd | Oxnard, CA 93035

Lisa Shields
 805.879.9639
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 CA LIC. 01742786



- Retail space available at Oceana Plaza, an 8,200 SF retail strip center located on the NWC of Patterson Rd & W. Wooley Rd in Oxnard, CA
- Space is an end cap position with good visibility to Patterson Road
- Surrounding Tenants include Speedy Mart, House of Tacos & Life Fitness



1500 PALMA DR. SUITE 215
 VENTURA CA 93003
 805.654.9300
 WWW.RADIUSGROUP.COM

Available Space	Unit	Square Footage	Asking Rent	NNN
	1041	±1,250 SF	\$1.50/SF	\$0.50

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

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Demographics

2024 Estimates	1 MILE	3 MILES	5 MILES
Population	25,558	152,951	242,756
Average Household Income	\$122,933	\$114,210	\$113,751
Daytime Population	9,726	76,279	155,327

Source: Sites USA

Traffic Counts

Patterson Rd.	9,158 ADT
W. Wooley Rd.	10,892 ADT

Source: Sites USA