

TOWN SQUARE AT WAGON WHEEL

PREMIER RETAIL & RESTAURANT OPPORTUNITY

2620 WAGON WHEEL RD, OXNARD, CA



[VIDEO TOUR LINK](#)

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TOWN SQUARE 3 Mile Demographics

±132K

TOTAL
POPULATION

±1.5B

CUSTOMER
SPENDING

±119K

AVG. HH
INCOME

±42K

EMPLOYEES

24%

COLLEGE
DEGREE OR
HIGHER

37.2

MEDIAN AGE

±42K

TOTAL
HOUSEHOLDS

Property Highlights

- Available Retail and Restaurant Suites With Patios
- Main Street Opportunity
- Heavy Daily Resident and Customer Traffic
- Minutes From 101 Ventura Freeway Intersection
- Upscale & Well Maintained Streets and Sidewalks
- Flexible Sizes & Various Opportunities

TOWN SQUARE is the Center of it All



Be a Part of this Unique Living Environment



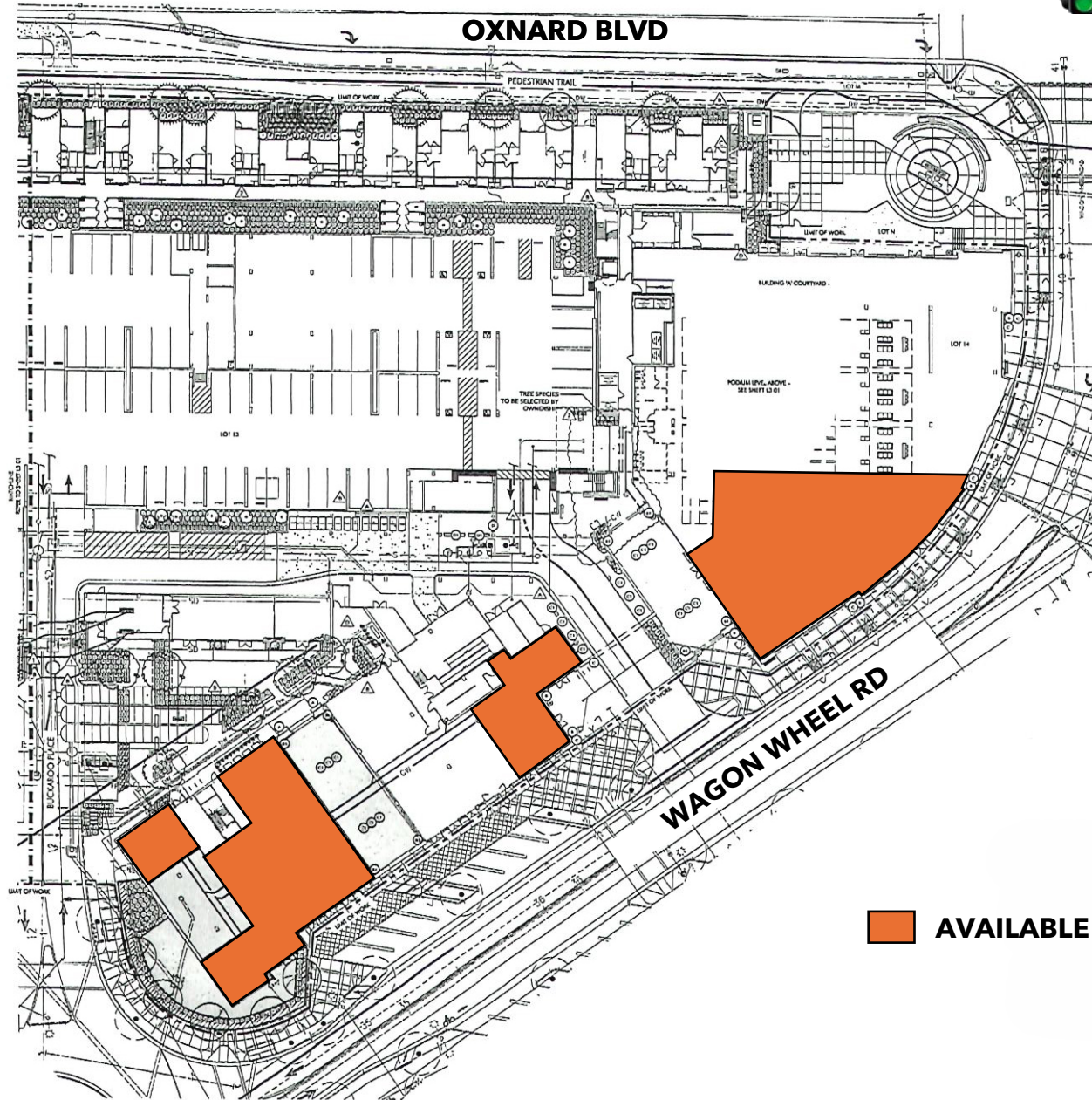
TOWN SQUARE at the main entrance of Wagon Wheel is a part of this 64-acre master-planned community. With 488 living units and 12,000 square feet of amenity space, the **more than 36,000 square feet of spectacular retail space** offers numerous opportunities for services and business.

As of June 2026, there are approximately 3,500 residents and another 1,000 residents anticipated within the development in the near term.

Situated in one of the most impactful and significant intersections on the 101 Ventura Freeway, Town Square retail benefits from huge daily traffic, terrific population density, and many of the most significant and recognizable retail businesses and services in Southern California!

BUILDING SPACE PLANS RETAIL OPPORTUNITIES

← 101 VENTURA FREEWAY - 1 MINUTE

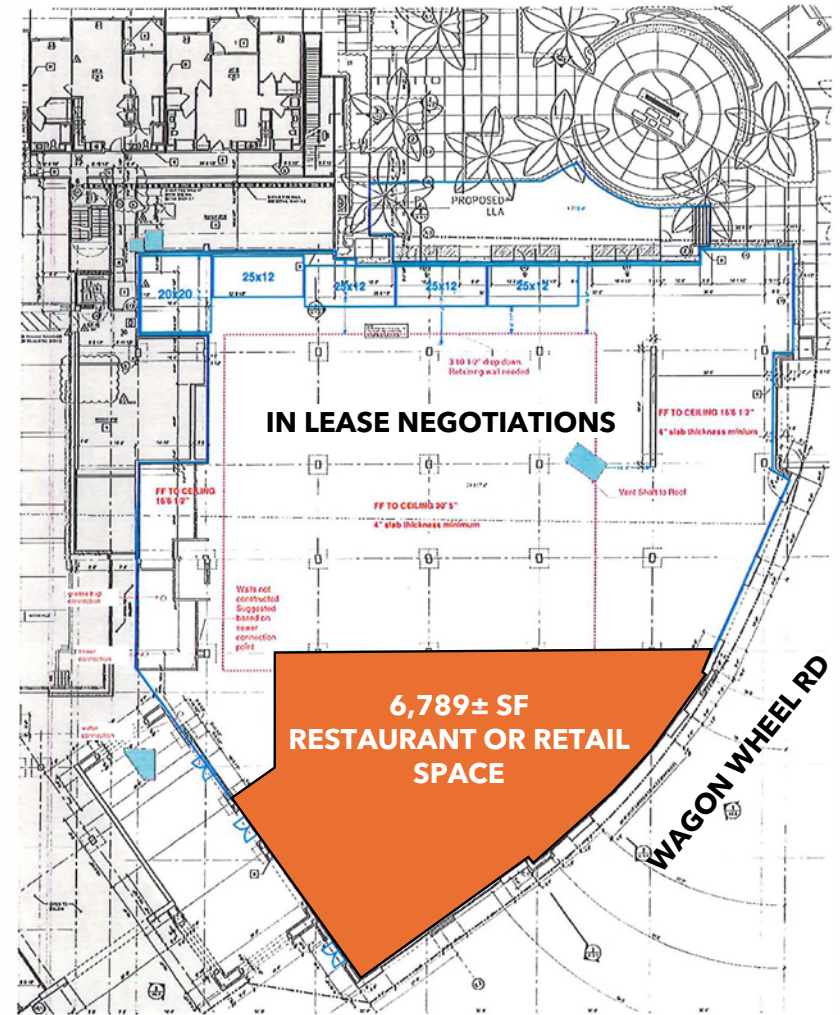
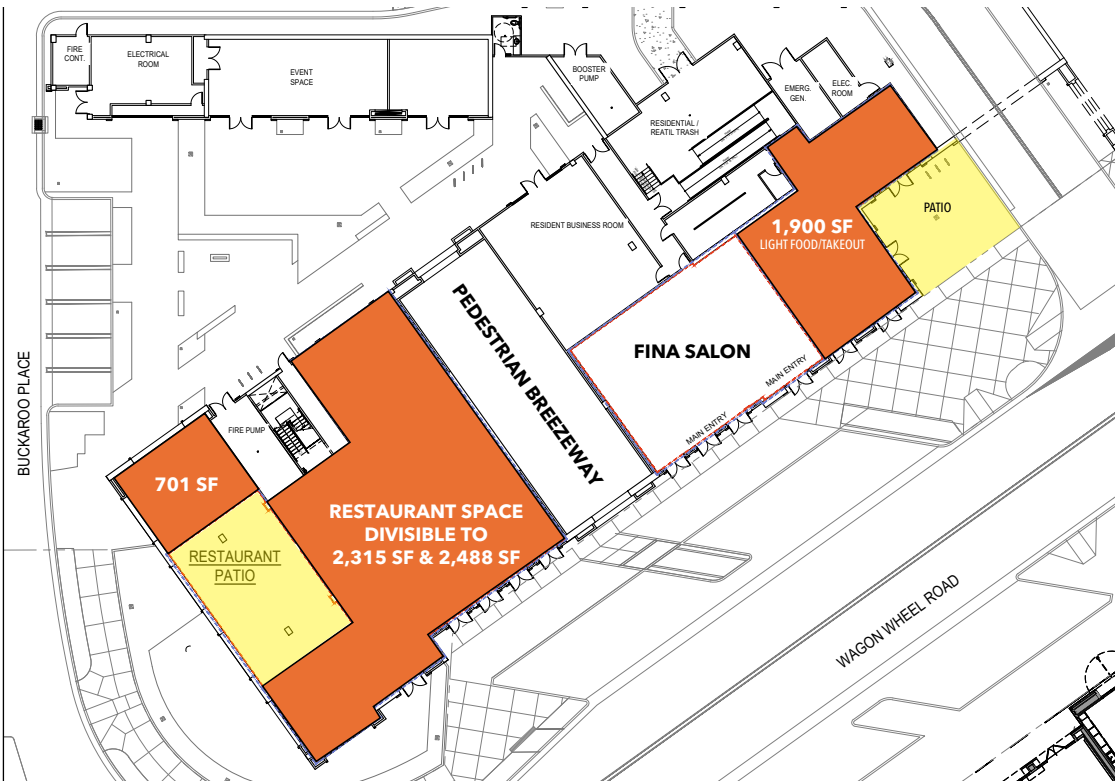


 AVAILABLE SPACE

BUILDING SPACE PLANS RETAIL OPPORTUNITIES



OXNARD BLVD



*SPACE HAS ACCESS TO A 2,500 GALLON GREASE INTERCEPTOR & EXHAUST FAN

AVAILABLE SPACES RETAIL & RESTAURANT OPPORTUNITIES

6,789 SF±

Potential Restaurant Space with access to a grease interceptor and exhaust flue. May be divisible for Retail Space.

1,900 SF±

Great take out and light food service location with large patio.

2,488 SF±

***Restaurant Space with access to a grease interceptor and exhaust flue**

2,315 SF±

***Restaurant Space with access to a grease interceptor and exhaust flue**

***May be combined for a total of 4,806 SF±**



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