

OCEANA PLAZA • RETAIL 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



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Demographics

2026 Estimates	1 MILE	3 MILES	5 MILES
Population	23,530	152,793	245,834
Average Household Income	\$130,465	\$125,877	\$124,869
Daytime Population	9,944	74,280	158,302

Source: Sites USA

Traffic Counts

Patterson Rd.	21,698 ADT
W. Wooley Rd.	25,582 ADT

Source: Sites USA



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