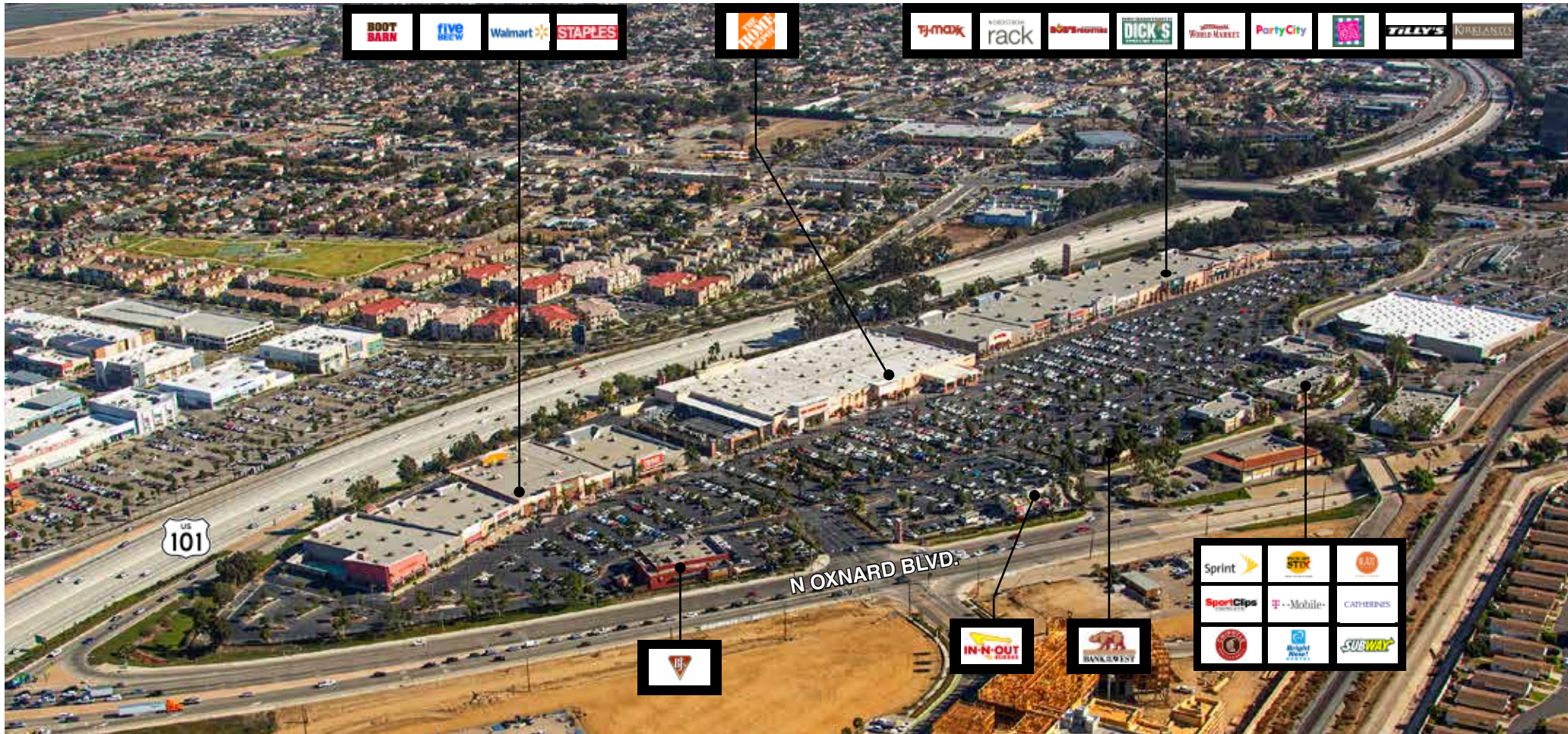




# ESPLANADE SHOPPING CENTER | FOR LEASE

AN INVESTEC PROPERTY | 195 W. ESPLANADE DR. | OXNARD, CA



*Two In-Line & One End Cap Suite with Patio*

## CENTER HIGHLIGHTS

Highly visible regional power center anchored by Home Depot, Walmart Neighborhood Grocer, Dicks Sporting Goods, Nordstrom Rack, Staples and Bob's Discount Furniture. Junior anchors and tenants include Cost Plus World Market, Party City, Kirkland's, Five Below, Tilly's, In & Out, Chipotle, BJ's Restaurant and more.

- Convenient access to and from the 101 Freeway at N. Oxnard Blvd
- Expansive neighborhood and regional drawing power due to grocery and anchor tenants
- Located adjacent to The Junction at Wagon Wheel (559 new condos, 941 new rental homes)

**CROSBY SLAUGHT**

DRE Lic. No. 01939629

805.690.1017

crosby@investecre.com



**INVESTEC**  
REAL ESTATE COMPANIES

200 E. Carrillo Street, #200  
Santa Barbara, CA 93101  
www.investecre.com





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## AVAILABLE SUITES

**SUITE 10**  
 RENTAL RATE: \$3.00  
 NNN: \$0.65  
 SQ. FT.: 3,000 sf  
 AVAILABLE: September 30, 2019  
 Can be combined with suite 11 for 5,520 sq/ft

**SUITE 11**  
 RENTAL RATE: \$3.00  
 NNN: \$0.65  
 SQ. FT.: 2,520 sf  
 AVAILABLE: August 1, 2019  
 Can be combined with suite 10 for 5,520 sq/ft  
 Perfect location for soft goods, boutique fitness or general retail use

**SUITE 21**  
 RENTAL RATE: \$4.75  
 NNN: \$0.60  
 SQ. FT.: 1,500 sf  
 AVAILABLE: September 1, 2019  
 End Cap Suite w/ patio, currently built out as a Starbucks

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## Two In-Line & One End Cap Suite with Patio

### DEMOGRAPHICS

2018 Estimates	3 Mile	5 Mil	10 Mile
Population:	137,406	22,455	439,307
Average Household Income:	\$90,610	\$92,418	\$95,377
Daytime Population:	95,679	186,540	309,388

2018 Demographics from Sites USA (0927)

### TRAFFIC COUNTS

Esplanade Drive:	9,000 ADT
Oxnard Blvd:	30,500 ADT
US 101:	129,000 ADT

Traffic Counts from the City of Oxnard