



FOR LEASE

Divisible 10,000 SF Junior Anchor Space and Inline Retail Space

195 W Esplanade Drive, Esplanade Shopping Center

Oxnard, CA

PROPERTY DETAILS

- Convenient access to and from the 101 Freeway at N. Oxnard Blvd
- Expansive neighborhood and regional drawing power due to grocery and anchor tenants
- Anchored by The Home Depot, TJ Maxx, Nordstrom Rack, Cost Plus World Market, and Party City
- Located adjacent to The Junction at Wagon Wheel Apartments with new housing developments on the way



01 – Suite 17 frontage.

SUITE 17

- 4,000-10,000 Square Foot junior anchor space
- End cap space with excellent frontage and visibility on W Esplanade Drive
- Directly adjacent to Tilly's
- Rarely available junior anchor space in Regional Power Center
- 90 feet of frontage

SUITE 22

- 2,000 square feet
- End Cap space near new Multifamily Development
- \$4.50 NNN (\$0.87)

SUITE 24

- 1,800 Square Feet
- In-line retail space with 30 feet of frontage
- \$4.50 NNN (\$0.87)



02 – Site plan of Esplanade center.



03 – Neighboring spaces in Esplanade.

DEMOGRAPHIC INFORMATION



Total Population

Oxnard: 202,063
Ventura: 110,763
Camarillo: 70,741



Mean Income

Oxnard: \$93,870
Ventura: \$110,968
Camarillo: \$111,161

Demographic data from 2020 US Census