

Esplanade Shopping Center

195 W Esplanade Drive, Oxnard, CA 93036

Prime Leasing Opportunity in Oxnard, CA

Esplanade Shopping Center is a 357,000 square foot grocery-anchored, open-air lifestyle center located in a high-growth area with a strong demographic profile in Oxnard, CA, and is situated at the prominent intersection of Oxnard Blvd. and Esplanade Dr. with over 30,800 VPD. The shopping center is easily accessible via the 101 Freeway, and includes frontage and signage along the freeway, with traffic counts at over 137,000 VPD.

Located across the freeway is The Collection at Riverpark, a master-planned community that features over 4,000 residential units and destination retail. Additionally, there are over 2,500 multifamily units under construction or planned to support the rapidly growing population surrounding the Property.

Esplanade Shopping Center is home to best-in-class anchor tenancy including Walmart Neighborhood Market, Home Depot (NAP), TJ Maxx, Nordstrom Rack, Bob's Discount Furniture, and Dick's Sporting Goods. The Property also features strong national shop and pad tenants including In N Out, Chipotle, and BJ's Restaurant.

Anchor and jr. anchor opportunities available.



Highlights

Total SF: 357,000

Parking Spaces: 1,683

Type: Retail Center

Parking Ratio: 4.72/1,000



Population

1 mile: 25,061

3 miles: 133,650*

5 miles: 267,229



Avg. Household Income

1 mile: \$121,269

3 miles: \$122,733

5 miles: \$127,530



Traffic Count

Over 30,800 VPD at the intersection of Oxnard Blvd. and Esplanade Dr., and over 137,000 VPD on the Ventura Fwy 101.

67.8% Hispanic or Latino population within a 3-mile radius



PRIMESTOR

9950 Jefferson Blvd.
Building 2
Culver City, CA 90232
www.primestor.com

Leasing Contact

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U S H W Y 1 0 1 (V E N T U R A F R E E W A Y)



This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended as a reference only.

Unit	Tenant	Sq. Ft.
271	TJMaxx	28,000
261	Nordstrom Rack	35,000
251	Bob's Discount Furniture	35,150
231	Dick's Sporting Goods	44,166
221	Cost Plus World Market	18,300
211	Reserved	16,097
195	Liza Threading	912
191	Euphoria Nails & Spa	3,000
171/181	Bath & Body Works	5,020
161	Miniso	10,000
151	Reserved	10,000
301	Paris Baguette	3,500

Unit	Tenant	Sq. Ft.
311	5.11 Tactical	4,000
321	L&L Hawaiian Barbeque	1,000
331	Chakaa Tea House	1,500
341	Dave's Hot Chicken	2,000
343/347	Kura Revolving Sushi Bar	3,200
349	Ozeki Noodle Restaurant	1,200
353	West Coast Sourdough	1,200
355	Bright Now! Dental	3,500
361	T Mobile	3,000
365	AVAILABLE	1,200
367	Sport Clips	1,100
369	Chipotle Mexican Grill	3,000

Unit	Tenant	Sq. Ft.
371	BMO Bank	3,000
381	In-N-Out Burger	3,160
461	BJ's Restaurant	10,000
411	Staples	24,000
421	Walmart Neighborhood Mkt	32,906
431	Boot Barn	10,450
441	Five Below	13,303
451	AVAILABLE	25,000
401	Home Depot	--

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