



Oxnard-Thousand Oaks-Ventura, CA

**CARMEN PLAZA**

34.219633, -119.052824  
311-487 Carmen Drive | Camarillo, CA 93010

CENTER SIZE: 125,323 SF



| DEMOGRAPHICS | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------|----------|-----------|-----------|
|              | 14,926   | 60,385    | 82,509    |
|              | 5,622    | 22,022    | 30,354    |
|              | \$94,441 | \$120,048 | \$118,763 |

High visibility and convenient accessibility to the 101 Fwy

Trader Joe's-anchored neighborhood center along with top national brands including Michaels, CVS/pharmacy, 24 Hour Fitness & Wells Fargo, drawing 5,000 visits/day and 1.8M+ visits/year

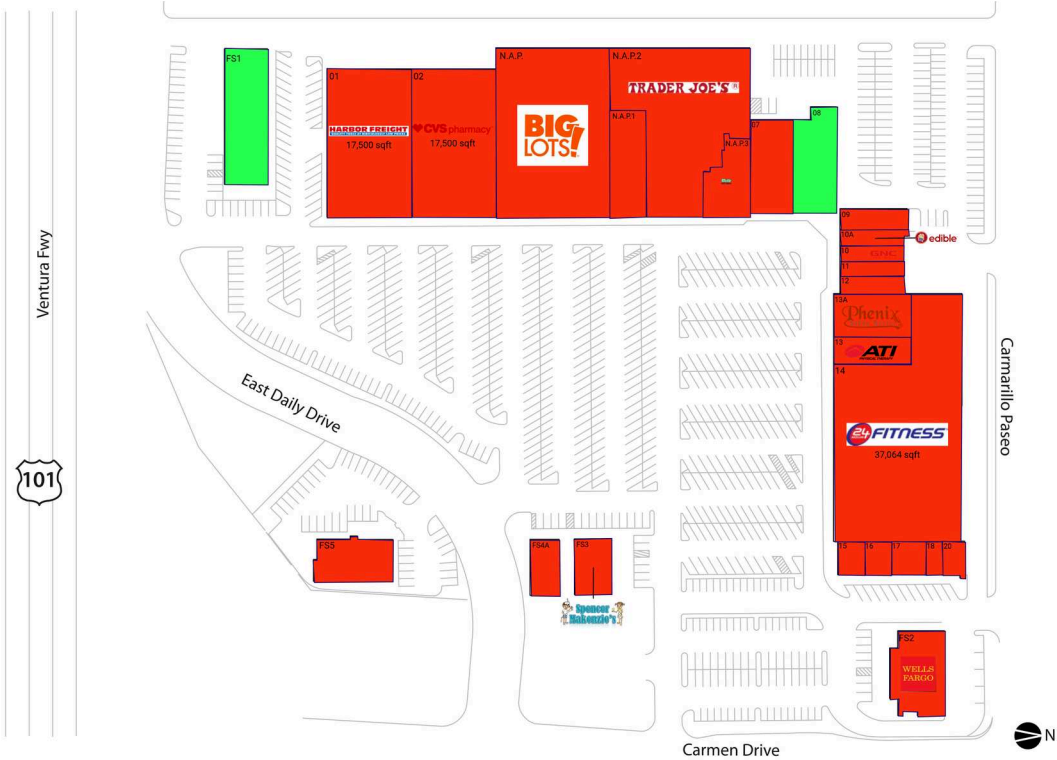
Surrounded by an affluent community with an average household income of \$120,000+ within a 3-mile radius

Close proximity to California State University Channel Islands with 4,200+ students

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AVAILABLE SPACE

|     |          |
|-----|----------|
| FS1 | 8,300 SF |
| 08  | 6,625 SF |

CURRENT RETAILERS

|         |                                 |           |
|---------|---------------------------------|-----------|
| FS2     | Wells Fargo                     | 6,600 SF  |
| FS3     | Spencer Makenzie's Fish Company | 2,925 SF  |
| FS4A    | Breakfast Cafe                  | 2,275 SF  |
| FS5     | Sumo Japanese Restaurant        | 4,940 SF  |
| N.A.P.  | Big Lots                        |           |
| N.A.P.1 | The Guild                       |           |
| N.A.P.2 | Trader Joe's                    |           |
| N.A.P.3 | O'Reilly Automotive             |           |
| 01      | Harbor Freight Tools            | 17,500 SF |
| 02      | CVS/pharmacy                    | 17,500 SF |
| 07      | Image Resorts                   | 4,950 SF  |
| 09      | Camarillo Coin Laundry          | 1,888 SF  |
| 10      | GNC                             | 1,416 SF  |
| 10A     | Edible Arrangements             | 1,415 SF  |
| 11      | Camarillo Cupcake               | 1,275 SF  |
| 12      | Sport Clips                     | 1,500 SF  |
| 13      | ATI Physical Therapy            | 2,580 SF  |
| 13A     | Phenix Salon Suites             | 4,344 SF  |
| 14      | 24 Hour Fitness                 | 37,064 SF |
| 15      | Poke U & Me                     | 1,200 SF  |
| 16      | Dr. Aaron Bates - Chiropractor  | 1,200 SF  |
| 17      | Camarillo Nails                 | 1,840 SF  |
| 18      | West End Cigar                  | 560 SF    |
| 20      | Majesty Cleaners                | 1,000 SF  |

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