



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

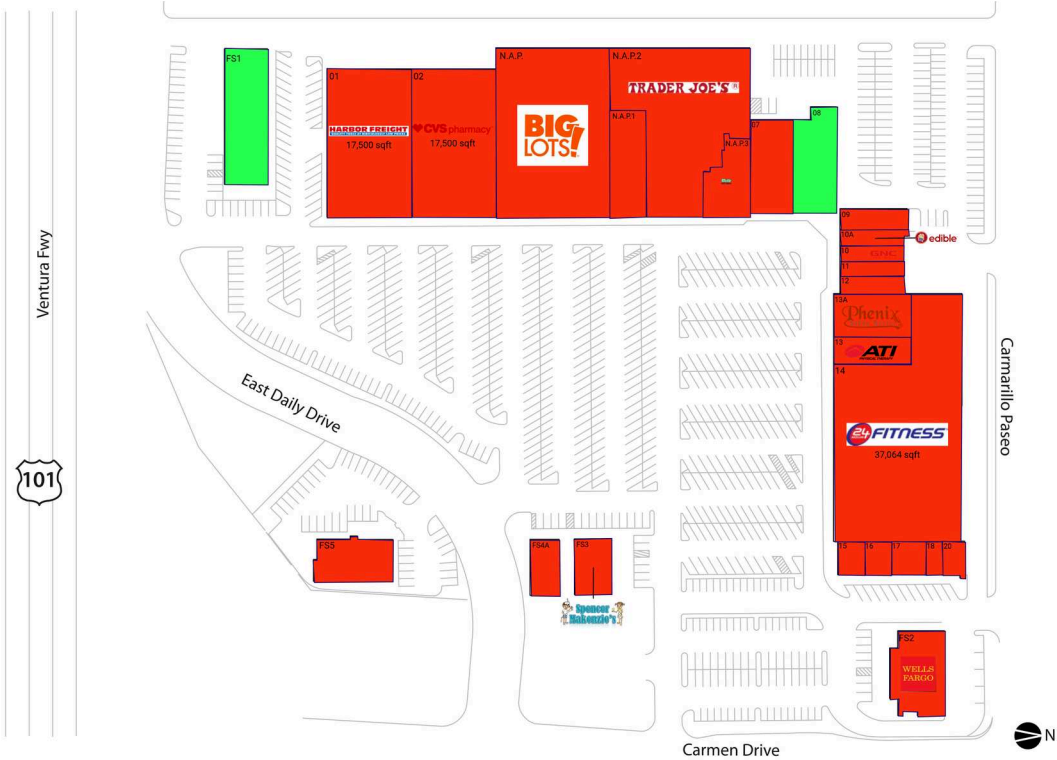
Surrounded by an affluent community with an average household income of \$120,000+ within a 3-mile radius

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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