Carmen Plaza

Oxnard-Thousand Oaks-Ventura, CA

34.2196, -119.0528
311-487 Carmen Drive | Camarillo, CA 93010

Center Size: 128,369 SF

Demographics	1 Mile	3 Mile	5 Mile
	15,289	61,564	84,806
	5,696	22,525	30,997
	$111,958	$149,799	$152,093

Trader Joe's anchored neighborhood center with top national brands including CVS/pharmacy, Pet Supplies Plus, Harbor Freight and Wells Fargo drawing an estimated 2.9M+ annual visits (Placer.ai 2024)

Surrounded by an affluent community with an average household income of $149K+ within a 3-mile radius

Close proximity to California State University Channel Islands with 7,400+ students

High visibility from 17K+ VPD on Carmen Dr and convenient accessibility to the 140K+ VPD on 101 Fwy (Kalibrate, 2022)

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1709

Available Space

14	37,064 SF

Current Retailers

FS1	American Tire Depot	8,300 SF
FS2	Wells Fargo	6,600 SF
FS3	Spencer Makenzie's Fish Company	2,925 SF
FS4A	Braxton's Kitchen	1,250 SF
FS4B	Tacos El Diablo	1,025 SF
FS5	Sumo Japanese Restaurant	4,940 SF
N.A.P.	Big Lots	0 SF
N.A.P.1	Exer Urgent Care	0 SF
N.A.P.2	Trader Joe's	0 SF
N.A.P.3	O'Reilly Auto Parts	0 SF
01	Harbor Freight	17,500 SF
02	CVS/pharmacy	17,500 SF
07	Image Resorts	4,950 SF
08	Pet Supplies Plus	6,625 SF
09	Tip Top Coin Laundry	1,888 SF
10	GNC	1,416 SF
10A	Removery	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
15	Poke U & Me	1,200 SF
16	Dr. Aaron Bates - Chiropractor	1,200 SF
17	West End Cigar	560 SF
18	Camarillo Nails	1,840 SF
20	Majesty Cleaners	1,000 SF

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