

# Available 2,503 SF End-Cap



**Carriage Square** .....

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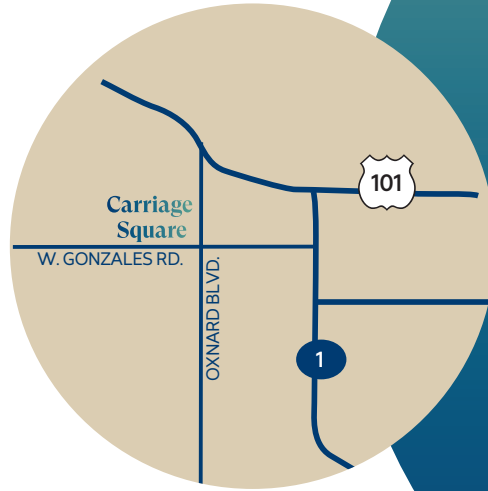
NewMark Merrill  
COMPANIES






Located on the Northwest corner of N. Oxnard Blvd. & W. Gonzales Rd.

# End-Cap Space Available

on the NW corner of N. Oxnard Blvd. & W. Gonzales Rd.

Positioned at a major signalized intersection, the center benefits from steady daily traffic, excellent frontage, and easy access from both primary arterials. Lowe's generates consistent weekday and weekend visitation, creating strong cross-shopping opportunities for complementary retailers, restaurants, and service uses. Surrounded by dense residential neighborhoods and established retail corridors, the center offers tenants exposure to a large,

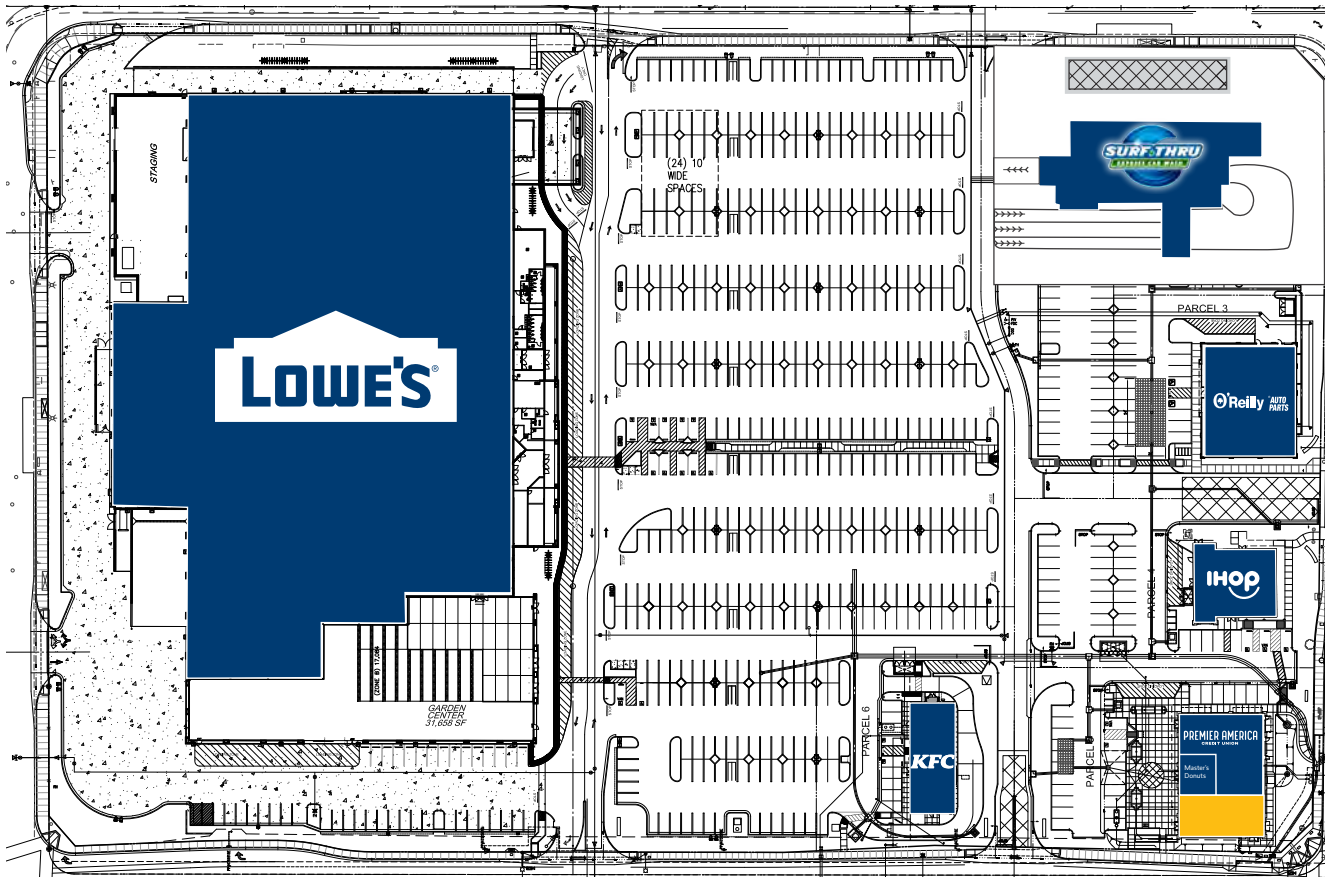


 <b>139,509</b> POPULATION IN 3-MILE RADIUS*	 <b>\$111,530</b> AVERAGE HH INCOME IN 3-MILE RADIUS*	 <b>205,565</b> SF OF RETAIL SPACE
 <b>2 M</b> ANNUAL VISITS	 <b>29,774</b> N. Oxnard Blvd	<b>26,116</b> W. Gonzales Rd.

\*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



# Carriage Square



#	TENANT	SF
1901	AVAILABLE	2,503
1911	Master's Donuts	1,004
1921	Premier America Credit Union	3,397
1931	IHOP	3,795
1941	O'Reilly Auto Parts	7,000
1971	Surf Thru	13,600
191	KFC	3,200
301	Lowe's	171,069

N. OXNARD RD.

W. GONZALES RD.

When you *love* shopping centers, it shows.

24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • [www.newmarkmerrill.com](http://www.newmarkmerrill.com)

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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