Carmen Plaza

Ventura County | Oxnard-Thousand Oaks-Ventura, CA | 128,369 Sq Ft

311-487 Carmen Drive | Camarillo, CA 93010

34.2198, -119.0524





Demographics	1 Mile	3 Miles	5 Miles
Population	15,285	61,807	84,953
Daytime Pop.	18,247	67,113	97,645
Households	5,697	22,634	31,106
Income	$127,603	$166,630	$170,175

Source: Synergos Technologies, Inc. 2024

Trader Joe's anchored neighborhood center with top national brands including CVS/pharmacy, Pet Supplies Plus, Harbor Freight and Wells Fargo

Surrounded by an affluent community with an average household income of $166K+ within a 3-mile radius

Close proximity to California State University Channel Islands with 7,400+ students (NCES, 2023)

High visibility from 18K+ VPD on Carmen Dr and convenient accessibility to the 150K+ VPD on 101 Fwy (Kalibrate, 2025)



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Go to Center Page

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Available Spaces

07	4,950 Sq Ft	360°	11	1,275 Sq Ft	360°
08	6,625 Sq Ft	360°	14	36,536 Sq Ft	

Current Tenants

Space size listed in square feet

01	Harbor Freight Tools	17,500
02	CVS	17,500
09	Tip Top Coin Laundry	1,888
10	GNC	1,416
10A	Removery Tattoo Removal & Fading	1,415
12	Sport Clips	1,500
13	ATI Physical Therapy	2,580
13A	Phenix Salon Suites	4,344
15	Poke & K-Roll	1,200
16	Dr. Aaron Bates	1,200
17	Bliss Nails & Spa	1,840
18	West End Cigars	560
20	Majesty Cleaners	1,000
FS1	American Tire Depot	8,300
FS2	Wells Fargo	6,600
FS3	Spencer Makenzie's Fish Compan	2,925
FS4A	Braxton's Kitchen	1,250
FS4B	Tacos el Diablo	1,025
FS5	Sumo Japanese Restaurant	4,940
NAP01	Exer Urgent Care	0
NAP02	Trader Joe's	0
NAP03	O'Reilly Auto Parts	0
NAP04	NAP	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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Go to Center Page