



# THE OFFICES

AT THE COLLECTION



Shea Properties.

# MORE THAN A PLACE TO WORK

- Located in Oxnard with easy access from the Oxnard or Vineyard off-ramps on Highway 101.
  - The Collection's many sit-down restaurants are perfect for entertaining clients.
  - A variety of casual eateries means you'll never again argue about where to go for lunch.
  - Grab groceries at Whole Foods, a last minute gift at our retailers, or workout at 24-Hour Fitness.
- VIP Concierge Services will wash your car, do your shopping, and so much more.
  - Convenient shared surface and structured parking just a short but awesome walk away.
  - Near a variety of new housing options, from single-family homes to condos and apartments.
  - LEED certified responsible building practices lead to operational cost savings.





# A PLACE TO GET FIT, BEAUTIFUL, & ENTERTAINED

24-Hour Fitness  
Amazing Lash Studio  
Bella Threading Studio  
Bowlero  
Century Theatres  
Color Me Mine  
European Wax Center  
Jump & Jammin  
Khana Vision Institute  
LaserAway  
Levity Live  
Massage Envy Spa  
Red Door Escape Room  
Salons by JC  
TD Nail Studio  
The Barber Shop  
The Mighty Ax  
The Painted Cabernet



# A PLACE TO EAT EVERYTHING

After's Ice Cream  
Bottle & Pint  
Burnin' Mouth  
Burrata House  
Copper Blues Pub  
Da Hickory House  
Devil & Angel  
Don Waffly  
Five Guys Burgers  
Gen Korean BBQ  
It's Boba Time  
IT'S SUGAR  
Kabuki Japanese  
King & Queen Cantina  
Larsen's Grill  
Lazy Dog  
Los Agaves

Love Pho  
Luna Grill  
Menchie's Frozen Yogurt  
Panera Bread  
PizzaMan Dan's  
Ragamuffin Coffee  
Red Robin  
Settebello Pizzeria  
Silverlake Ramen  
Starbucks  
Taqueria El Tapatio  
Texas de Brazil  
The Blend Superfood Bar  
The Cheesecake Factory  
Two Hands Corn Dogs  
Whole Foods Bar Rincon  
Yard House





# A PLACE TO SHOP 'TIL YOU DROP

Claire's  
COTTON:ON  
Ethan Allen  
Forever 21  
Girl Scouts of CA's Central Coast  
H&M  
Heaven Sneaker Shop  
Hoja de mi Corazon  
Journeys  
Lane Bryant  
LOHO Love & Hope  
MAC Cosmetics  
Mero Games Pandora  
Pet Food Express

REI  
Sleep Number®  
Soma Intimates  
Sueño Jewelry Studio  
Sunglass Hut  
Target  
The Container Store  
ULTA Beauty  
Urban Outfitters  
Vans  
Verizon Wireless  
Victoria's Secret  
Whole Foods Market  
Windsor

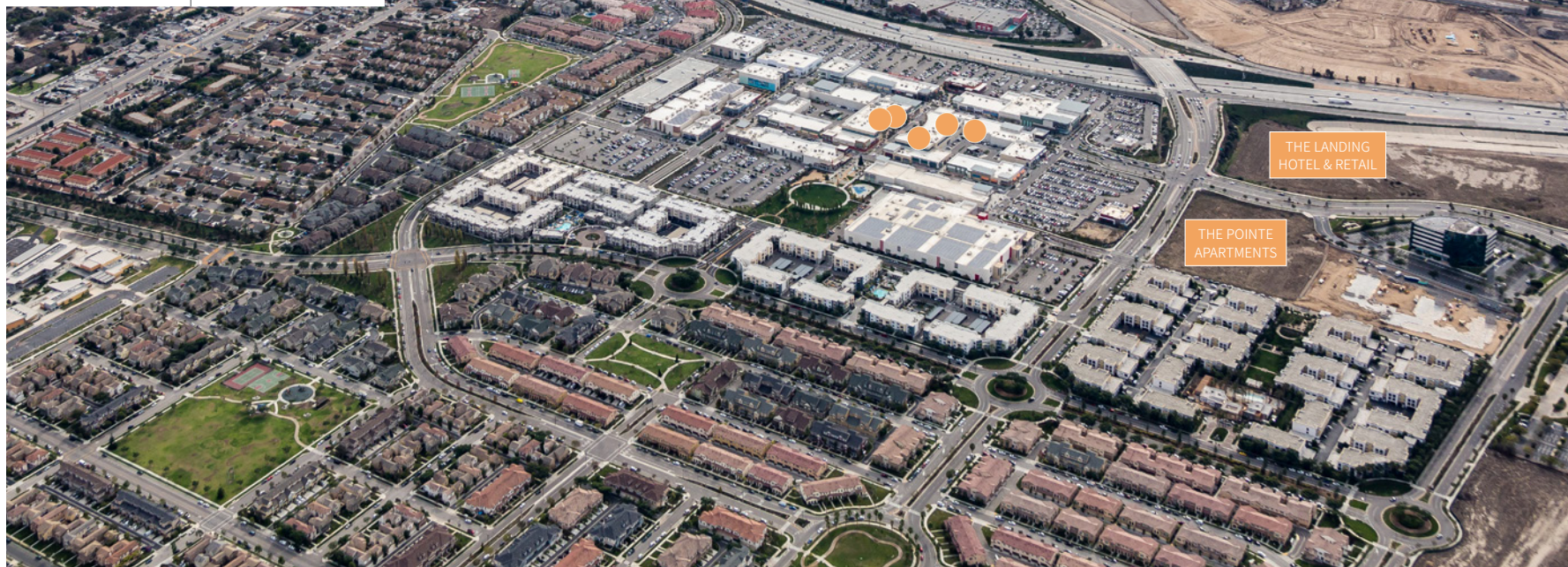




# MINUTES FROM THE PACIFIC

5 PRIME OFFICE SPACES  
AVAILABLE AT THE COLLECTION

RATE	\$2.55 - \$2.65 FSG
TERM	5-10 YEARS
TIs	NEGOTIABLE
PARKING	4/1,000







# SITE MAP

SHARED PARKING

- Restaurants
- Shops & More
- Available Office

CLYDE RIVER PLACE

DA HICKORY  
BELLA  
THREADING  
TEXAS  
OF  
BRAZIL

CENTURY THEATRES

SETTEBELLO  
BODA  
BEVIL & ANGEL  
EURONAX  
POLICE  
TO NAL

GARDEN  
PARK

REI

PARKING STRUCTURE

TOWN CENTER DRIVE

THE  
CONTAINER  
STORE

24-HR  
FITNESS

SHARED PARKING

- A 2750 Park View Ct #230  
3,218 RSF - \$2.55 FSG
- B 2751 PARK VIEW CT #251  
2,113 SF - \$2.55 FSG
- C 2751 PARK VIEW CT #271  
2,489 SF - \$2.55 FSG
- D 2760 PARK VIEW CT  
4,336 SF - \$2.65 FSG
- E 623 TOWN CENTER DR  
1,409 SF - \$2.55 FSG

TARGET

COLLECTION  
PARK

CLYDE RIVER PLACE

KHANNA  
VISION  
LOS AGAVES  
LUNA GRILL

BOWLERO

LEVITY LIVE  
COPPER BLUES

BARBER SHOP

LOVE & HOPE

RED DOOR  
ESCAPE  
ROOM

YARD  
HOUSE

COLLECTION BOULEVARD

ULTA

JUMP N'  
JAMMIN

THE GRAVITY AX

PANTED  
CABINET

YARDI

CBRE

KELLER  
WILLIAMS

VICTORIA'S  
SECRET

MAC

VERIZON  
SLEEP NUMBER  
FIVE GUYS  
PANERA

COLOR ME

STARBUCKS

MUNKIES

LASER ARMY

EBOR URGENT CARE

M&S GREENERY

LAYNE BRYANT

SOMA

E

THE ANNEX

AFTER

IT'S SUGAR

URBAN  
OUTFITTERS

JOURNEY'S

WANDER

KABUKI  
JAPANESE

AMAZING  
LASH

GSA  
KOREAN

YARDI

A

D

GIRL  
SCOUTS

SALONS  
BY JC

VANS

KING &  
QUEEN  
CANTINA

SEAGLASS WAY

SHARED  
PARKING

PORTICO WAY

PARKVIEW COURT

BofA

SHARED  
PARKING

WHOLE  
FOODS  
MARKET

ETHAN  
ALLEN

THE  
CHEESECAKE  
FACTORY

POP-JET  
FOUNTAIN

LARSEN'S  
GRILL

PANDORA

COTTON ON

SHIMMERS  
UNIT

CLUBS

FOREVER 21

H&M

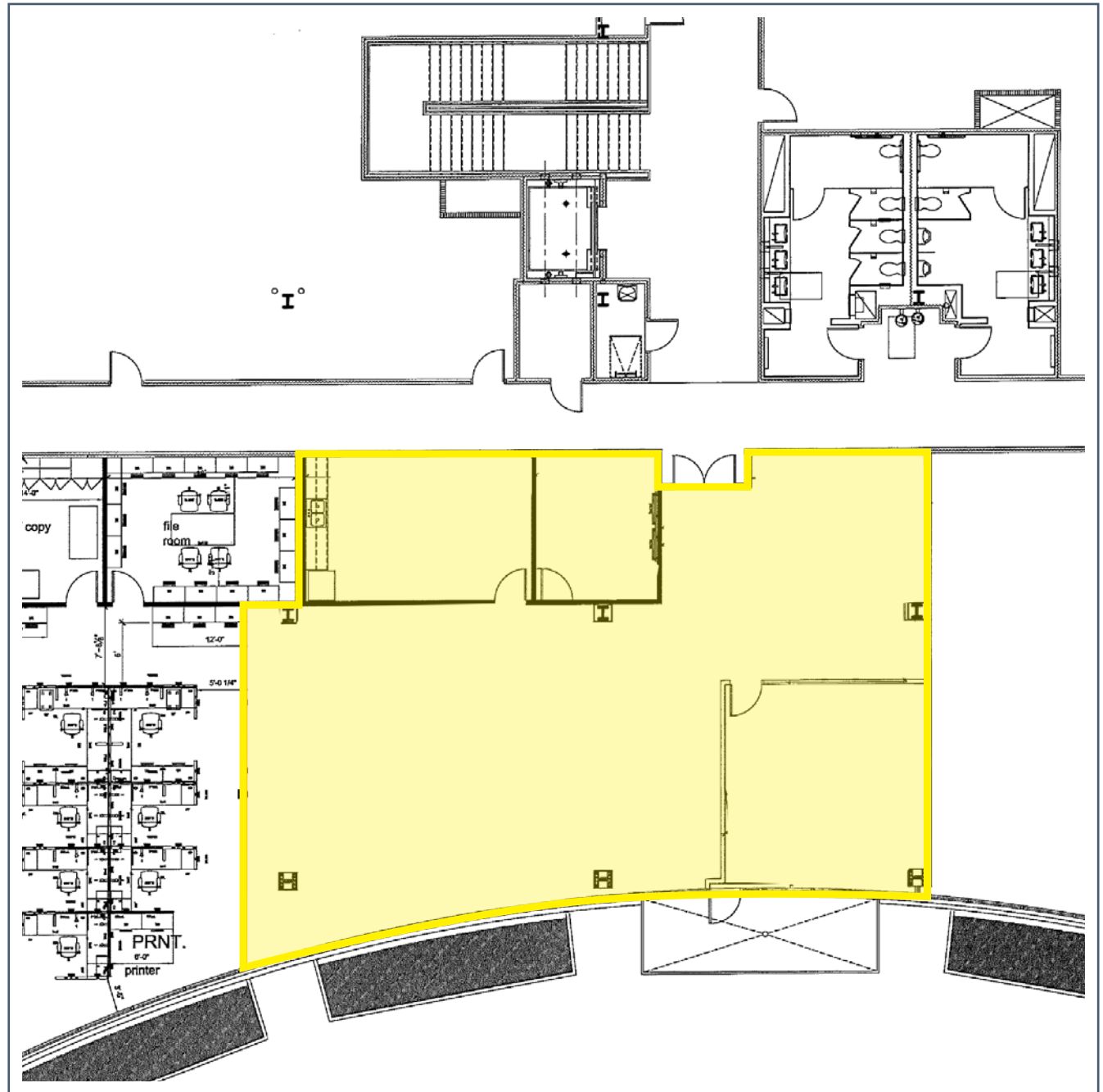
LAZY  
DOG

PETFOOD  
EXPRESS

SHARED PARKING

# SPACE A

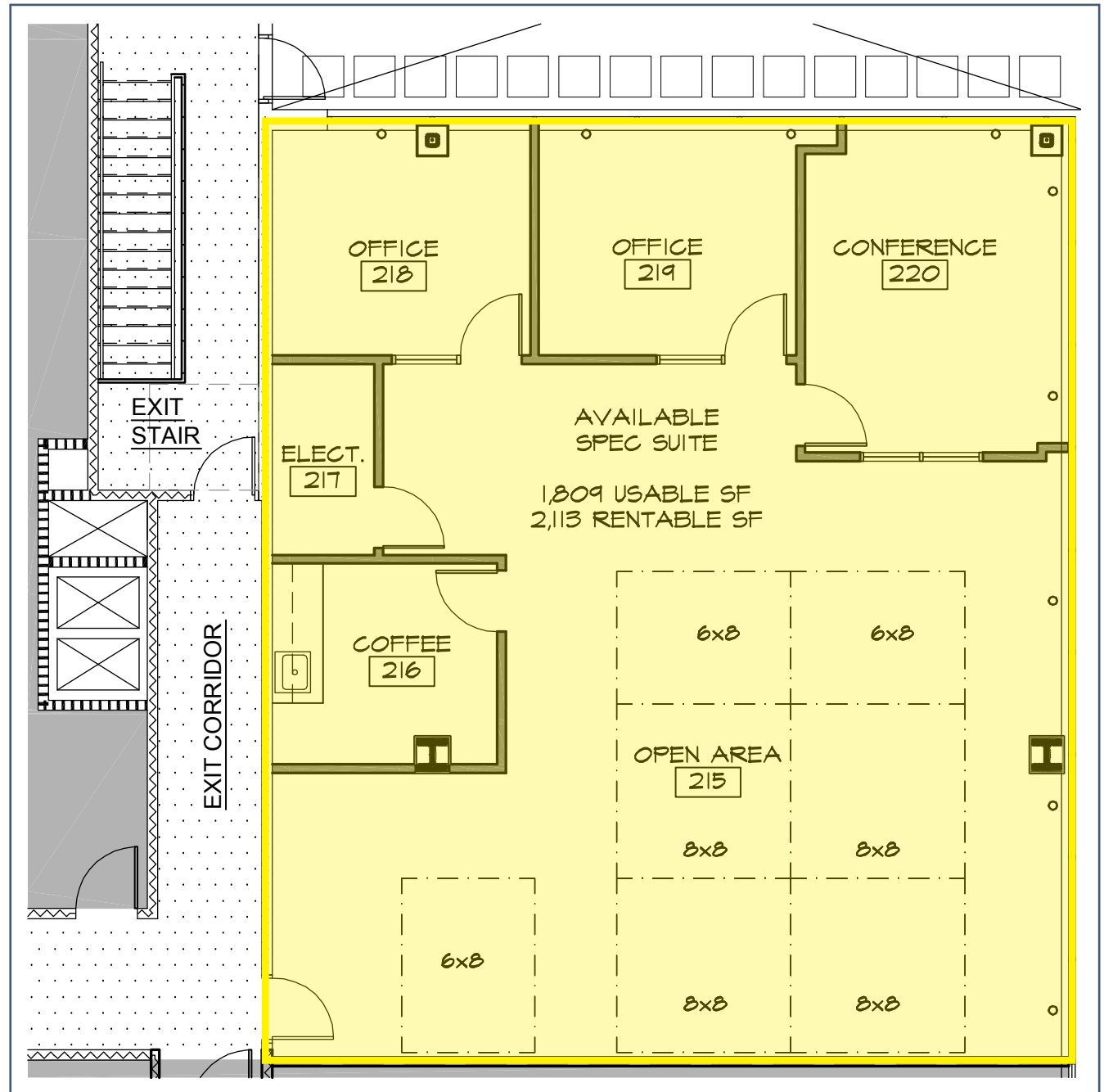
2750 Park View Court #230  
3,218 RSF - \$2.55 FSG





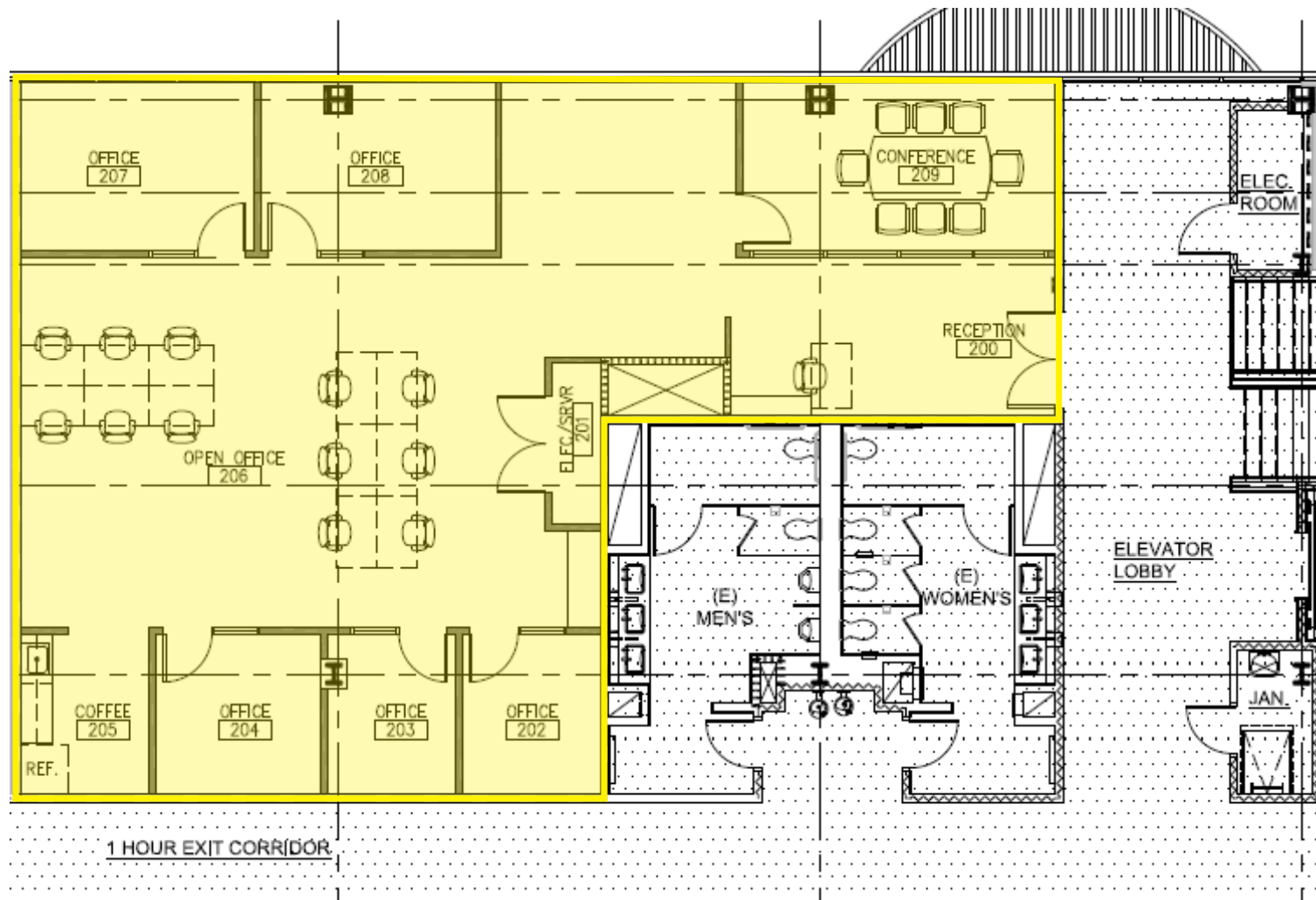
# SPACE B

2751 Park View Court #251  
2,113 SF • \$2.55 FSG



# SPACE C

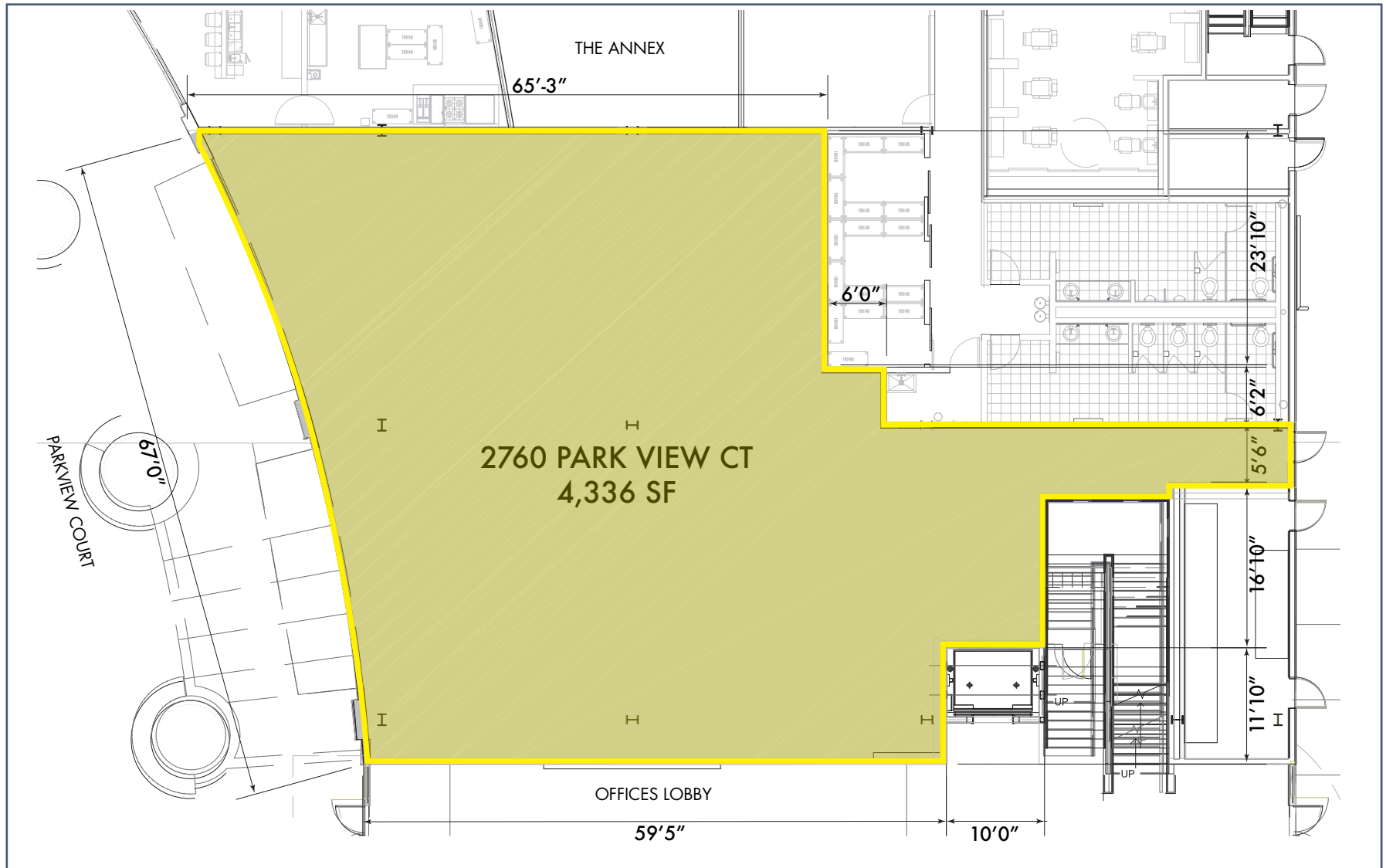
2751 Park View Court #271  
2,489 SF • \$2.55 FSG





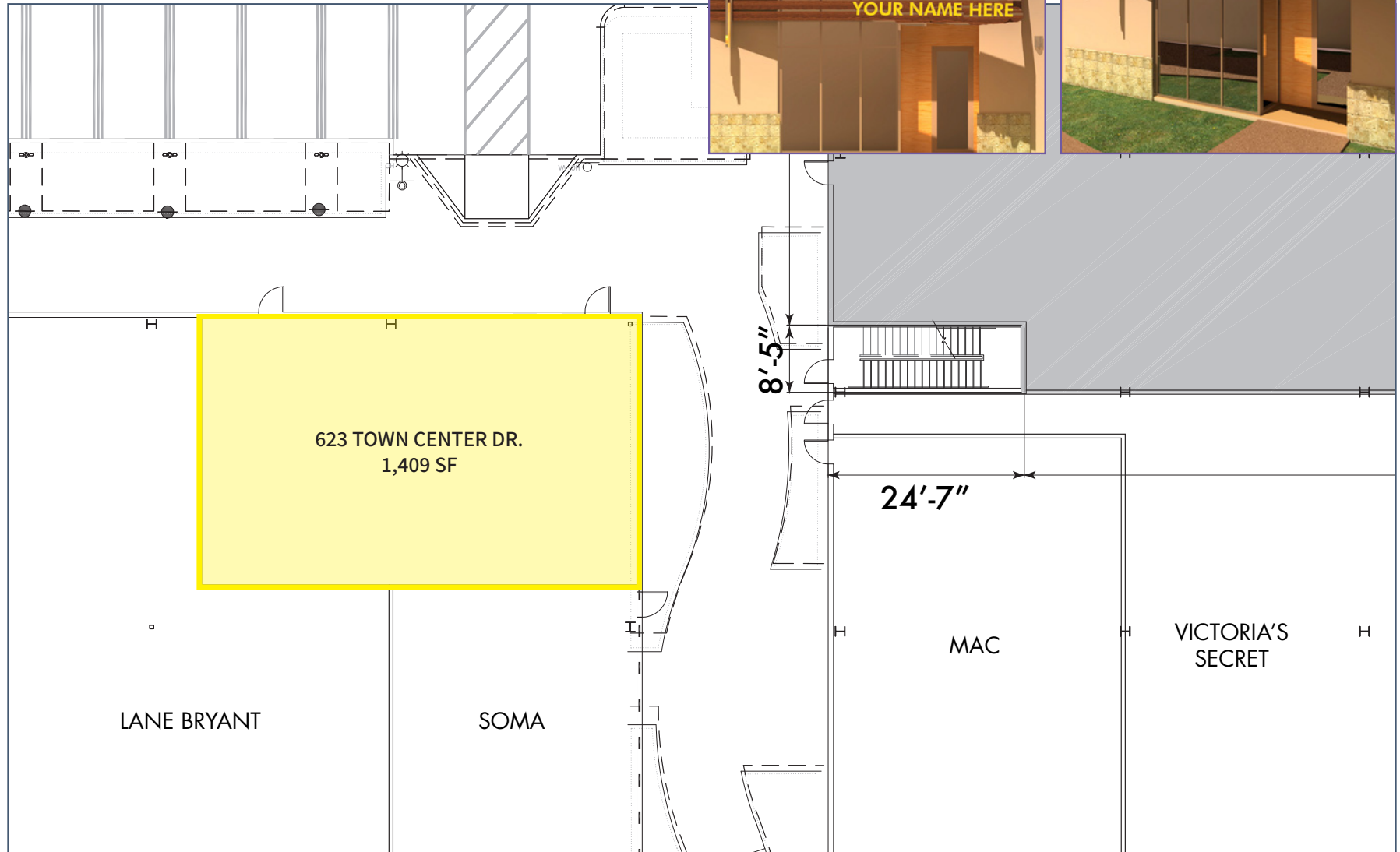
# SPACE D

2760 Park View Court  
4,336 SF • \$2.65 FSG



# SPACE E

623 Town Center Drive  
1,409 SF • \$2.55 FSG





# STRAIGHT FROM OUR CUSTOMERS

Don't just take our word for it; there's a reason why CBRE, Yardi, Good Sam and other firms have all found a home here.

"I enjoy the atmosphere, the music, a chance to walk around the center, the 24-hour security makes me feel safe, and the on-site 24-hour fitness is amazing. And, I'm loving the Annex."

Claudia Palermo  
Loan Officer  
Dignified Home Loans

"Working at The Collection is awesome! It is my home away from home. There are so many restaurants and stores to choose from and all of them are within walking distance from my office."

Judy May  
Accounting Manager  
Good Sam Enterprises, LLC



# VIP CONCIERGE SERVICES

Office customers can take advantage of our VIP Concierge Services, exclusive benefits and opportunities.



24 Hour security services

In-office lunch or dinner delivery from any on-site restaurant

Car wash while you work

Dry cleaning pick-up and delivery in lobby

Hotel reservation assistance

Theatre reservations at Century RiverPark 16

Tee time reservations at local golf course

AMEX gift cards wrapped and delivered to your office

ATMs and banks within walking distance

Electric charging stations

Preferred business or personal dining reservations at Collection restaurants

Kid friendly parks for your family such as train rides

VIP access to events such as summer concerts, festivals, 5k's, tree lighting, Santa photos and more

Floral arrangement coordination



# THE OFFICES

AT THE COLLECTION

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