



THE OFFICES

AT THE COLLECTION



Shea Properties.

MORE THAN A PLACE TO WORK



- Located in Oxnard with easy access from the Oxnard Blvd. or Vineyard Ave. 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, pick up your coffee, 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 SuperSport
Amazing Lash Studio
Bella Threading Studio
Bowlero
Century Theatres
Club Pilates
Color Me Mine
Copper Blues Pub & Kitchen
European Wax Center
Jump & Jammin
LaserAway
Levity Live Comedy Club
Massage Envy Spa
Red Door Escape Room
Salons by JC
TD Nail Studio
The Barber Shop
The Mighty Axe



A PLACE TO EAT EVERYTHING

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

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



Lazy Dog Restaurant & Bar



Larsen's Grill



The Cheesecake Factory

A PLACE TO SHOP 'TIL YOU DROP



REI



Victoria's Secret

Claire's

COTTON:ON

Ethan Allen

Forever 21

Girl Scouts

H&M

iProtect

Journeys

Lane Bryant

LOHO Love & Hope

lululemon

MAC Cosmetics

Mero Games

Pandora

Pet Food Express

Q Fashion

REI

Sleep Number®

Soma Intimates

Sueño Jewelry Studio

Sunglass Hut

Target

The Container Store

The Good Feet Store

ULTA Beauty

Urban Outfitters

Vans

Verizon Wireless

Victoria's Secret

Whole Foods Market

Windsor



H&M

MINUTES FROM THE PACIFIC

3 PRIME OFFICE SPACES
AVAILABLE AT THE COLLECTION

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





DANVERS RIVER STREET

TARGET

COLLECTION PARK

- A** 2751 PARK VIEW CT #251
2,113 SF - \$2.55 FSG
- B** 2760 PARK VIEW CT
4,336 SF - \$2.65 FSG
- C** 623 TOWN CENTER DR
1,409 SF - \$2.55 FSG

SITE MAP

SHARED PARKING

- Restaurants
- Shops & More
- Available Office

CLYDE RIVER PLACE

KHANNA VISION
LOS AGAVES
LUNA GRILL

BOWLERO

LEVITY LIVE COPPER BLUES

BARBER SHOP
LOVE & HOPE
RED DOOR ESCAPE ROOM
YARD HOUSE

CLYDE RIVER PLACE

DA HICKORY
BELLA THREADING
TEXAS OF BRAZIL

CENTURY THEATRES

SETTEBELLO
BODA
DEVIL & ANGEL
EUROWALK
POLICE
TD MAIL

GARDEN PARK

REI

PARKING STRUCTURE

COLLECTION BOULEVARD

ULTA

JUMP N' JAMMIN

THE MURPHY AX

PANTRY CABINET

UPPER LEVEL **A**

YARDI

THE ANNEX

IT'SUBAR

URBAN OUTFITTERS

JOURNEY'S

WANDER

KABUKI JAPANESE

AMAZING LASH

GO KOREAN

VERIZON

SLEEP NUMBER

FIVE GUYS

PANERA

COLOR ME

STARBUCKS

MURKIN'S

LASER ANNY

EVER URGENT CARE

MASSAGEENY

LAYNE BRYANT

SOMA

VICTORIA'S SECRET

MAC

YARDI

CBRE

KELLER WILLIAMS

PARKVIEW COURT

THE ANNEX

AFTERS

GIRL SCOUTS

SALONS BY JC

VANS

KING & QUEEN CANTINA

TOWN CENTER DRIVE

BoFA

WHOLE FOODS MARKET

ETHAN ALLEN

THE CHEESECAKE FACTORY

LARSEN'S GRILL

PANDORA

CITTON ON

SUNGLASS HUT

CLUBS

FOREVER 21

H&M

PETFOOD EXPRESS

LAZY DOG

SHARED PARKING

THE CONTAINER STORE

24-HR FITNESS

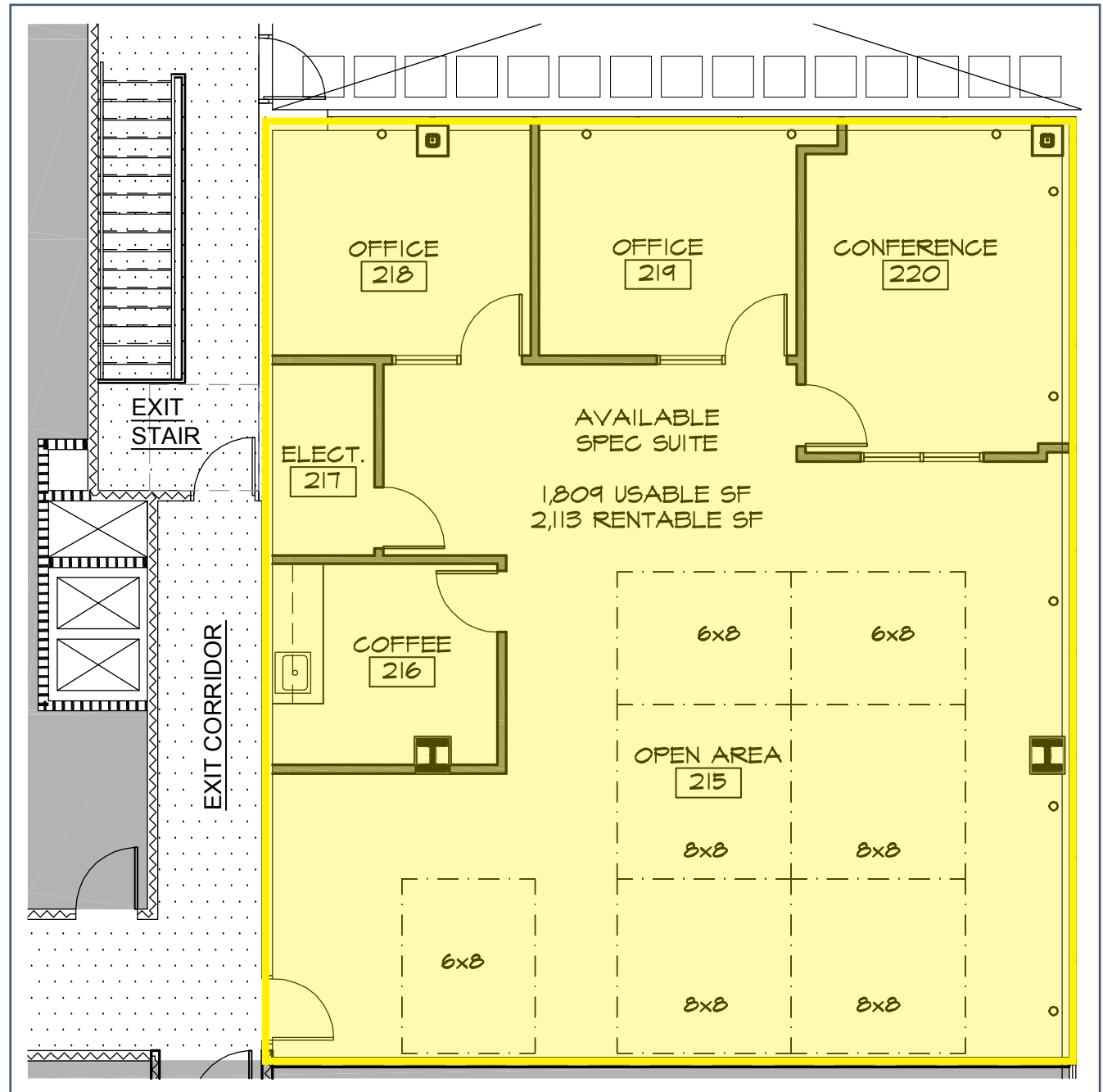
SHARED PARKING

PORTICO WAY

SEAGLASS WAY

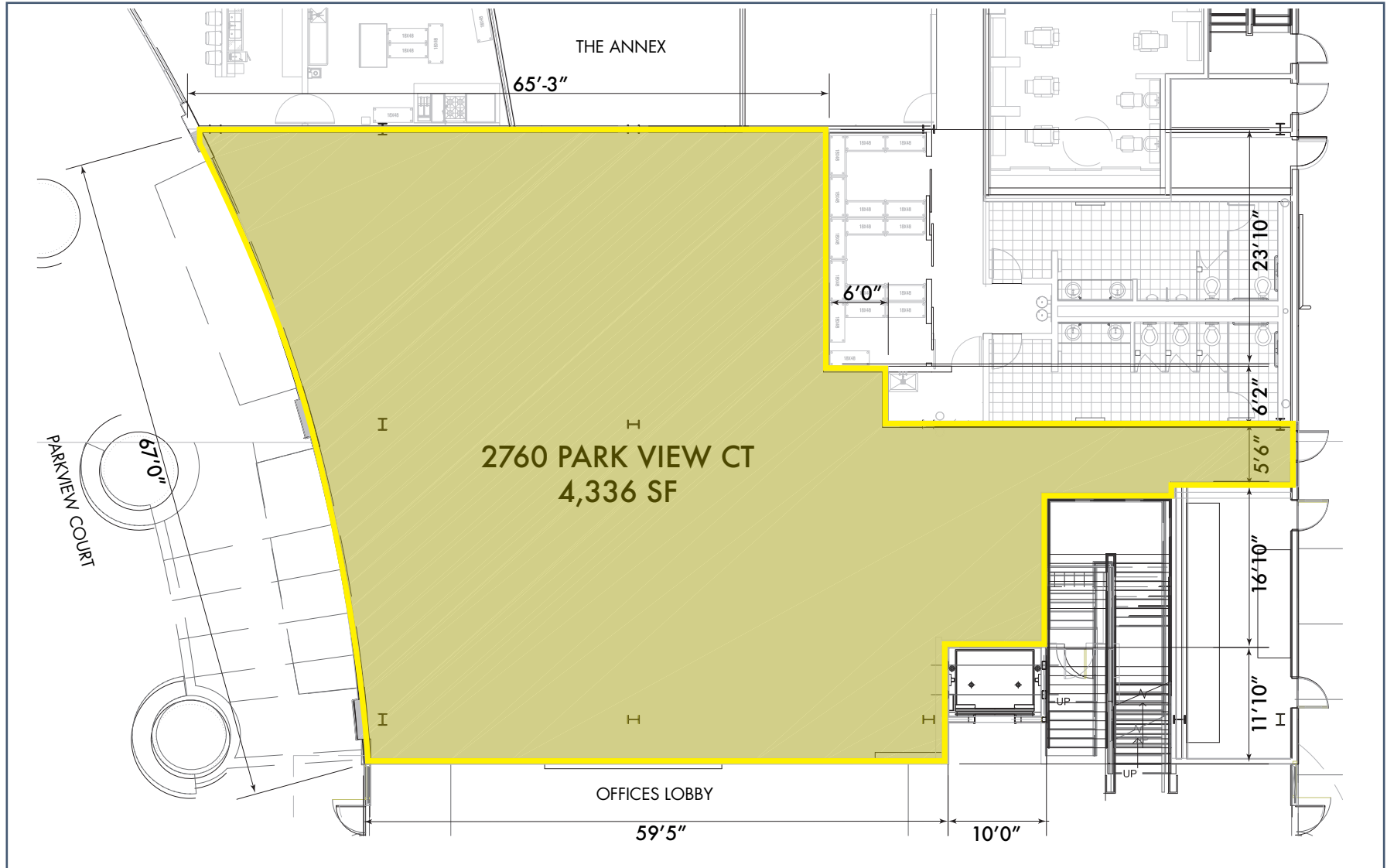
SPACE A

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



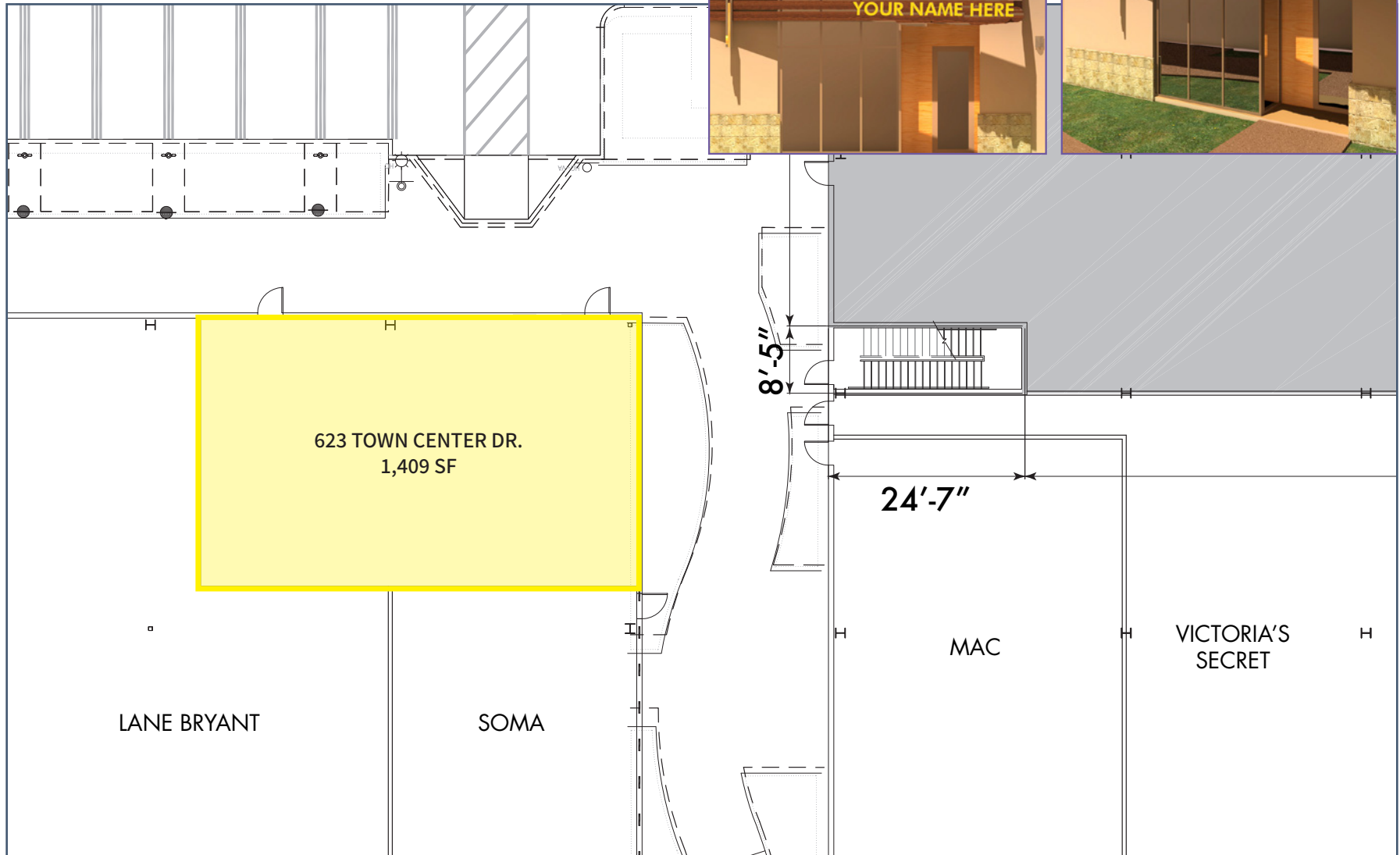
SPACE B

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



SPACE C

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 delivery from any on-site restaurant

Car wash while you work

Hotel reservation assistance

Theatre reservations at Century RiverPark 16

Tee time reservations at local golf course
ATMs and banks within walking distance

Electric charging stations

Preferred business or personal dining reservations at Collection restaurants

Kid friendly parks for your family

Access to The Collection events: summer concerts, festivals, 5k's, tree lighting, Santa photos and more

Coming in 2025/2026 - Townplace Suites and Springhill Suites adjacent to The Collection

THE OFFICES

AT THE COLLECTION



Tom Dwyer
(Lic. 01197938)
Senior Vice President
tom.dwyer@cbre.com
+1 805 288-4711

Bill Clark
(Lic. 01315127)
First Vice President
bill.clark@cbre.com
+1 805 288-4677

Caroline Bigelow
(Lic. 01177185)
Senior Associate
caroline.bigelow@cbre.com
+1 805 288 4712

TheCollectionRP
Web • Facebook • Instagram • Twitter

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.