



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 EAT EVERYTHING

After's Ice Cream
BB.Q CHICKEN
Bodega Tacqueria
Bottle & Pint
Copper Blues Rock Pub & Kitchen
Five Guys Burgers & Fries
GEN Korean BBQ House
GOM Desserts
Gordo's Hot Chicken
IT'SUGAR
Immigrant Son Cafe
Kabuki Japanese Restaurant
Larsen's Grill
Lazy Dog Restaurant & Bar
Love Pho Café
Luna Grill
Menchie's Frozen Yogurt

Mong Q
Panera Bread
PizzaMan Dan's
Pokeworks
Ragamuffin Coffee Roasters
Red Robin
Seaglass Boba
Settebello Pizzeria Napoletana
Silverlake Ramen
Starbucks
The Blend Superfood Bar
The Cheesecake Factory
Two Hands Corn Dogs
Wetzel's Pretzels
Whole Foods
Yard House



Lazy Dog Restaurant & Bar



Larsen's Grill



The Cheesecake Factory

A PLACE TO GET FIT, BEAUTIFUL, & ENTERTAINED

24 Hour Fitness Super Sport
Amazing Lash Studio
Activate Games
Bella Threading Studio
Bowlero
Century RiverPark 16 & XD
Club Pilates
European Wax Center
Jump 'N Jammin
LaserAway
Levity Live Comedy Club
Massage Envy Spa
Mero Games
Red Door Escape Room
TD Nail Studio
The Barber Shop
The Mighty Axe
Youthfill MD



A PLACE TO SHOP 'TIL YOU DROP

Carter's
Cotton On
Ethan Allen
Heaven Sneaker Shop
H&M
Journeys
Lane Bryant
LOHO Love & Hope
Lovesac
Lululemon
MAC Cosmetics
Pacsun
Pandora
Pet Food Express
REI
Road Runner Sports

Sleep Number
Soma Intimates
Sunglass Hut
Target
The Closet Trading Co.
The Container Store
The Good Feet Store
Tilly's
Ulta
Urban Outfitters
Vans
Verizon Wireless
Victoria's Secret
Windsor
Zumiez



MINUTES FROM THE PACIFIC

3 PRIME OFFICE SPACES
AVAILABLE AT THE COLLECTION

RATE	\$2.75 FSG
TERM	5-10 YEARS
TIs	NEGOTIABLE
PARKING	4/1,000



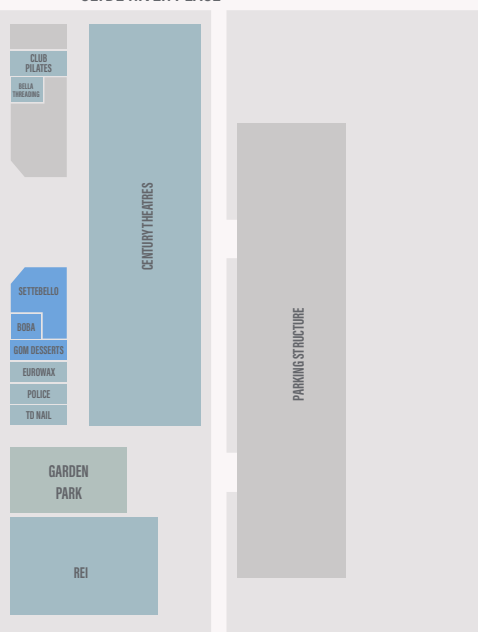


SITE MAP

SHARED PARKING

- Restaurants
- Shops & More
- Available Office

CLYDE RIVER PLACE

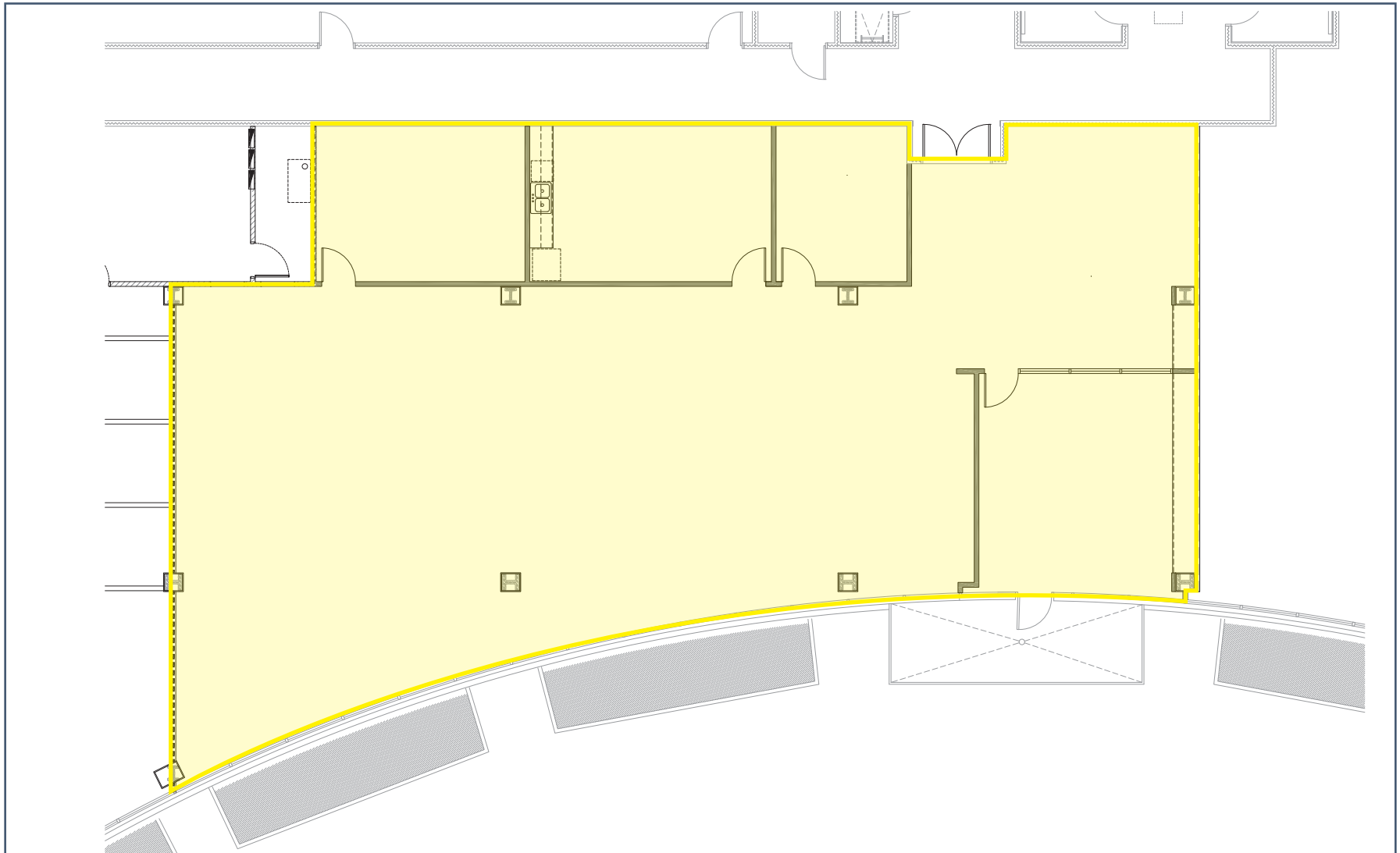


TOWN CENTER DRIVE

SHARED PARKING

SPACE A

2750 Park View Court #230
4,699 RSF • \$2.75 FSG



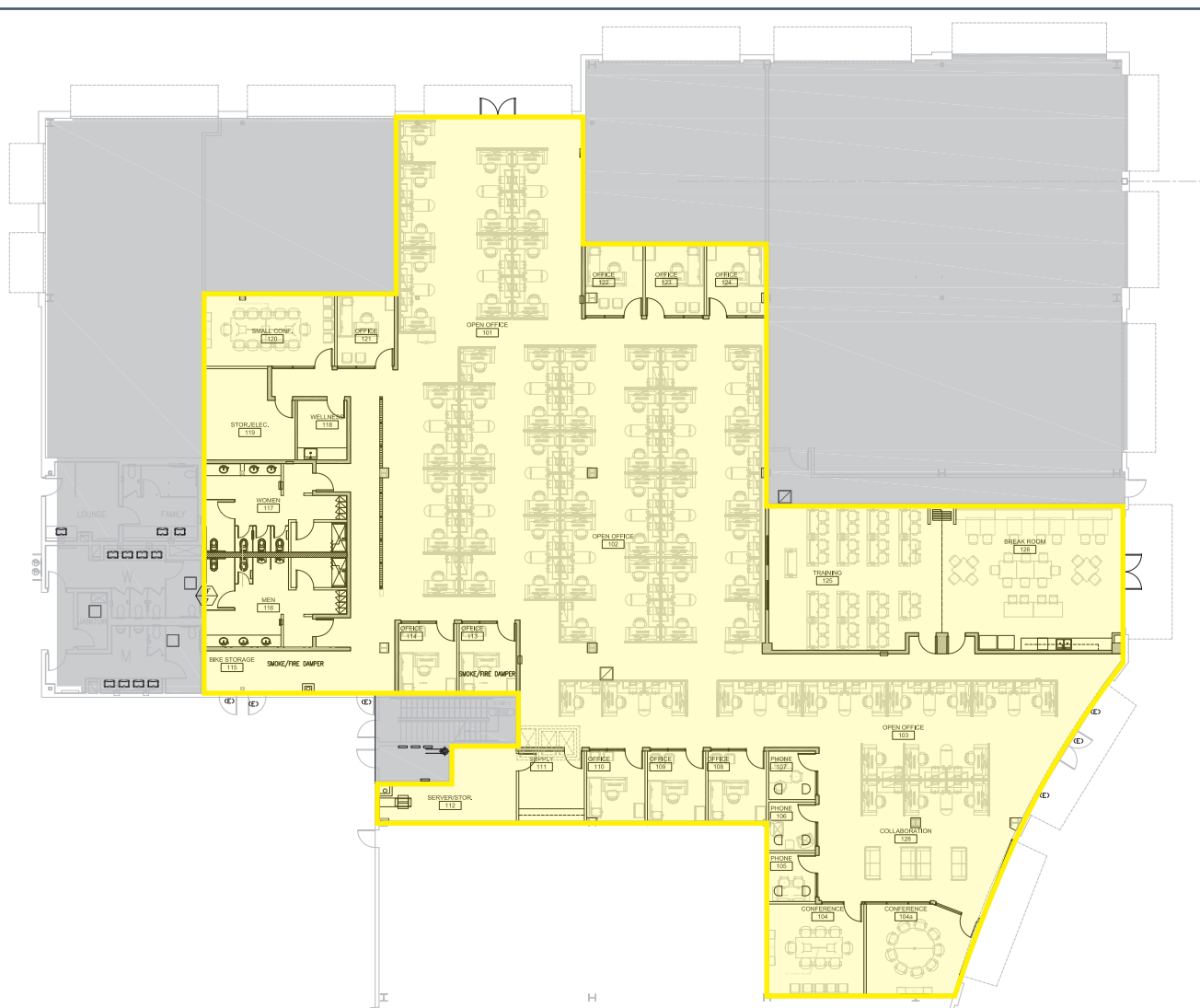
SPACE B

2791 Park View Ct
13,414 SF • \$2.75 FSG
Available 1/1/2027

FULLY FURNISHED

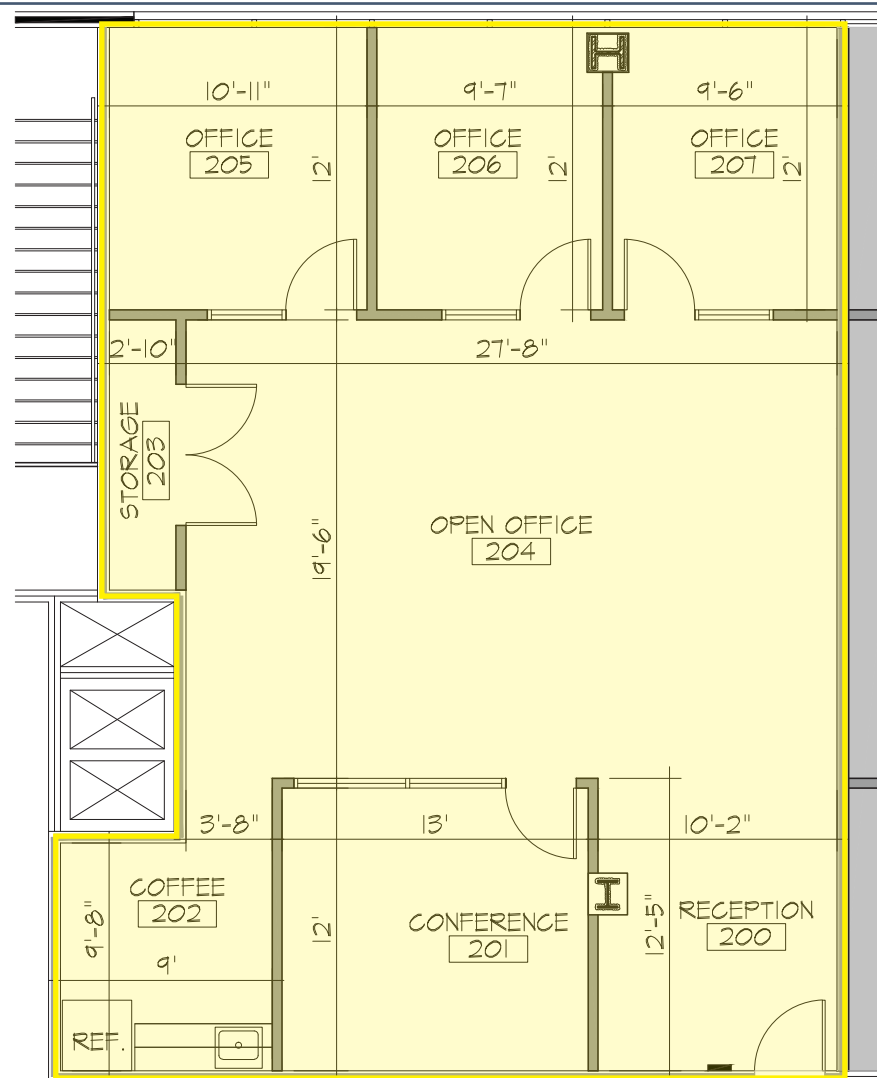
TURNKEY AND MOVE-IN READY

- 3 Large conference rooms
- 9 Private offices
- 3 Small office/meeting rooms
- 75 Workstations w/ chairs
- Open collaboration area w/ furniture
- Large break room w/ exterior door
- Meeting/training room w/ retractable wall
- Wellness room
- Supply room
- Storage room
- Server room
- Bike storage area
- Large private restrooms w/ showers & lockers



SPACE C

2751 Park View Court #281
1,565 RSF • \$2.75 FSG
Available 1/1/2027



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

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