

FAMILY DOLLAR COMING SOON

Redevelopment Retail Spaces For Lease

451 W Hueneme Rd, Oxnard, CA 93033



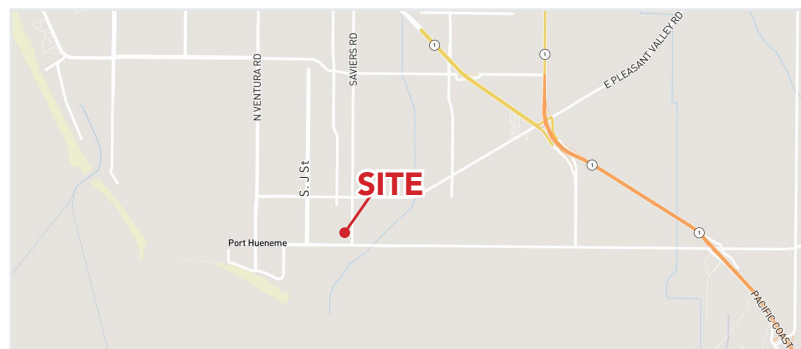
PROPERTY HIGHLIGHTS

- ±1,600 SF & ±10,000 SF Available for Retail
- Frontage Signage Available
- Dense Residential Site With Population Over 118,567 Within a 3 Mile Radius
- Traffic Counts:
 - 15,000 CPD on Hueneme Rd
 - 7,000 CPD on Saviers Rd
- Captive Trade Area and Underserved for Daily Needs Retail
- New Family Dollar Redevelopment

5 MILE INFORMATION



| DEMOGRAPHICS | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|-------------|-------------|-------------|
| Population | 28,658 | 118,567 | 203,094 |
| Households | 7,225 | 28,876 | 52,790 |
| Average HH Income | \$95,510 | \$84,268 | \$89,952 |
| 5 Yr. Pop. Growth (Total%) | 0.3% | 0.4% | 0.4% |



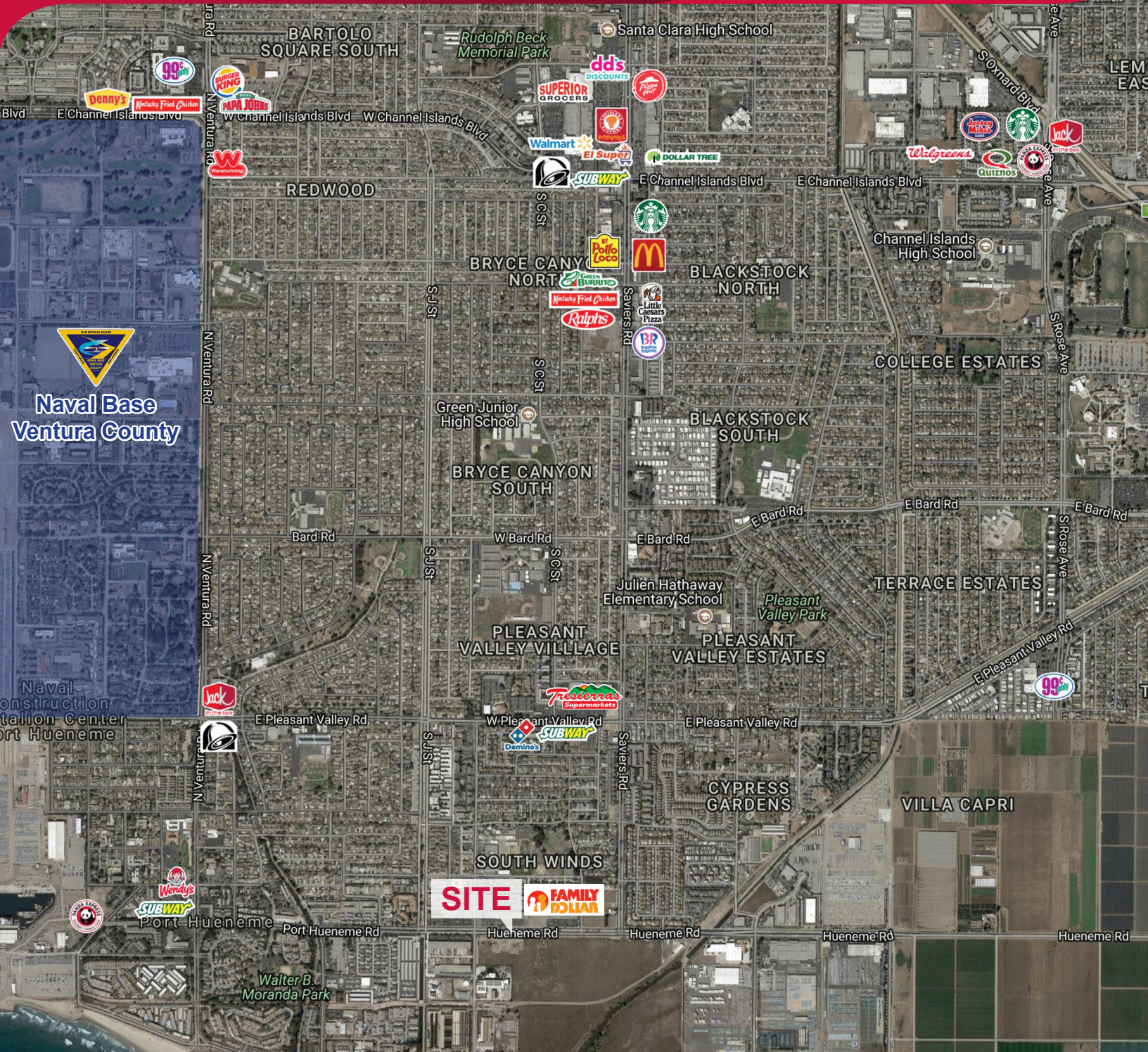
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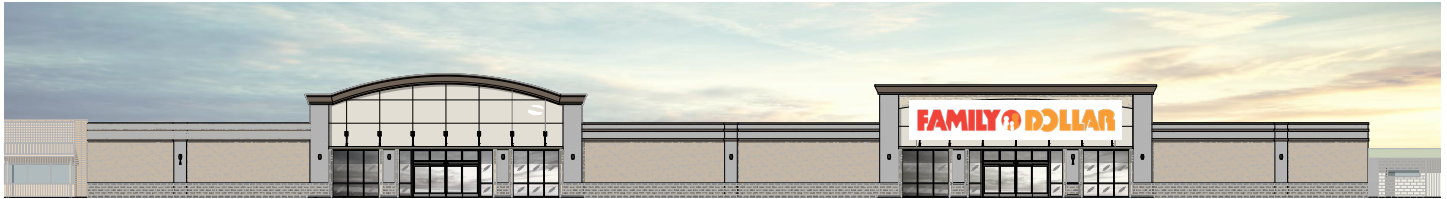
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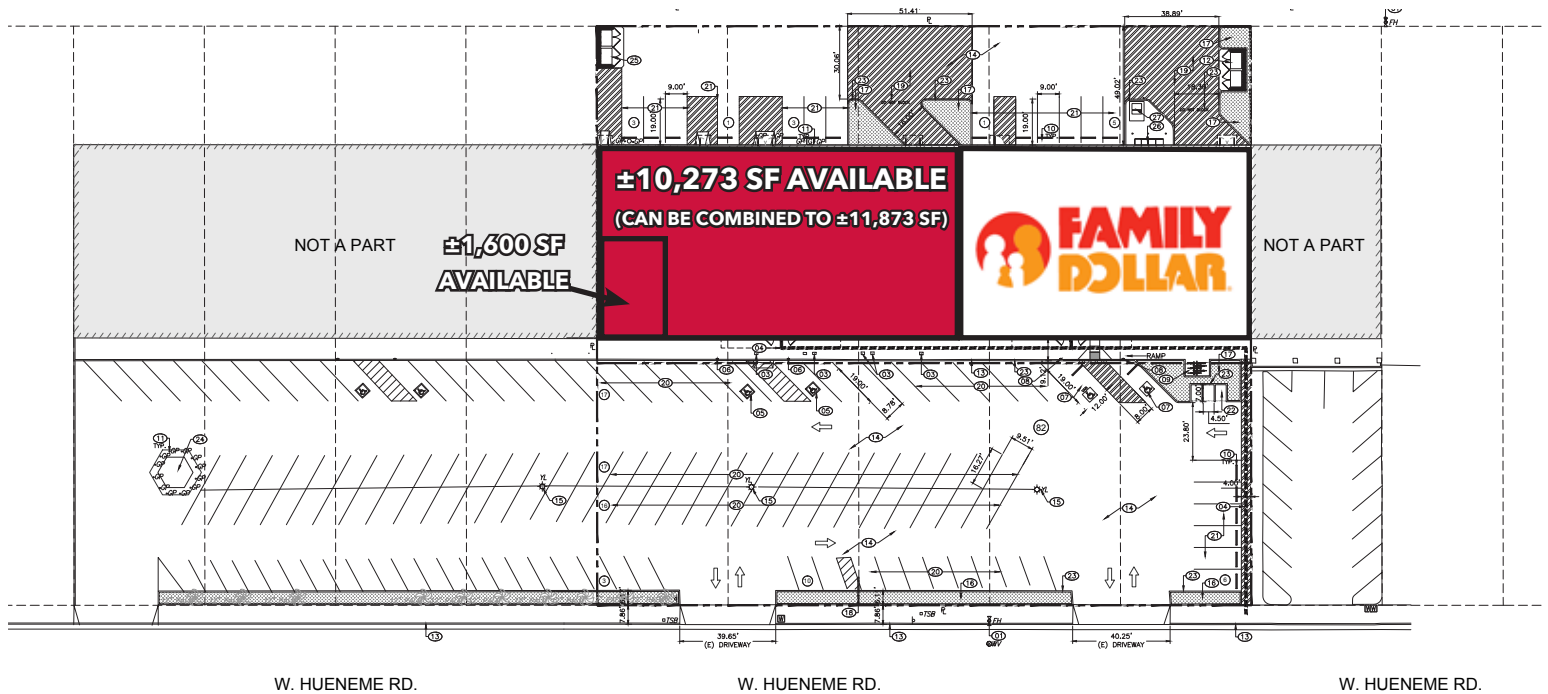
Front Remodel Rendering



Back Remodel Rendering



SITE PLAN



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