

200 W. FIFTH ST. OXNARD, CA 93030

FOR LEASE

±4,000 SF corner Retail/Office
space in the heart of downtown
Oxnard.

OFFERED FOR LEASE AT

\$1.50/SF Modified Gross



Lisa Shields

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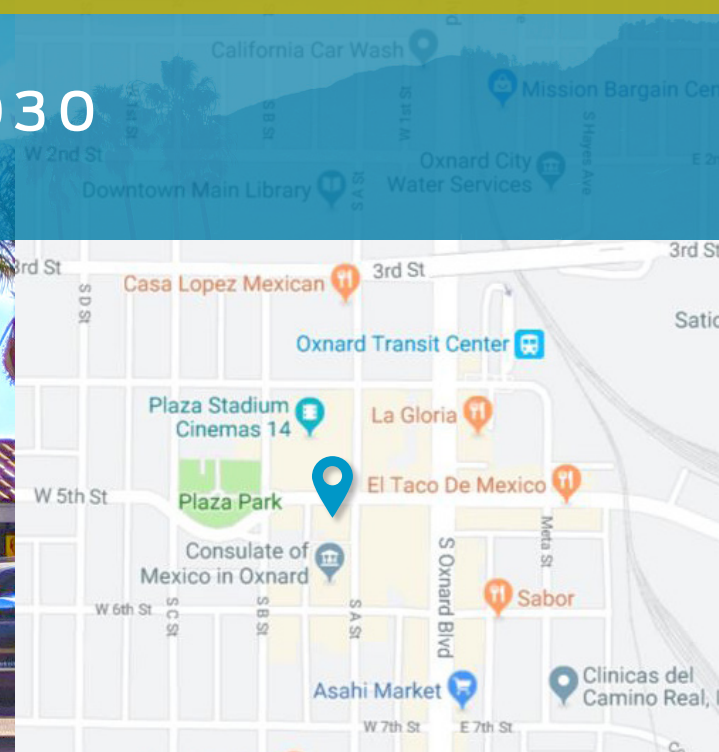
CA Lic. 01742786

10.16.19



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Property Highlights

- 4,000 SF Retail or Office space in downtown Oxnard
- Available February 2020
- Open space with kitchenette, storage room & private restrooms

Join these surrounding tenants



Demographics

2019 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$70,626	\$87,071	\$87,968
Population:	34,351	197,563	265,655
Daytime Population:	12,253	57,627	80,538

2019 Demographics from Sites USA

Traffic Counts

W. Fifth St.:	5,711 ADT
S. Oxnard Blvd.:	30,500 ADT
S. C St:	4,913 ADT

Traffic Counts from LandVision

Offering Specifics

Lease Rate	\$1.50/SF Modified Gross
Size	Approx. 4,000 SF
Tenant Expenses	Janitorial & Utilities
Date Available	February 2020
Zoning	T4.9 Urban General
Parking	Private Lot & Street Parking
HVAC	Yes
Floors	1st Floor Fronting W. 5th Street

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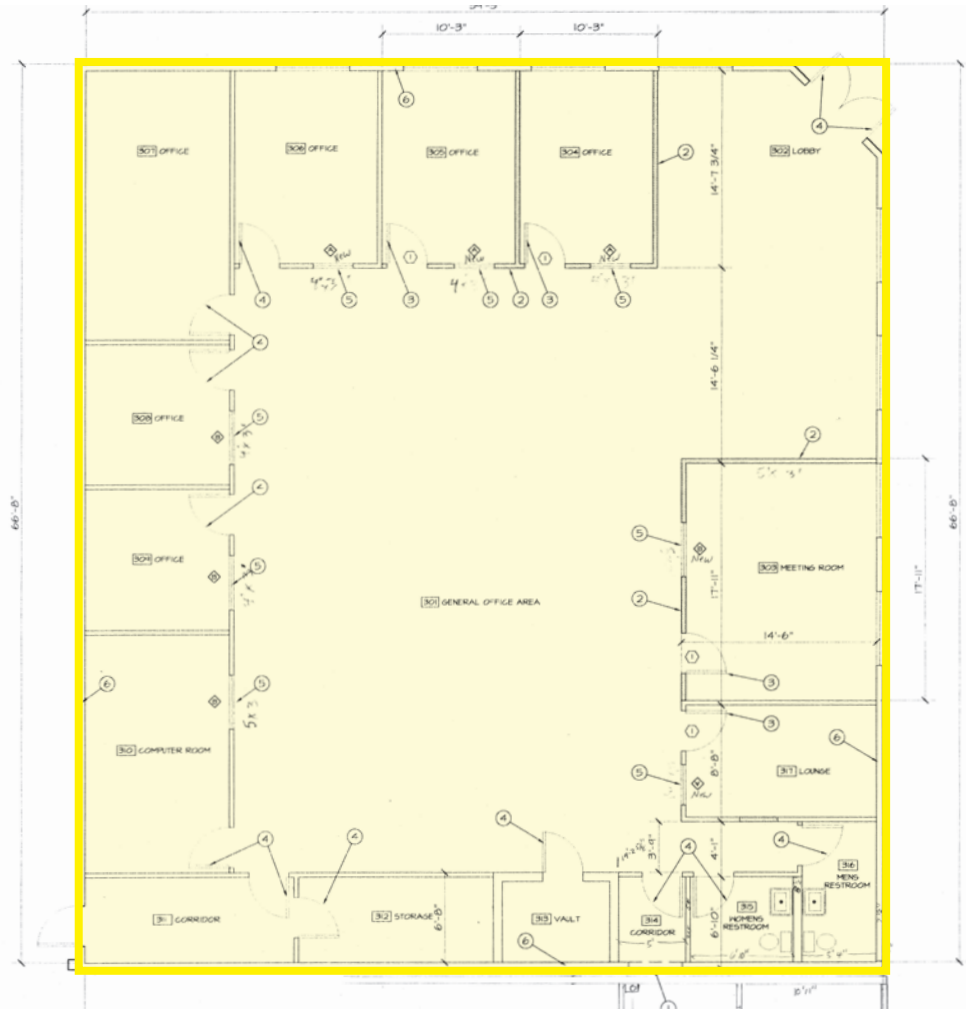
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FLOORPLAN



The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Neighboring Amenities

- 1 Starbucks
- 2 Cold Stone Creamery
- 3 Mechanics Bank
- 4 Oxnard Food Trucks - First Thursdays
- 5 Future Fitness
- 6 Plaza Stadium Cinemas 14
- 7 Otani's Seafood
- 8 Oxnard Downtown Management
- 9 Tomas Cafe
- 10 La Gloria
- 11 La Dolce Vita
- 12 Rancho Ventavo Cellars
- 13 La Central Bakery
- 14 Oxnard Performing Arts Center
- 15 Carnitas El Rey
- 16 Subway



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PROPERTY PHOTOS



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