



SUBJECT PROPERTY

OXNARD POLICE DEPT

OXNARD BUILDING & ENGINEERING

OXNARD DOWNTOWN LIBRARY

CITY OF OXNARD CALIFORNIA



OXNARD TRANSIT CENTER

PLAZA PARK

PLAZA CINEMAS 14





HERITAGE SQUARE

155 S. A Street Oxnard, CA 93030

±10,723 SF Building Offered at \$1,100,000
Prime location at the signalized intersection of A Street and 2nd Street near the City of Oxnard's downtown core.



4227 E. MAIN ST. SUITE 220
VENTURA CA 93003
805.654.9300
WWW.RADIUSGROUP.COM

LISA SHIELDS
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Lic. 01742786
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ROB DEVERICKS
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FOR SALE ±10,723 SF FORMER BANK BRANCH

155 S. A ST. | OXNARD, CA 93030

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155 S. A St. is a former bank building available for an owner/user or investor. The Property is located on a well-trafficked signalized corner near the City of Oxnard's main Offices, City Hall, and other businesses. It boasts high ceilings and a 2nd story with offices throughout. The property is zoned C2 – General Commercial, allowing an assortment of retail and office uses. An owner/user can take advantage of attractive SBA financing options.

Price	\$1,100,000
Building Size	±10,723 SF
Price/SF	\$102.58/SF
Zoning	C2 (General Commercial)
APN	202-0-054-060



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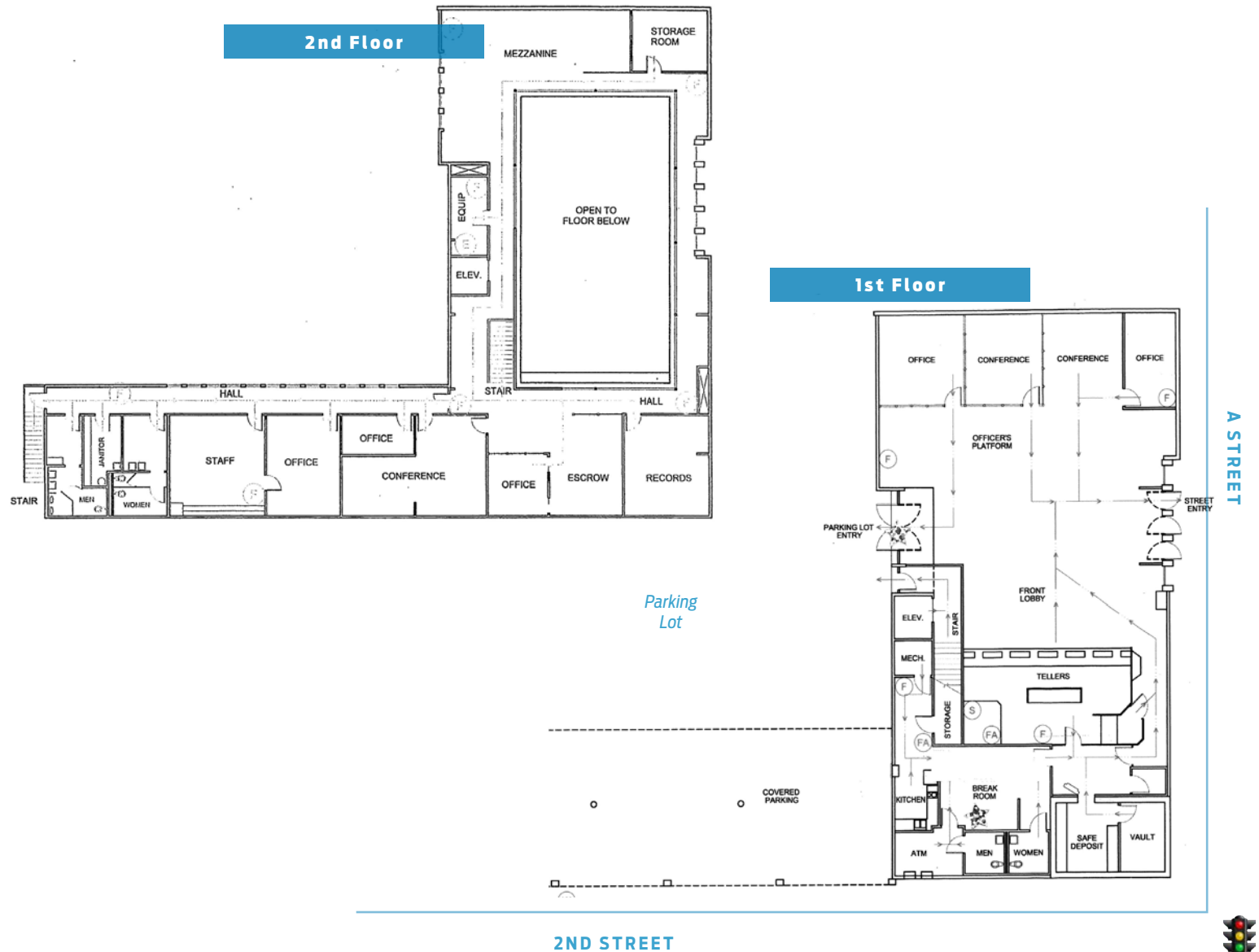
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Floor Plans



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Demographics

2018 Estimates	1 Mile	3 Mile	5 Mile
Average Household Income:	\$74,013	\$85,612	\$87,546
Population:	35,263	191,267	275,450
Daytime Population:	21,393	108,065	175,723

2018 Demographics from Sites USA

Traffic Counts

S Oxnard Blvd:	38,000 ADT
W 2nd St:	4,000 ADT
S C St:	15,000 ADT

Traffic Counts from the City of Oxnard