

# OFFICE SUITES FOR LEASE

## OXNARD, CA

1,100 SF

1,684 SF

**2651 SOUTH C STREET, OXNARD, CALIFORNIA**  
North of NWC Channel Islands Blvd & C Street  
Central Business District

### HIGHLIGHTS

- Available: **1,100 SF** (2nd Floor) | \$1.50 PSF MG  
**1,684 SF** (1st Floor) | \$1.85 PSF MG  
Plus Utilities & Janitorial
- Common Area Restrooms
- 4/1,000 Parking
- Elevator Served
- Monument Signage Available
- Total Building: 10,262 SF
- Lot Size: 0.66 Acres
- Zoning: COPD
- Tenants: LAGS Medical; Oasis Tax Services;  
Central Coast Medical Services

### POPULATION & TRAFFIC

- City and County Bus Station on C Street
- Population
  - 1 Mile: 43,103
  - 3 Mile: 184,493
- Traffic Count: 27,373 CPD  
at W. Channel Islands Blvd & Maywood Way

### LOCATION

- Across from dense population, healthcare and 383,000 square foot Centerpoint Mall which is anchored by Walmart, Ventura County Public Health, Wells Fargo, Superior Groceries, Bank of America and many more well-known tenants.

**BRUCE MILTON**  
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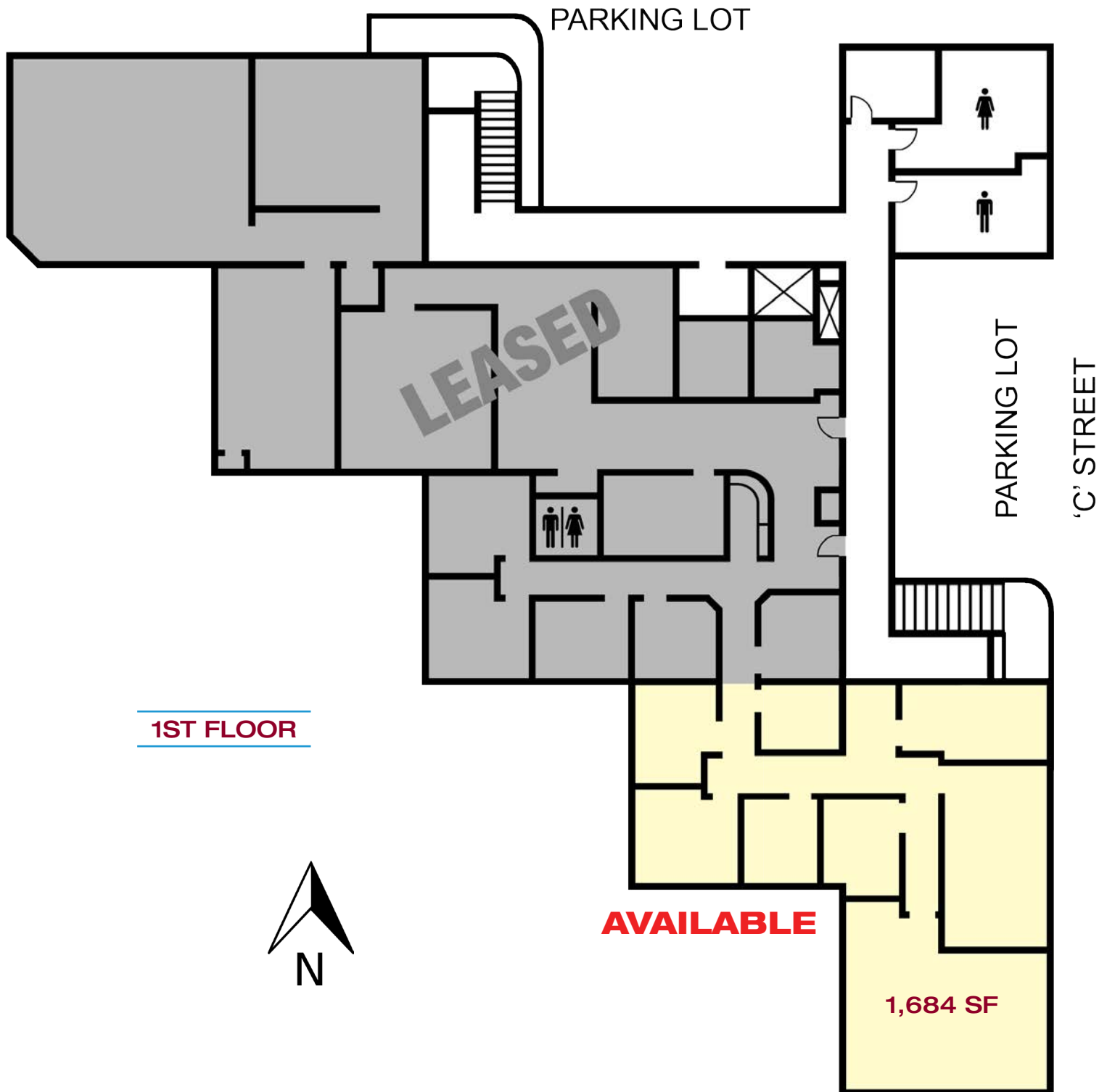
**JOHN OCHOA, SIOR**  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Lee & Associates®-LA North/Ventura, Inc. • ID #01191898  
A Member of the Lee & Associates Group of Companies  
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NOT TO SCALE

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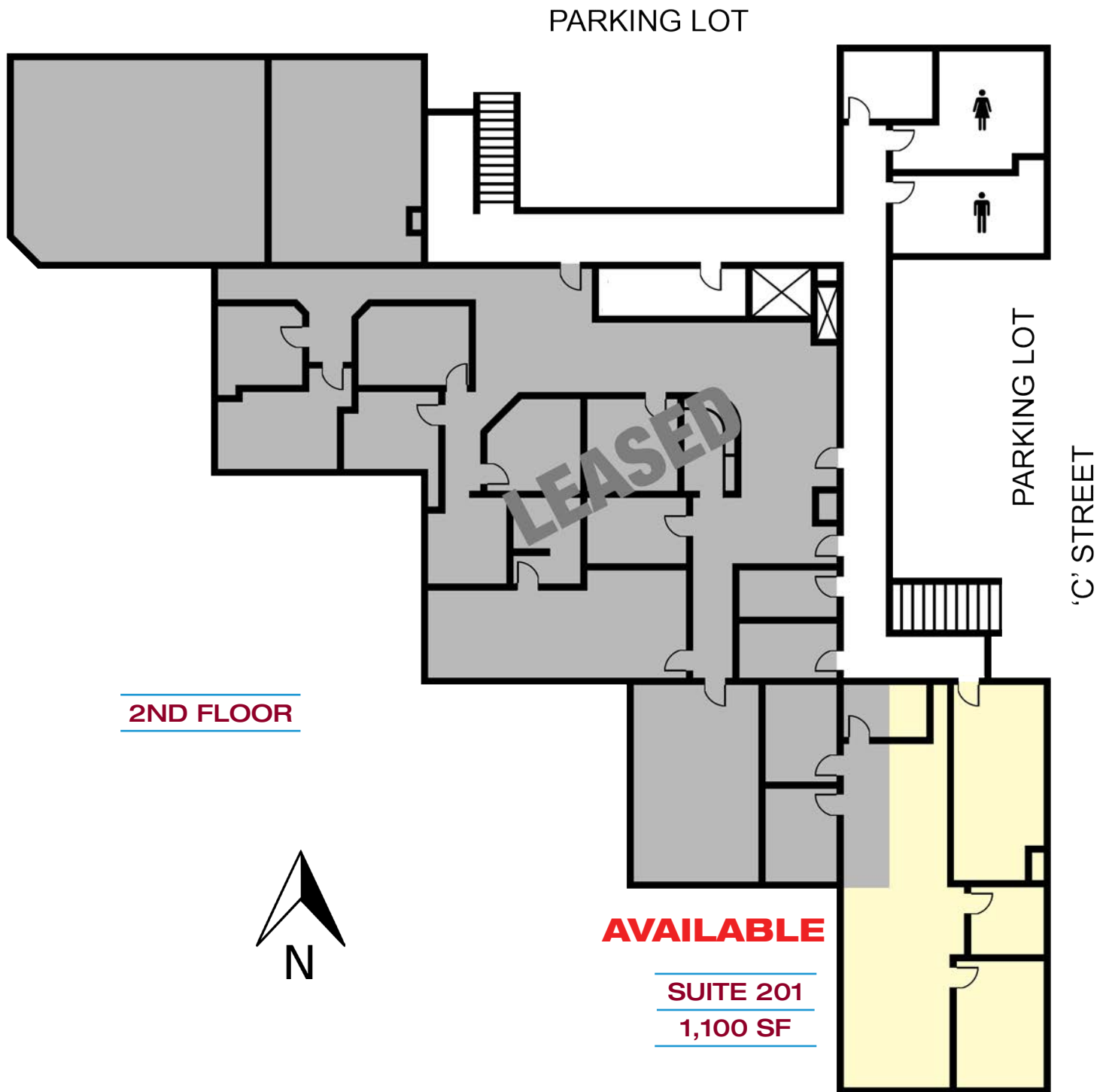
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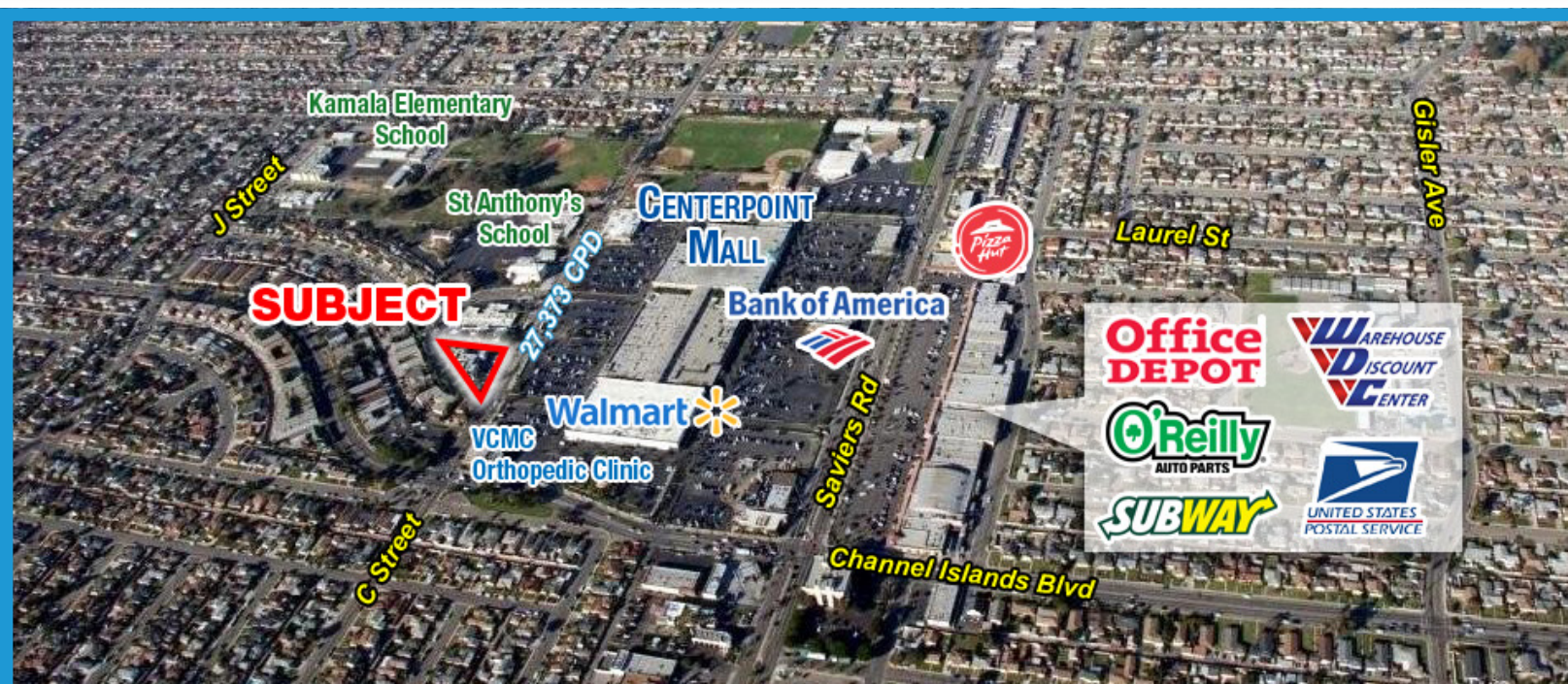


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