

3461 - 3501 SAVIERS ROAD, OXNARD, CALIFORNIA

Property Information:

- Grocery anchored shopping center
- Redevelopment plans include drive-thru and carwash pads
- In-line retail space
- Centrally located in Oxnard, in high density trade area, with over 165,863 residential population within a 3-mile radius



AVAILABILITIES - GROUND LEASE

| | Size |
|-------------------|-------------------|
| Drive-thru Parcel | Approx. 0.53 Acre |
| Carwash Parcel | Approx. 1 Acre |

AVAILABILITIES - RETAIL

| | |
|-------------------|----------|
| Retail Shop Space | 2,200 SF |
| | 5,000 SF |

DEMOGRAPHICS (2022 Est) Source: Esri

| | 1-Mile | 2-Mile | 3-Mile |
|--------------------------|----------|----------|----------|
| Residential Population | 38,791 | 110,056 | 158,060 |
| Daytime Population | 27,720 | 84,973 | 126,723 |
| Average Household Income | \$94,418 | \$89,153 | \$94,901 |

CONTACT US

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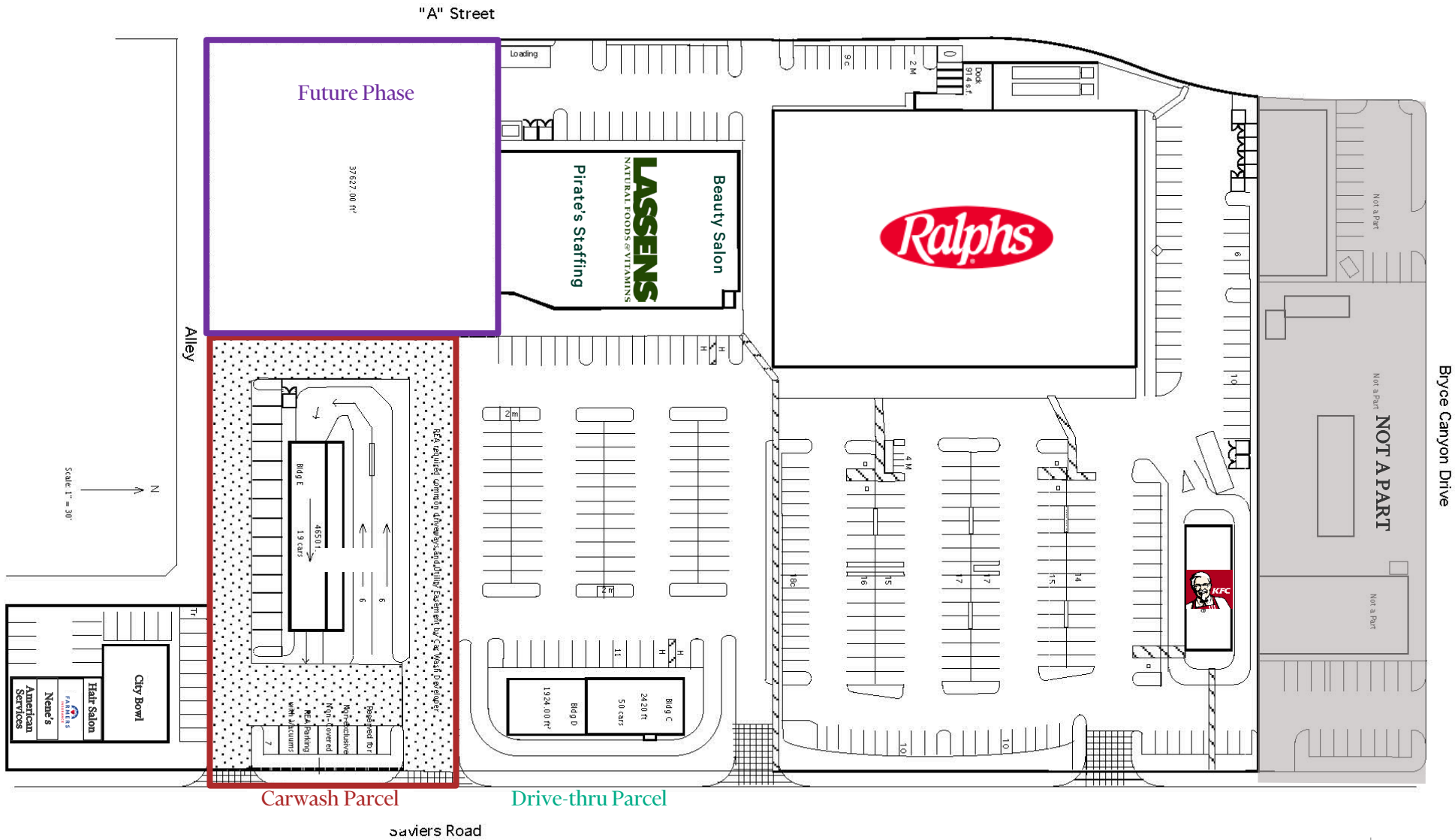
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TRAFFIC COUNTS

| | |
|------------------------|------------|
| Saviors Rd & Bryce Ave | 13,657 ADT |
|------------------------|------------|

Source: Placer 2019

SITE PLAN - DRIVE THRU & CARWASH PARCELS

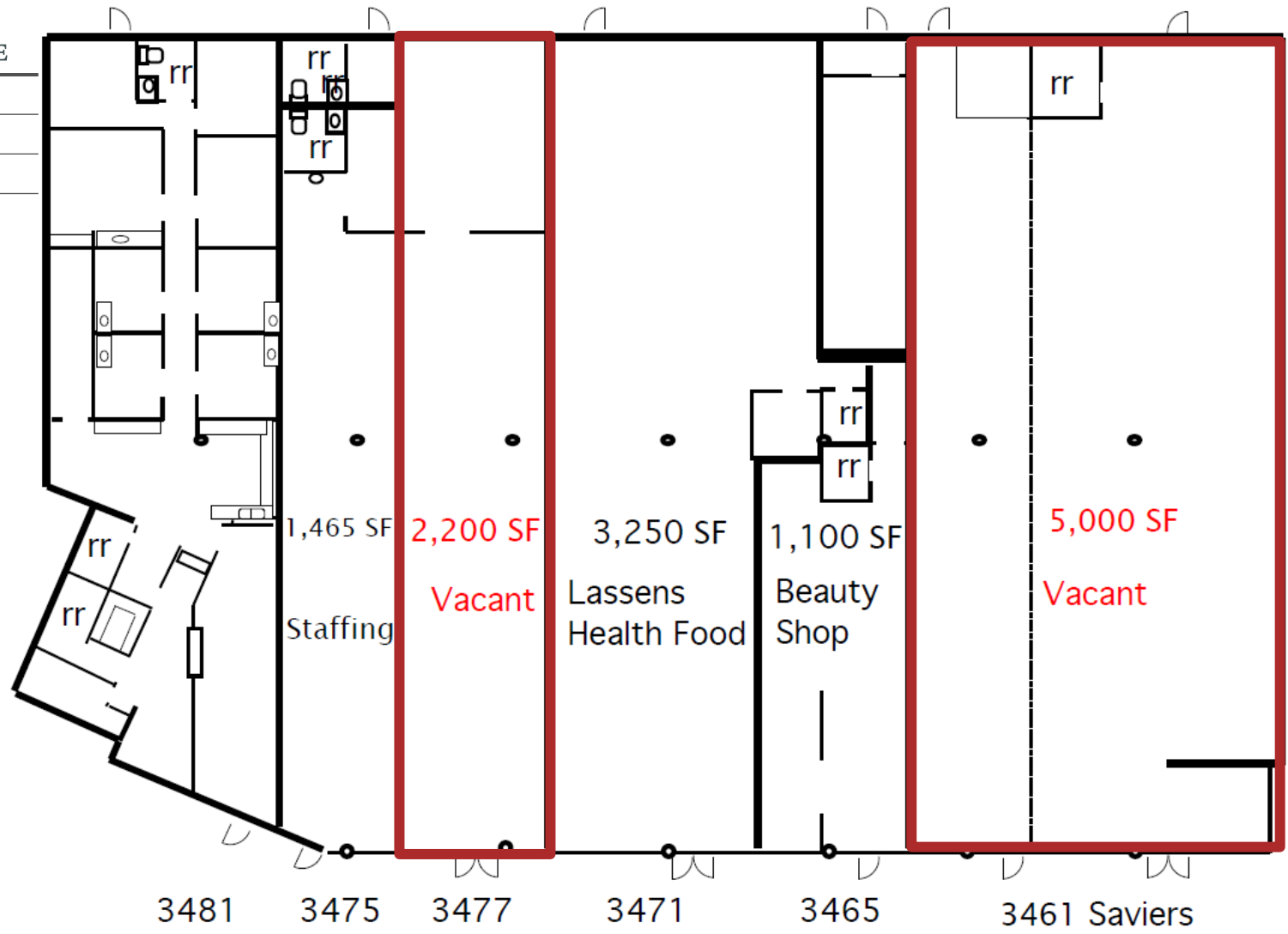


AVAILABILITIES - GROUND LEASE

| | Size |
|-------------------|-------------------|
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SITE PLAN - RETAIL SPACE

| AVAILABLE SPACE - RETAIL SPACE | |
|--------------------------------|---------|
| SPACE | SQ. FT. |
| #3461 | 5,000 |
| #3477 | 2,200 |



3461 - 3501 Saviers Road
Oxnard, California

For Lease



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