

1901, 2001 & 2051  
McSolar Drive



## OFFICE BUILDINGS

OXNARD'S CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE

OMNINET

CBRE

## MARKET OVERVIEW

The Oxnard submarket is a widely diverse submarket centrally located in the West Ventura County. It consists of approximately 1,815,270 sq. ft. of office space comprised of two high rise properties and the balance mid to low rise properties. The entire Oxnard area is predominantly agriculture and farming with active growers and related services, as well as the naval base anchored in Port Hueneme. The balance is comprised of an array of service and government related occupiers. The largest occupiers in Oxnard are the County of Ventura, State and DOD related agencies, Tri-Counties, Verizon, Kaiser, St. John's Hospital and the Oxnard School District.

The area is anchored by St. John's Regional Medical Center located at 1600 North Rose Avenue in the Gonzales medical corridor of Oxnard. St. John's is owned and operated by Dignity Health and is a 265 bed facility on over 48 acres.



## PROPERTY HIGHLIGHTS



Market ready suites available



Building monument signage possible for larger tenants



Across from the Hilton Garden Inn and Homewood Suites



Easy access to the Ventura 101 Freeway and Rice Avenue/Pacific Coast Highway



Professional campus environment



Close proximity to restaurants retail establishments and more



Close proximity to the Gonzales medical corridor



Adjacent to St. John's Medical Center



**OMNINET**

- Financially Secure Ownership
- Responsive Property Management
- Superior Customer Collaboration
- Brokerage Friendly Approach
- Dedicated to Providing the Highest Level of Service

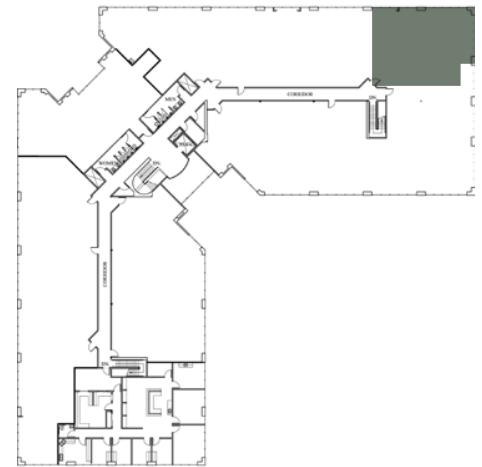
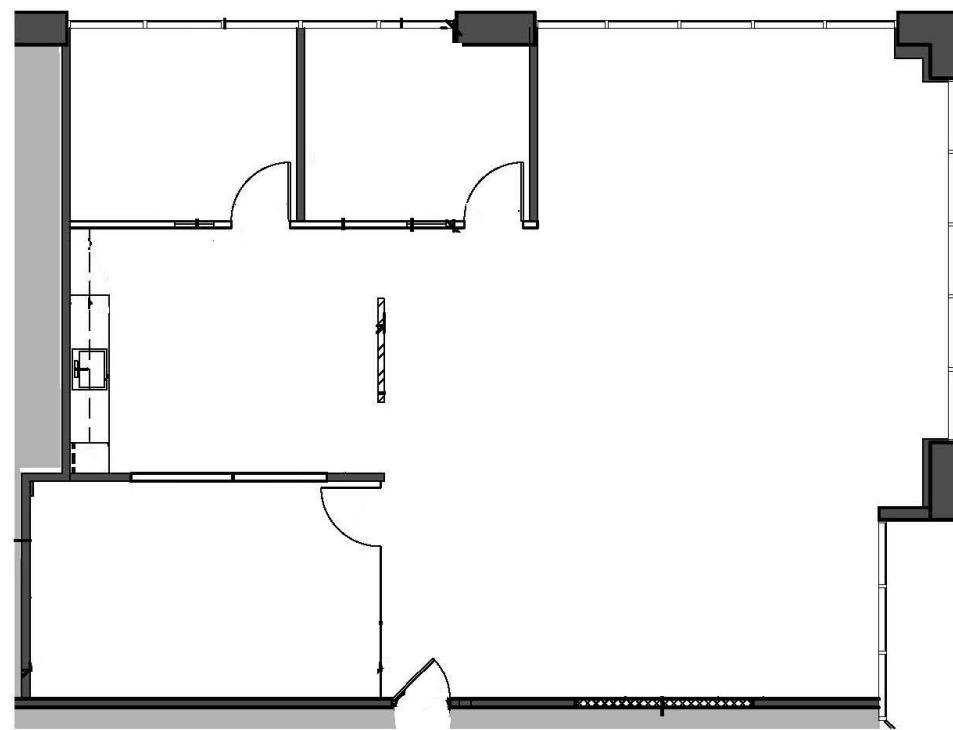
## AVAILABILITIES

| <b>1901 N SOLAR DR</b> | <b>SF</b> | <b>Rate</b> | <b>Available</b> | <b>Notes</b>    |
|------------------------|-----------|-------------|------------------|-----------------|
| Suite 185              | 1,826 SF  | \$2.90      | Now              |                 |
| <b>2001 N SOLAR DR</b> | <b>SF</b> | <b>Rate</b> | <b>Available</b> | <b>Notes</b>    |
| Suite 155              | 749 SF    | \$2.90      | Now              |                 |
| Suite 200              | 2,042 SF  | \$2.90      | Now              |                 |
| Suite 275              | 2,798 SF  | \$2.90      | Now              |                 |
| <b>2051 N SOLAR DR</b> | <b>SF</b> | <b>Rate</b> | <b>Available</b> | <b>Notes</b>    |
| Suite 110              | 2,200 SF  | \$2.90      | Now              | Shell condition |
| Suite 155              | 5,179 SF  | \$2.90      | Now              | Shell condition |
| Suite 210              | 2,657 SF  | \$2.90      | Now              | Spec Suite      |

## FLOOR PLANS

1901 N SOLAR DRIVE

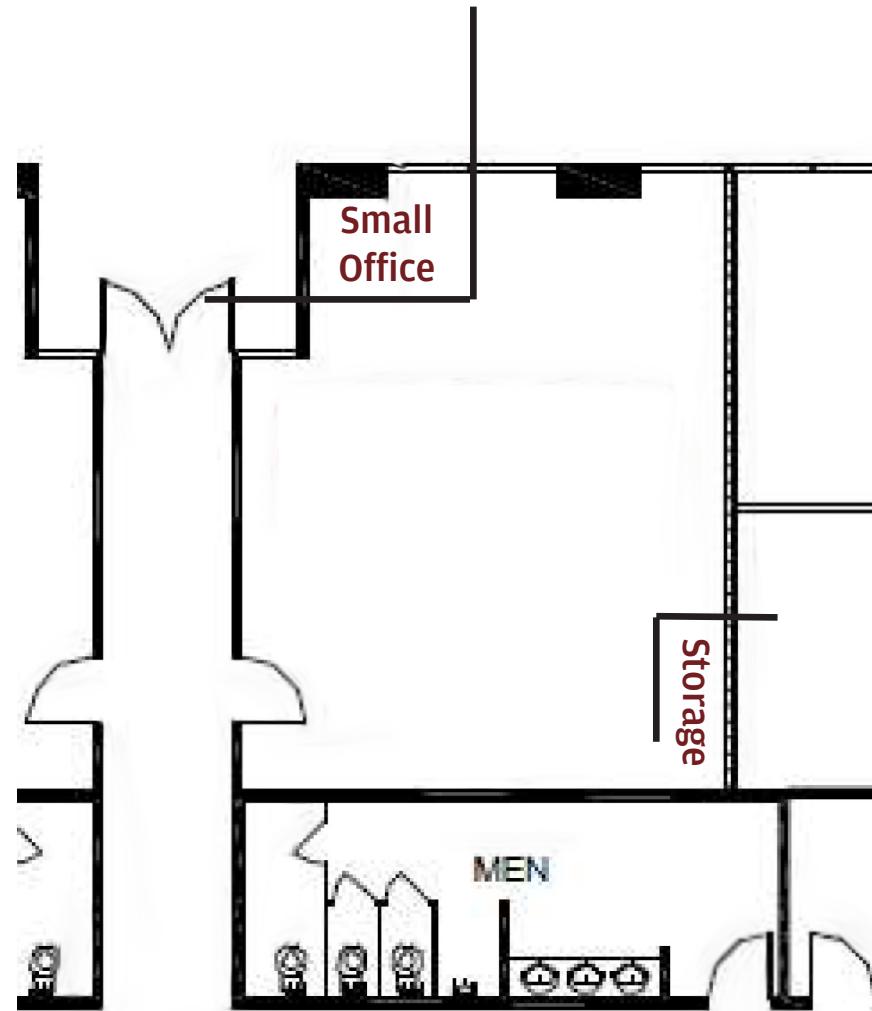
±1,826 RSF  
**SUITE 185**



## FLOOR PLANS

# 2001 N SOLAR DRIVE

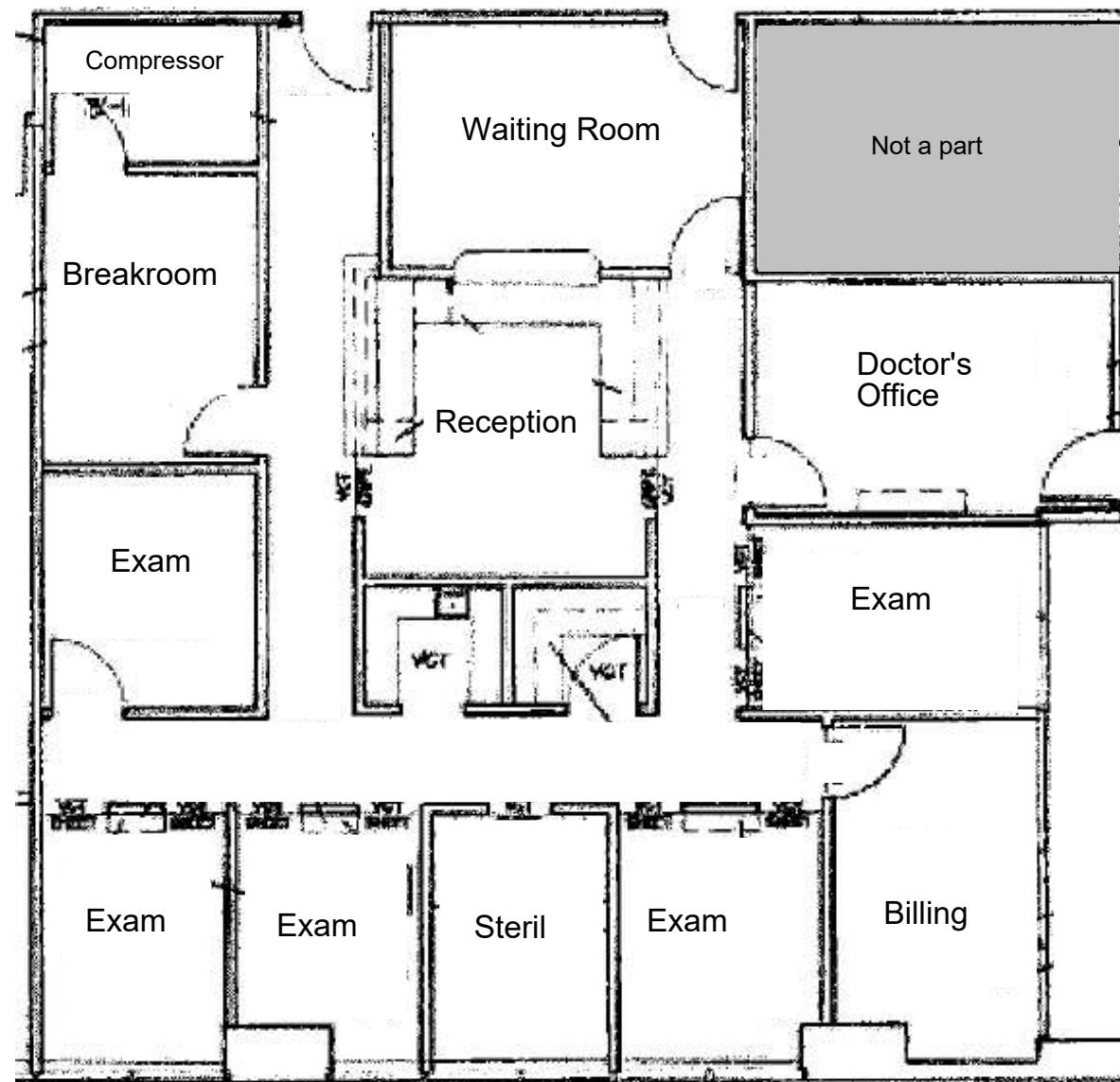
±749 RSF  
**SUITE 155**



## FLOOR PLANS

# 2001 N SOLAR DRIVE

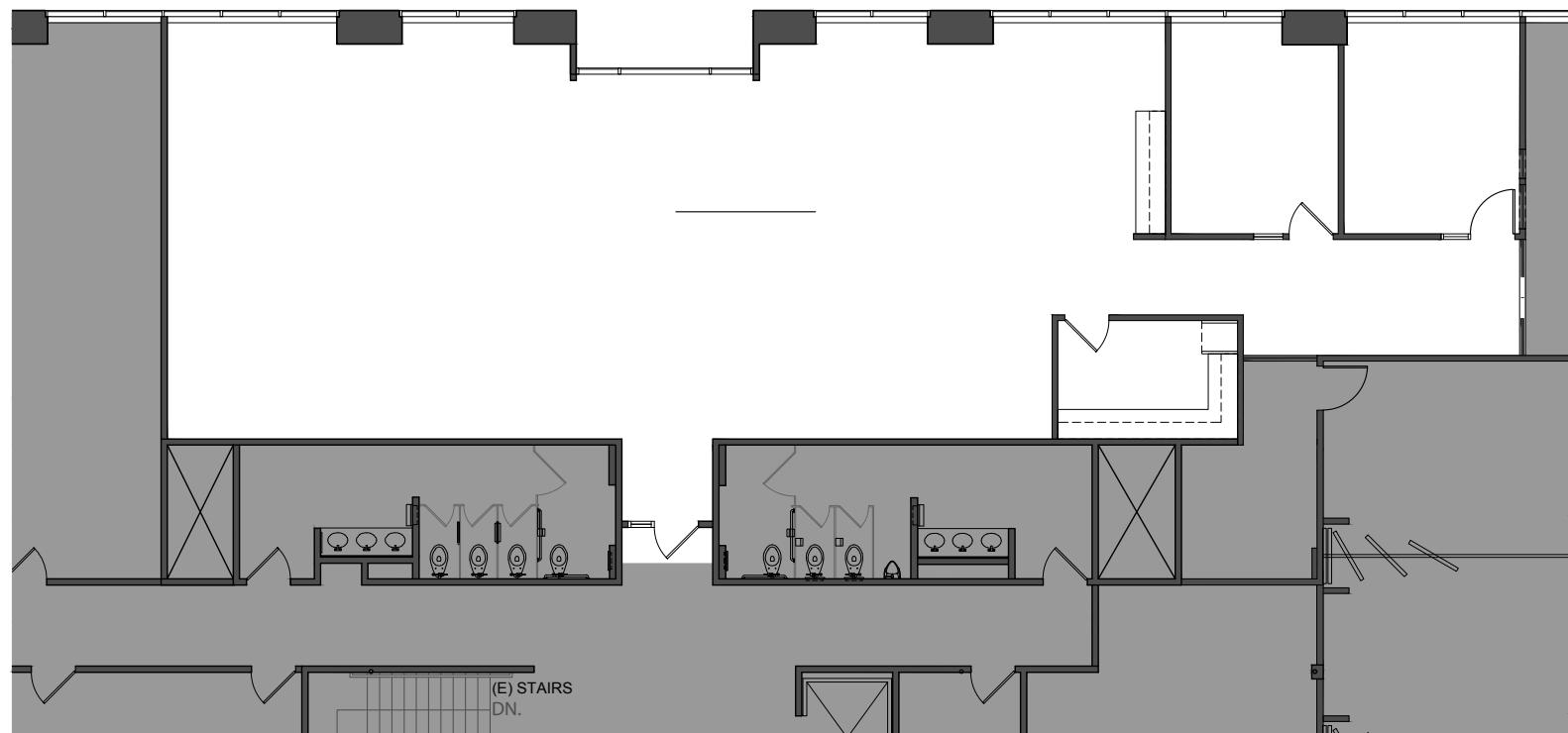
±2,042 RSF  
**SUITE 200**



## FLOOR PLANS

2001 N SOLAR DRIVE

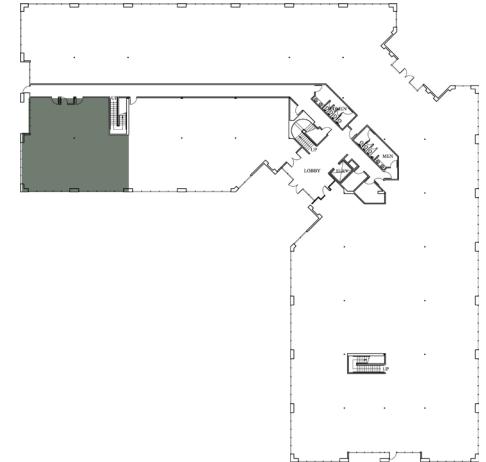
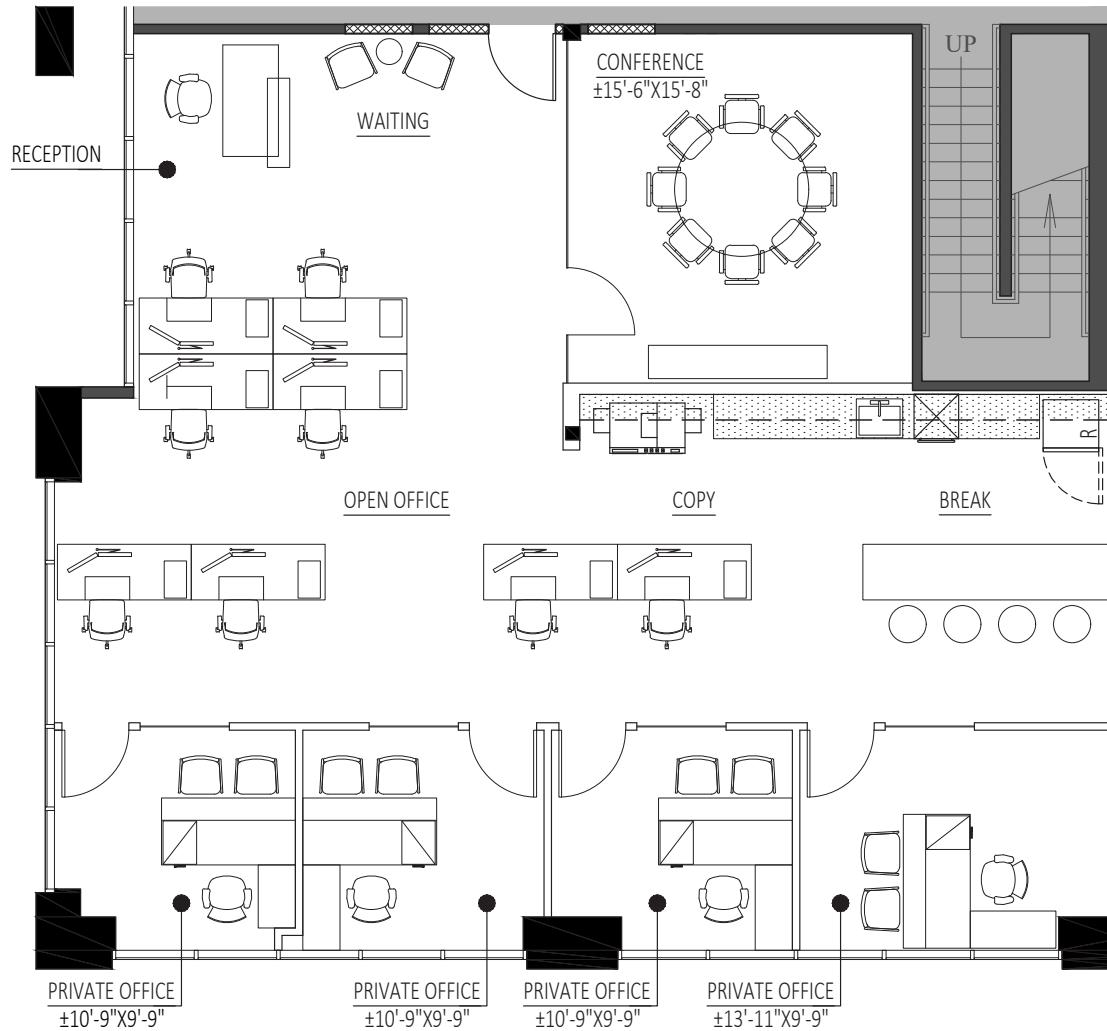
±2,798 RSF  
**SUITE 275**



## FLOOR PLANS

# 2051 N SOLAR DRIVE

±2,200 RSF  
**SUITE 110**

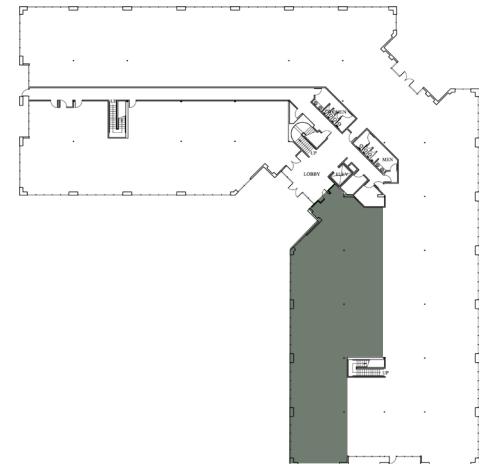
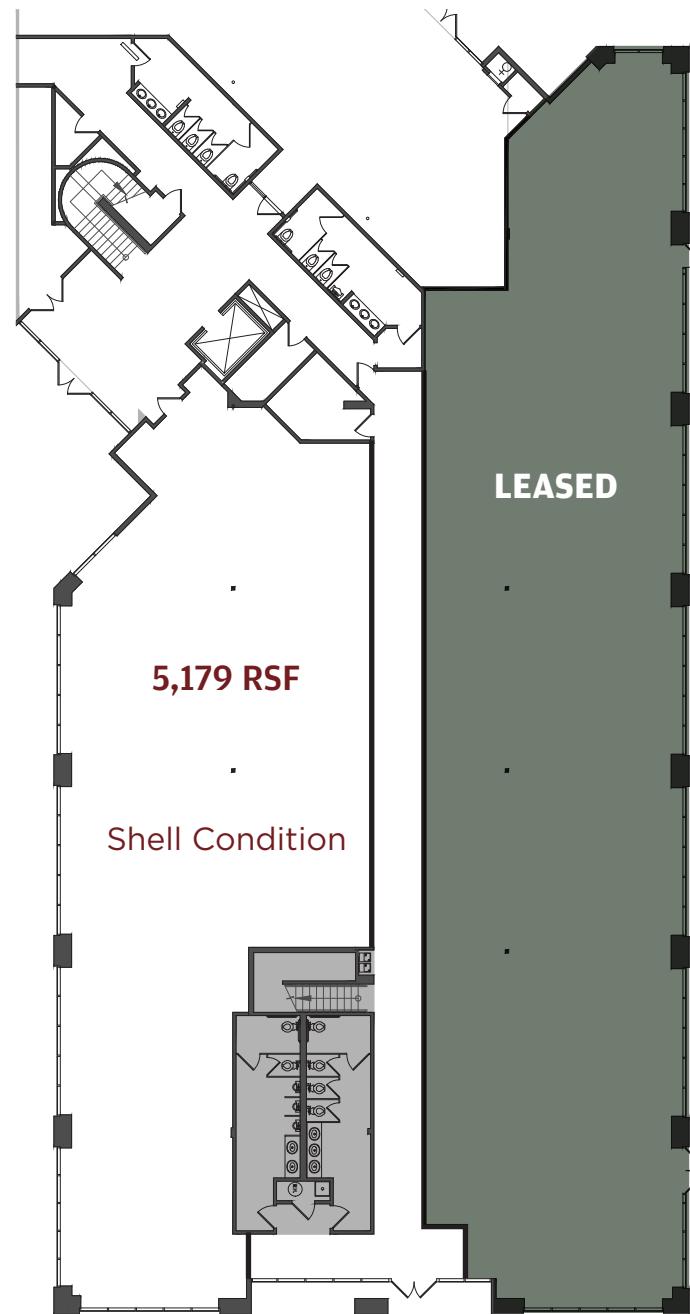


**\*Suite is in shell condition. Conceptual Plan shown.**

## FLOOR PLANS

# 2051 N SOLAR DRIVE

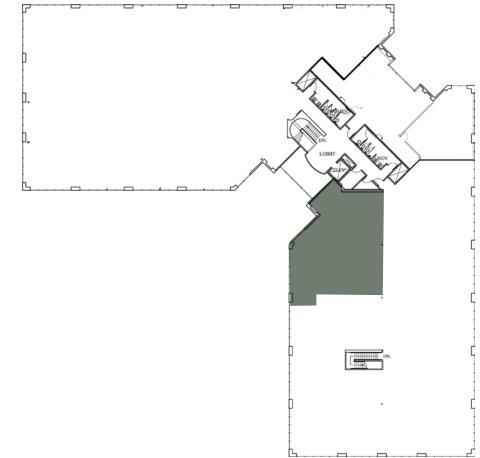
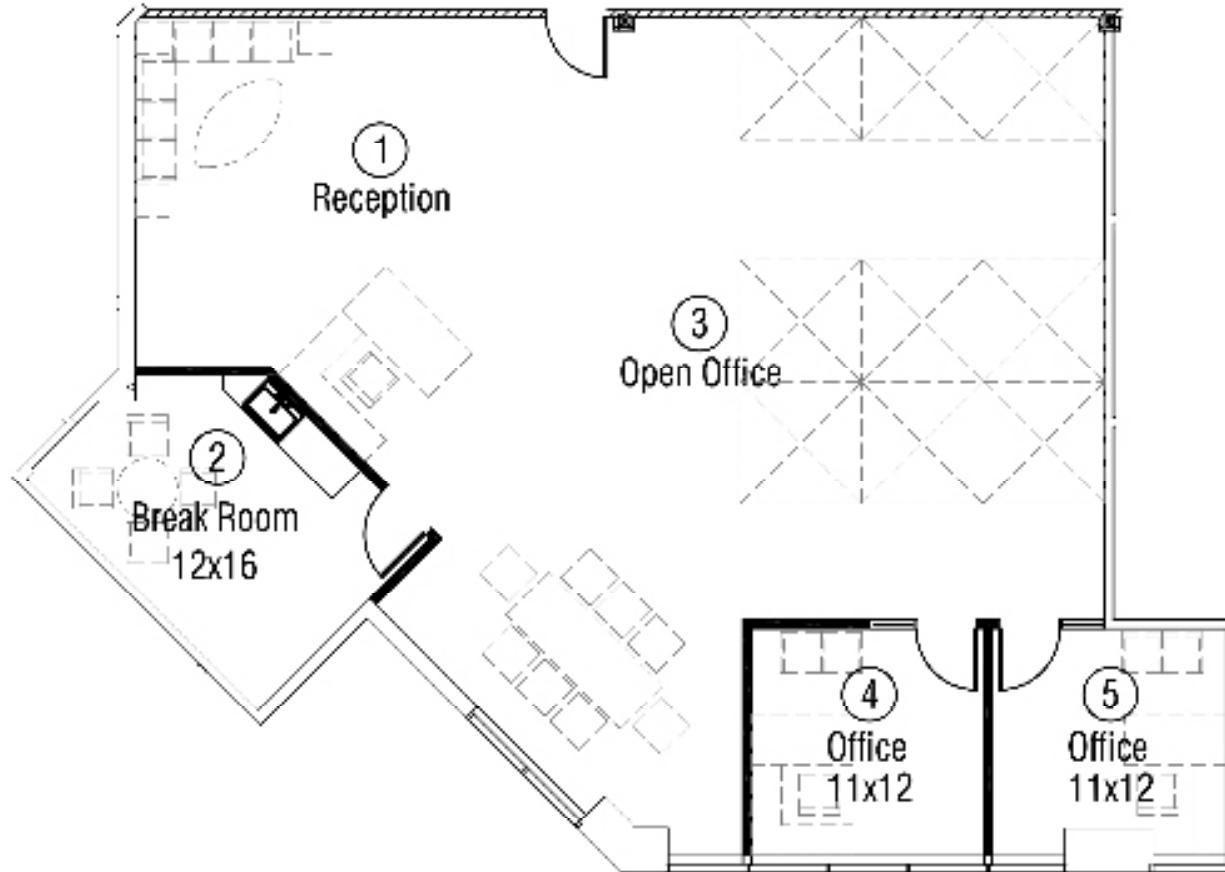
**±5,179 RSF  
SUITE 155**



## FLOOR PLANS

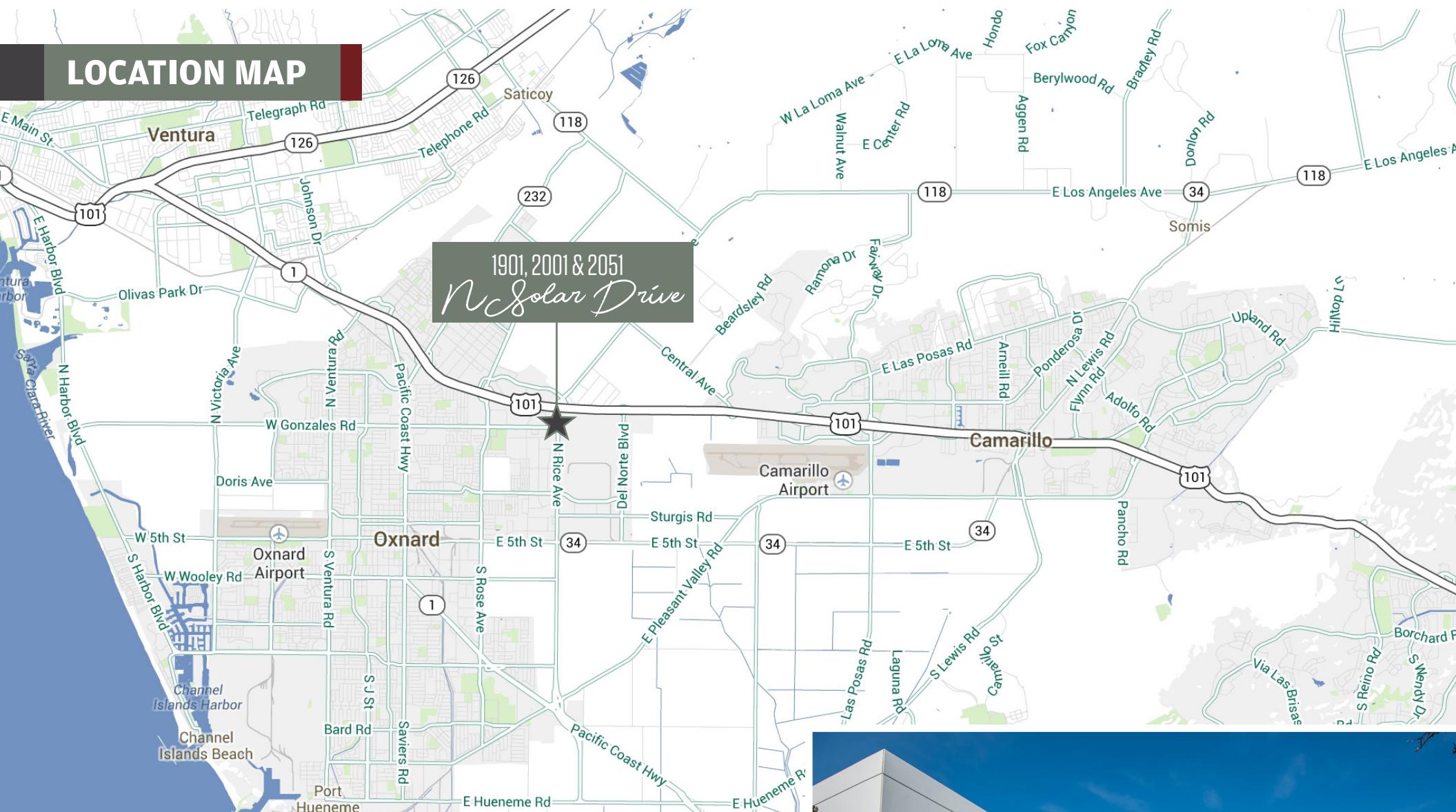
# 2051 N SOLAR DRIVE

±2,657 RSF  
**SUITE 210**



**RECENTLY COMPLETED SPEC SUITE**

# LOCATION MAP



## 2018 ESTIMATED DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| <b>Population</b>     | 13,076   | 102,843  | 272,489  |
| <b>Households</b>     | 3,286    | 26,464   | 72,812   |
| <b>Avg. HH Income</b> | \$88,826 | \$79,447 | \$89,319 |

Source: Claritas



## AMENITIES MAP



## AREA AMENITIES

## ● Restaurants

1. RED LOBSTER
2. OLIVE GARDEN
3. CHILI'S GRILL & BAR
4. HOMETOWN BUFFET
5. OUTBACK STEAKHOUSE
6. TGI FRIDAY'S
7. COFFEE BEAN & TEA LEAF
8. STARBUCKS
9. PANDA EXPRESS
10. RUBIO'S FRESH MEXICAN GRILL
11. LUNAS MEXICAN RESTAURANT
12. OH SUSHI
13. CAFE RIO
14. BUFFALO WILD WINGS GRILL &

## Hotels

1. HILTON
2. HOMewood SUITES

## ● Banks & Credit Unions

1. US BANK
2. CHASE BANK
3. CBC FEDERAL CREDIT UNION
4. COUNTY COMMERCE BANK



**SUBJECT: 1901 SOLAR DRIVE**

## MEDICAL FACILITIES

|    |                              |                    |
|----|------------------------------|--------------------|
| 1. | RADNET                       | 1900 N Rice Ave    |
| 2. | MAGNOLIA FAMILY MED CLINIC   | 2240 E Gonzales Rd |
| 3. | VENTURA COUNTY PUBLIC HEALTH | 2240 E Gonzales    |
| 4. | KAISER                       | 2200 E Gonzales    |
| 5. | RADIOLOGY CENTER             | 2151 E Gonzales Rd |
| 6. | ST. JOHN'S HOSPITAL          | 1100 W Gonzales Rd |
| 7. | GROSSMAN IMAGING CENTER      | 2151 Gonzales Rd   |



For more information:

**Bill Clark**

Lic. 01315127

+1 805 288 4677

[bill.clark@cbre.com](mailto:bill.clark@cbre.com)

**CBRE**

OMNINET

CBRE, INC. | Broker Lic. 00409987

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. This incentive is being offered by the ownership of 1901, 2001 & 2051 Solar Drive to brokers who sign 5 year or more leases on a qualifying space. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.