

1117 S. OXNARD BOULEVARD

PRIME CORNER - CVS ANCHORED CENTER



LEASE OFFERING • OXNARD, CA 93030





PROPERTY SUMMARY



1117 S. OXNARD BOULEVARD
OXNARD, CA 93030

BANK LEASE

RENTAL RATE	\$24.00 /SF/Yr
PROPERTY TYPE	Retail
SPACE AVAILABLE	3,007 SF
YEAR BUILT	2009
WALK SCORE ®	86 (Very Walkable)
TRANSIT SCORE ®	40 (Some Transit)
RENTAL RATE MO:	\$2 USD/SF/Mo
NNN CAM FEE	\$.62/USD/SF/Mo
DATE AVAILABLE	Now
SERVICE TYPE	Triple Net (NNN)
RETAIL LEASE	Term 3 - 10 Years

OPPORTUNITY

- ❑ On famous "Five Points" intersection in Oxnard
- ❑ Stunning architecture built 2009
- ❑ Chain tenants with long term leases
- ❑ Approx. 28,000 SF shopping center
- ❑ 115 parking spaces



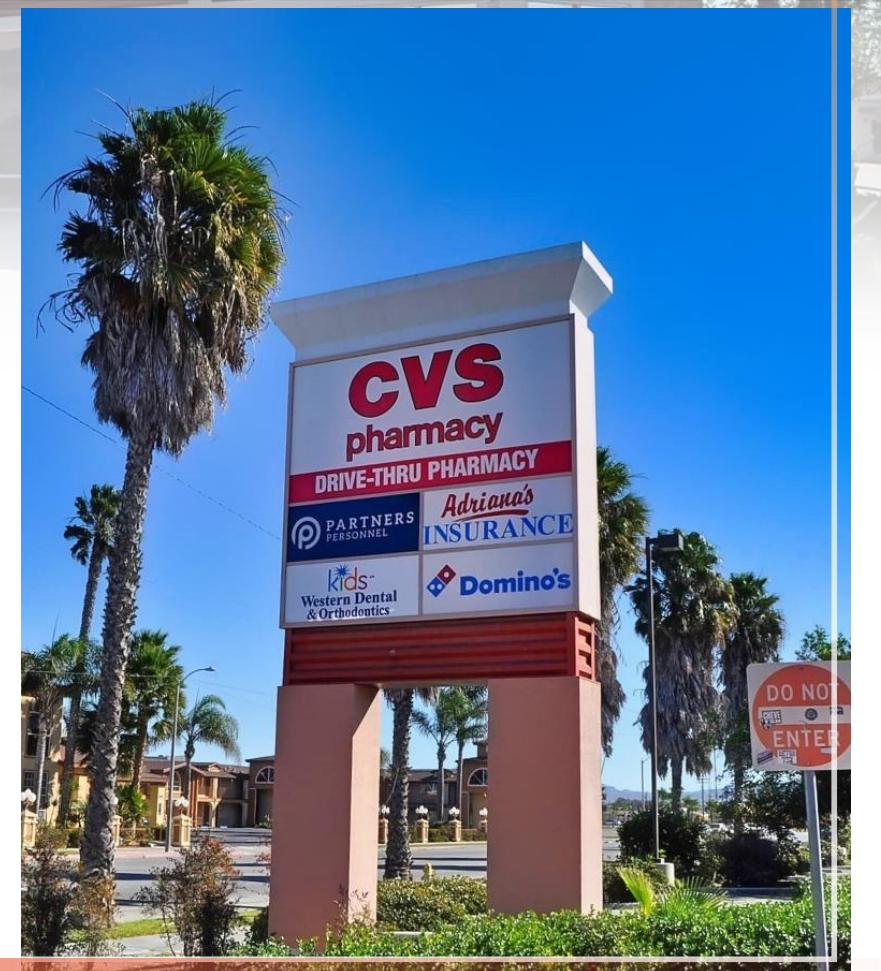
OVERVIEW

1117 S Oxnard Blvd, Oxnard, CA 93030 - Retail Lease

Prime Corner - CVS Anchored Center - Oxnard \$24.00 /SF/Yr 3,007 SF major corner location retail space in an approx. 28,000 SF shopping center anchored by CVS. Stunning architecture built in 2009, on famous "Five Points" intersection in Oxnard, CA. The space has high ceilings, very open and bright, has storage and break rooms and his and hers bathrooms. Previously a Verizon authorized store. Major tenants in the center are CVS, Western Dental, Domino's Pizza, Adriana's Insurance, Partners Personnel. Minimum lease 3 years NNN lease term. \$2 SF + \$0.62 NNN

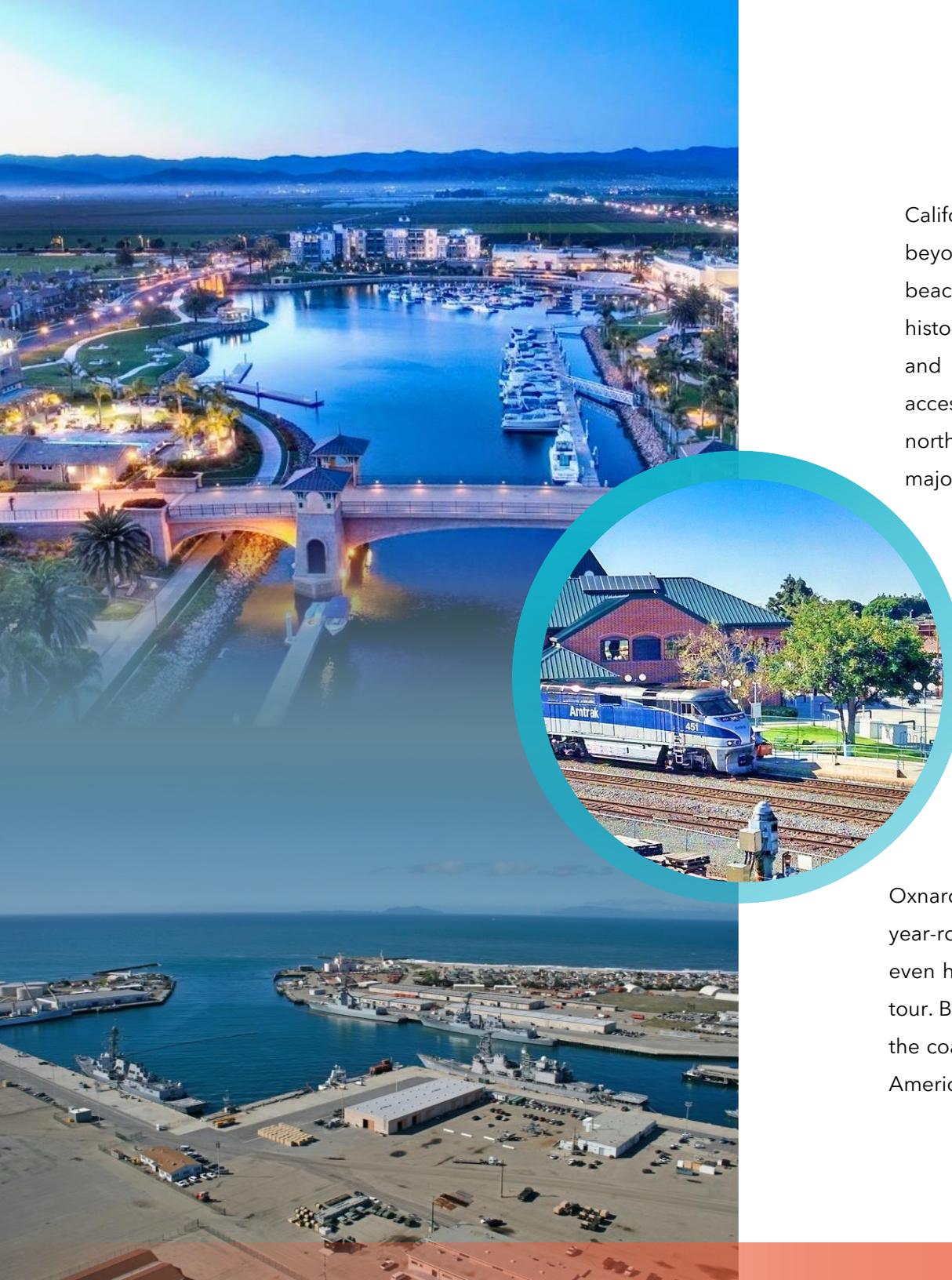






OXNARD, CA

California cool, panorama-perfect, culturally authentic and vibrant beyond measure. Oxnard is home to miles of pristine white sand beaches, electric nightlife, some of the best taquerias in the state, historic Victorian era architecture, the California Strawberry Festival, and an expansively picturesque harbor that serves as the closest access point to the Channel Islands National Park. Just sixty miles northwest of LAX and in close proximity to Santa Barbara and other major destinations, Oxnard is one of California's best kept secrets.



207,722

POPULATION



\$77,050

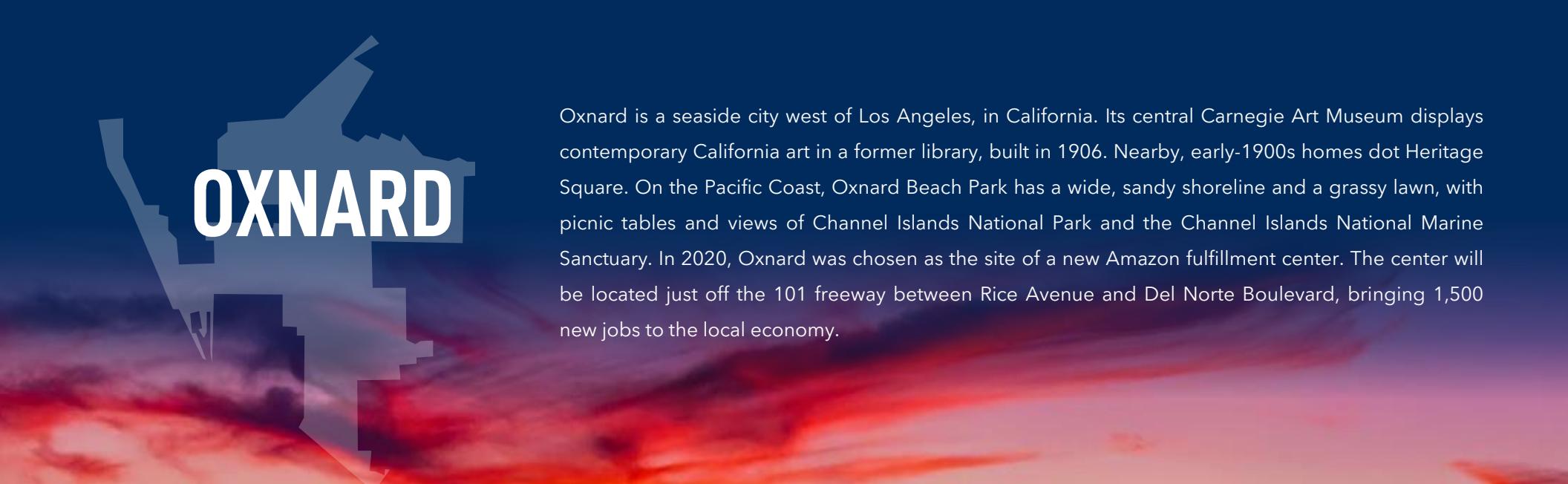
AVG HH INCOME



\$471,400

MED HOME VALUE

Oxnard is known for its epic car museums, cruise nights, meet-ups and year-round festivals paying homage to classic and custom rides. Oxnard is even home to world-famous drum factory, DW Drums; come for a private tour. Board an excursion to one of the Channel Islands, just eleven miles off the coast from Oxnard, where you'll discover a world untouched at "North America's Galapagos."



OXNARD

Oxnard is a seaside city west of Los Angeles, in California. Its central Carnegie Art Museum displays contemporary California art in a former library, built in 1906. Nearby, early-1900s homes dot Heritage Square. On the Pacific Coast, Oxnard Beach Park has a wide, sandy shoreline and a grassy lawn, with picnic tables and views of Channel Islands National Park and the Channel Islands National Marine Sanctuary. In 2020, Oxnard was chosen as the site of a new Amazon fulfillment center. The center will be located just off the 101 freeway between Rice Avenue and Del Norte Boulevard, bringing 1,500 new jobs to the local economy.



ADJACENT COMMUNITIES



Ventura, often referred to as "The City of Good Fortune," is a coastal city located in Ventura County, California. It's known for its relaxed and inviting atmosphere, stunning natural beauty, and rich history. With a mix of picturesque beaches, charming downtown streets, and a variety of outdoor and cultural attractions, Ventura offers a diverse range of experiences for residents and visitors alike.



Camarillo, located in Ventura County, California, is a city known for its pleasant suburban environment, agricultural heritage, and proximity to both the coast and the surrounding natural landscapes. Nestled between the coastal mountains and the Pacific Ocean, Camarillo offers picturesque vistas and a temperate climate. The city's location provides residents and visitors with easy access to both the coast and the countryside.



EMPLOYMENT HUBS

The economy of Oxnard includes defense, international trade, agriculture, manufacturing, and tourism. Oxnard is a manufacturing center in the Greater Los Angeles Area. The Port of Hueneme is the only deep-harbor commercial port between Los Angeles and San Francisco and moves trade within the Pacific Rim economies. Companies utilizing the Port include Del Monte Foods, Chiquita, BMW, Land Rover, and Jaguar. Other industries include finance, transportation, the high tech industry, and energy, particularly petroleum. Two large active oil fields underlie the city and adjacent areas: the Oxnard Oil Field, east of the city along 5th Street, and the West Montalvo Oil Field along the coast to the west of town. Tenby Inc.'s Oxnard Refinery, on 5th Street east of Del Norte Avenue, processes oil from both fields. On October 9th, 2020 Oxnard's Mayor announced another boost to its local economy by landing a distribution center for Amazon and creating more than 1,500 jobs.

1,994 Employees



1,500 Employees



1,300 Employees



1,167 Employees



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OXNARD, CA 93030

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