

SOUTHBANK ROAD

4082



VINEYARD
— INDUSTRIAL PARK —

FOR SALE OR LEASE - INDUSTRIAL CONDOMINIUMS

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
COMMERCIAL REAL ESTATE SERVICES

SPECS & PRICING

4082 SOUTHBANK ROAD
OXNARD, CALIFORNIA

PROPERTY HIGHLIGHTS

- RARE PURCHASE OPPORTUNITY
- LEASE OPPORTUNITY
- CLEAR HEIGHT: 21"
- PARKING STALLS: 2/1,000 SF
- GRADE LOADING DOORS: 1 PER UNIT
- ZONING: M2
- POWER: 100 AMP
- CLOSE TO 101 & 126 HIGHWAY
- GREAT LOCATION TO SERVE OXNARD & VENTURA SUBMARKET

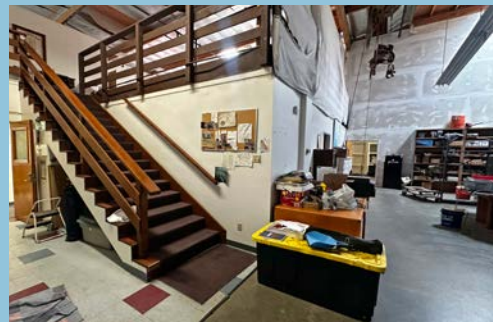
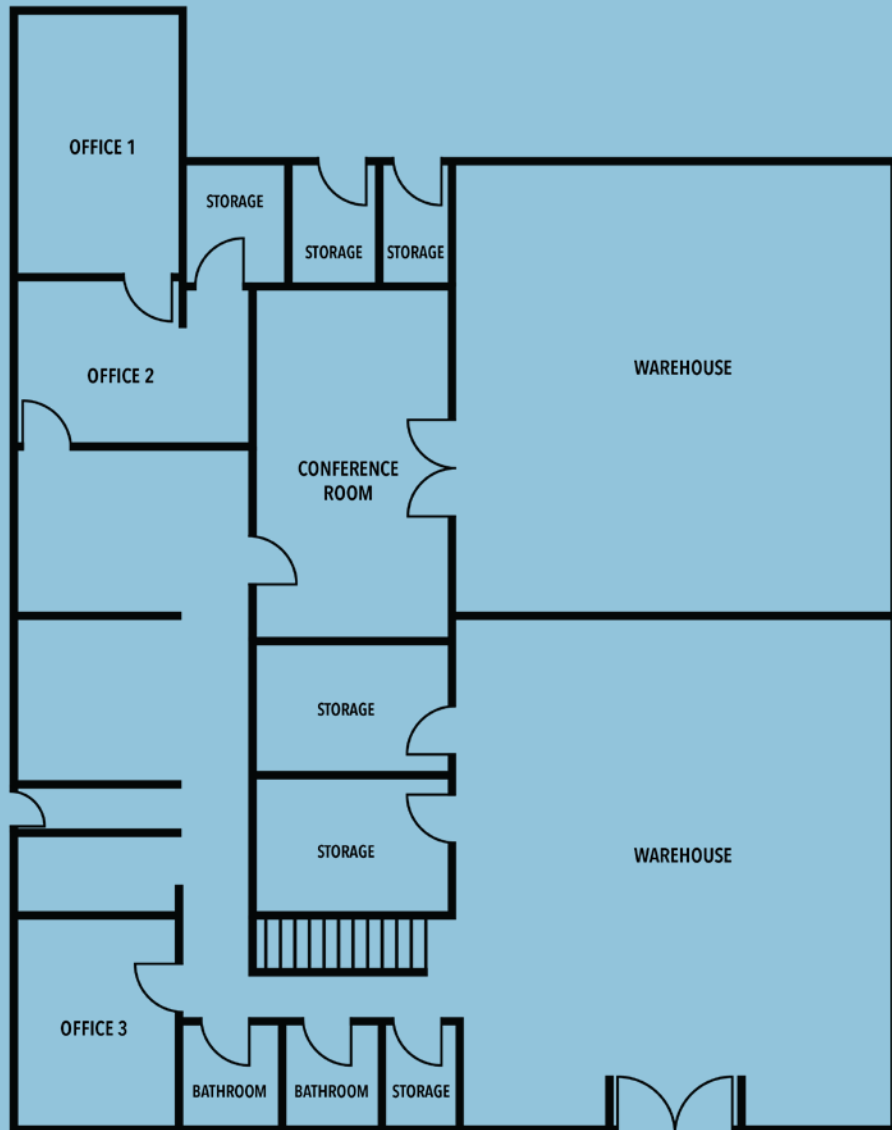
UNIT	TOTAL SIZE (SF)	OFFICE MEZZ (SF)	LEASE RATE (PSF MG)	SALE PRICE (PSF)	SALE PRICE TOTAL
C	3,902	BONUS	\$1.10	\$320	\$1,250,000
D	4,527	625 SF	\$1.30	—	CALL FOR PRICING
E	2,562	BONUS	—	\$375	\$960,750
C/D	8,429	—	—	—	CALL FOR PRICING
D/E	7,089	—	—	—	CALL FOR PRICING
C/D/E	10,991	—	—	—	CALL FOR PRICING

**Each unit is individually owned call broker for details.*



FLOOR PLAN

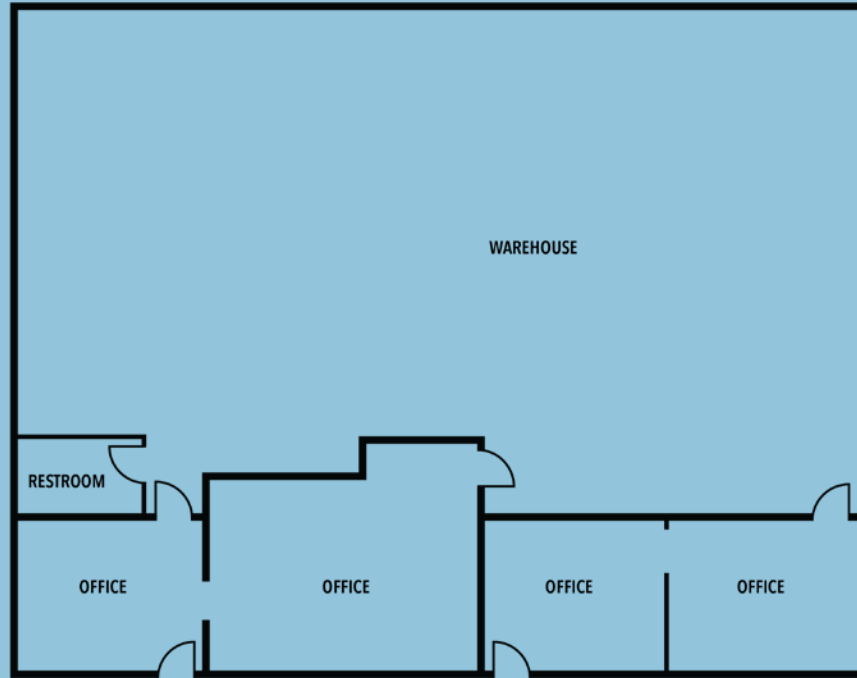
3,902 RSF +
BONUS MEZZ



D

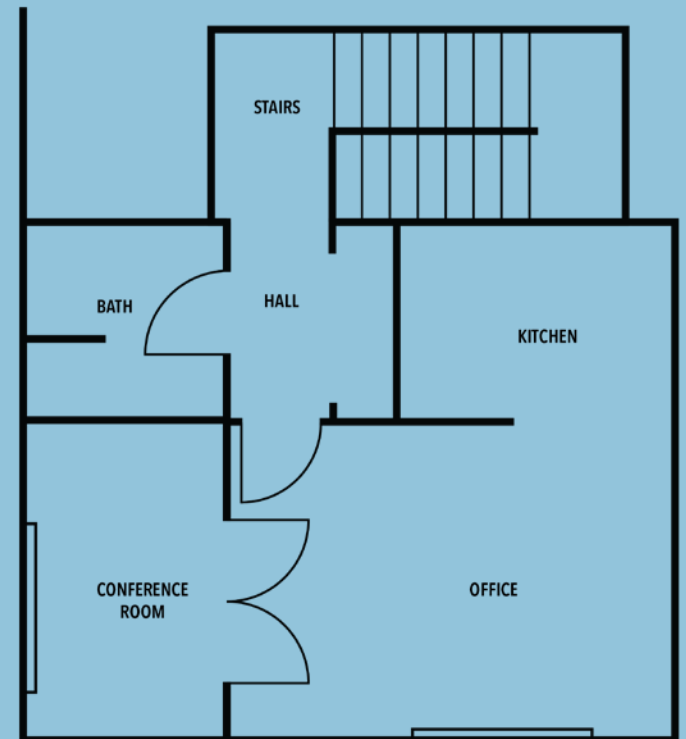
FLOOR PLAN

4,527 RSF +
625 SF OF
OFFICE MEZZ



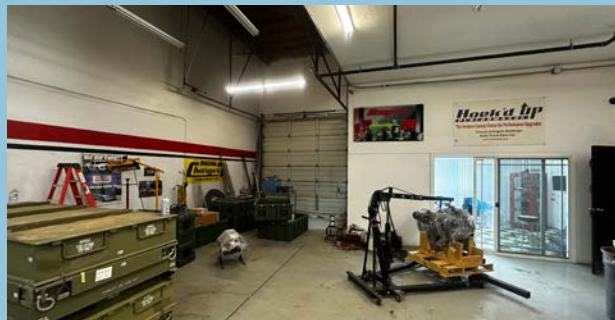
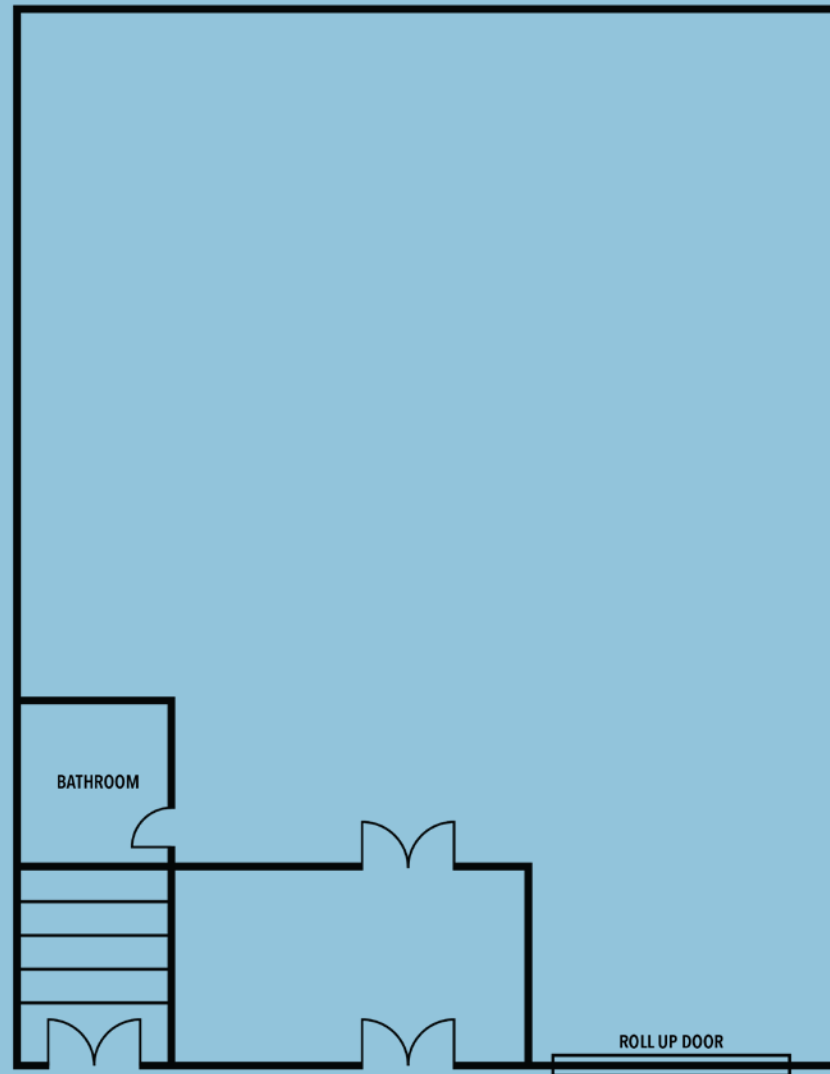
FIRST FLOOR

SECOND FLOOR



FLOOR PLAN

2,562 RSF +
BONUS MEZZ



PROPERTY AERIAL



LAMBERT ST

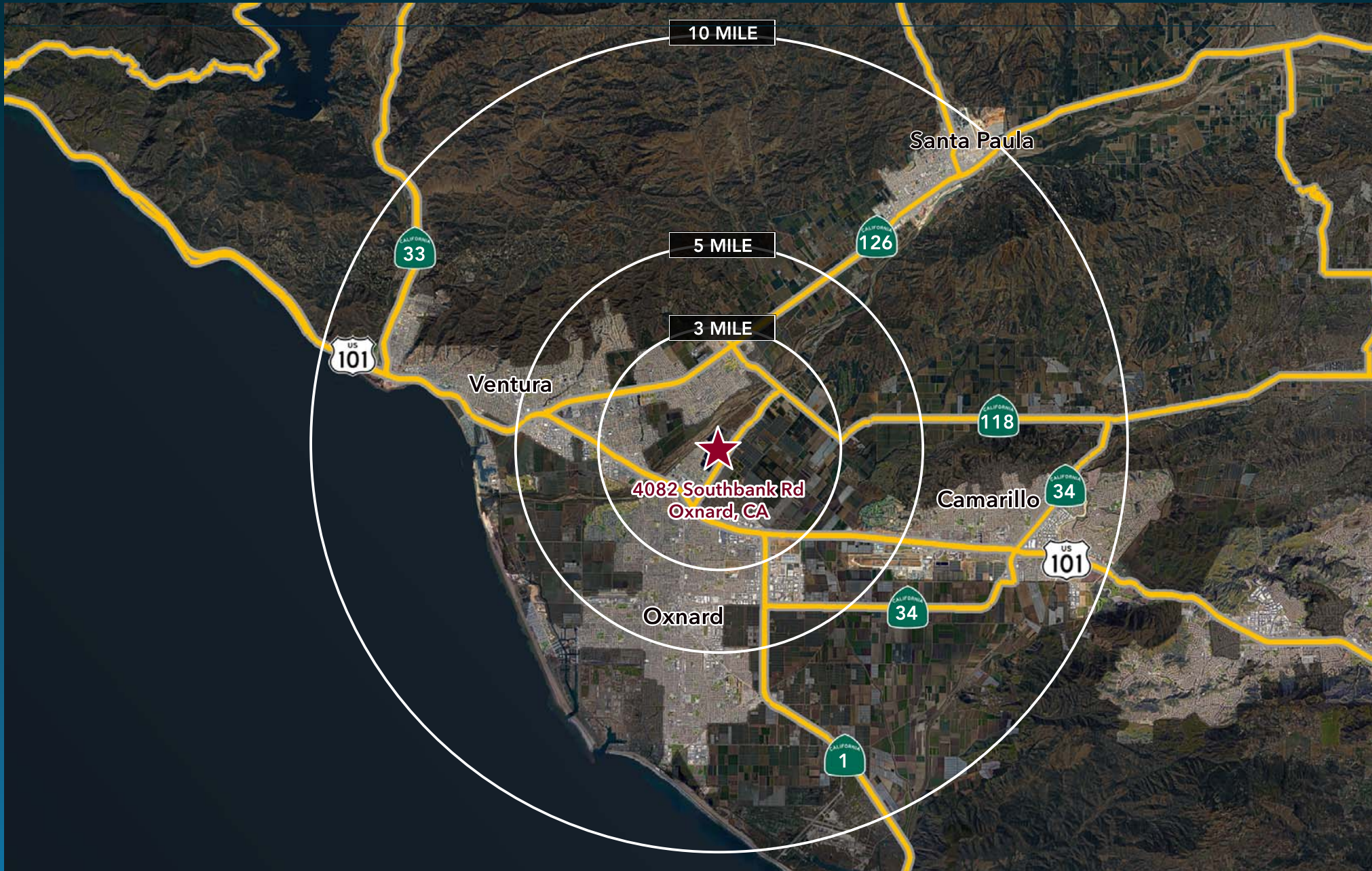
SOUTHBANK RD

Unit D

Unit E

Unit C

LOCATOR MAP



AMENITIES AERIAL



4082
Southbank Rd
Oxnard, CA

TARGET **24 FITNESS** **CENTURY THEATRES** **Panera** **LARSEN'S**
WHOLE FOODS MARKET **KREI** **LEVITY LIVE** **GEN** **Mero Games** **TILLYS** **H&M** **pet food express** **CLUB PILATES OXNARD**
ATLERS **LUNA Grill** **IT'SUGAR** **AMAZING LASH STUDIO** **RED DOOR ESCAPE ROOM**
STARBUCKS COFFEE **CVS pharmacy** **RED ROBIN** **KABUKI Japanese Restaurant** **The Container Store** **BANK OF AMERICA** **ULTA** **IMMIGRANT SON CAFE**
Yard House **LAZY DUG** **VANS** **ETHAN ALLEN** **ME** **LANE BRYANT** **menchie's frozen yogurt** **verizon**
URBAN OUTFITTERS **VICTORIA'S SECRET** **WINDSOR** **Cheesecake Factory** **Bowlero** **COPPER+BLUES** **FIVE GUYS** **lululemon athletica**

LA VALGARITA SUPERMARKETS **Krispy Kreme** **STARBUCKS COFFEE**
McDonald's **NUTRISHOP** **Jack** **WSS**
ACTIVISION **metro PCS** **Public Storage** **cricket wireless**

SHAKE SHACK **PANDA EXPRESS** **STARBUCKS COFFEE**
Chick-fil& **TownPlace Suites**
HANDEL'S **nékter**

STAPLES **DICK'S SPORTING GOODS** **WORLD MARKET** **Food 4 Less** **CHIPOTLE**
THE HOME DEPOT **BOB'S FURNITURE** **NORDSTROM** **rack** **ROBEKS** **Faith Works** **Walmart Neighborhood Market** **L&L**
jiffy lube **TJ-MAXX** **SUBWAY** **T-Mobile** **5.11 TACTICAL**
STARBUCKS COFFEE **crumbl COOKIES** **IN-N-OUT BURGER** **CHICKEN BIRCH** **UFC GYM** **EoS** **CHICKA**
OZEKI **five BELOW** **BOOT BARN** **SportClips** **BJS RESTAURANT BREWHOUSE**

COURTYARD BY MARRIOTT **usbank**
The Habit BURGER GRILL **WELLS FARGO** **CITY NATIONAL BANK**
BMO **BANC OF CALIFORNIA** **marco's Pizza**

BIG 5 SPORTSWEAR
Tofo Loco **Carls Jr.**
WaBa Grill

US 101

US 101

US 101

N Ventura Rd

N Oxnard Blvd

W Vineyard Ave

E Vineyard Ave

THE COLLECTION

THE ESPLANADE

VENTURA FWY (US 101)

SOUTHBANK ROAD
4802

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