

# CHANNEL ISLANDS BUSINESS CENTER



INDUSTRIAL PROPERTY |  $\pm 15,400$  SF  
**FOR SALE/LEASE**  
**1731** IVES AVE.  
OXNARD | CA

## PROPERTY HIGHLIGHTS



**15,400 SF**  
AVAILABLE



**$\pm 1,265$  SF**  
OFFICE SPACE



**15 FT**  
CLEAR HEIGHT



**34**  
PARKING SPACES

FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL WALSH, SIOR**

E.V.P. | PRINCIPAL

P: 805.384.8810 | M: 805.276.7741

mwalsh@daumcommercial.com

CA DRE#: 00614168

**MELINDA WALSH**

VICE PRESIDENT

P: 805.384.8845 | M: 805.276.7387

melinda.walsh@daumcommercial.com

CA DRE#: 01100633

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# FOR SALE/LEASE







±15,400 SF INDUSTRIAL

# 1731 IVES AVE.

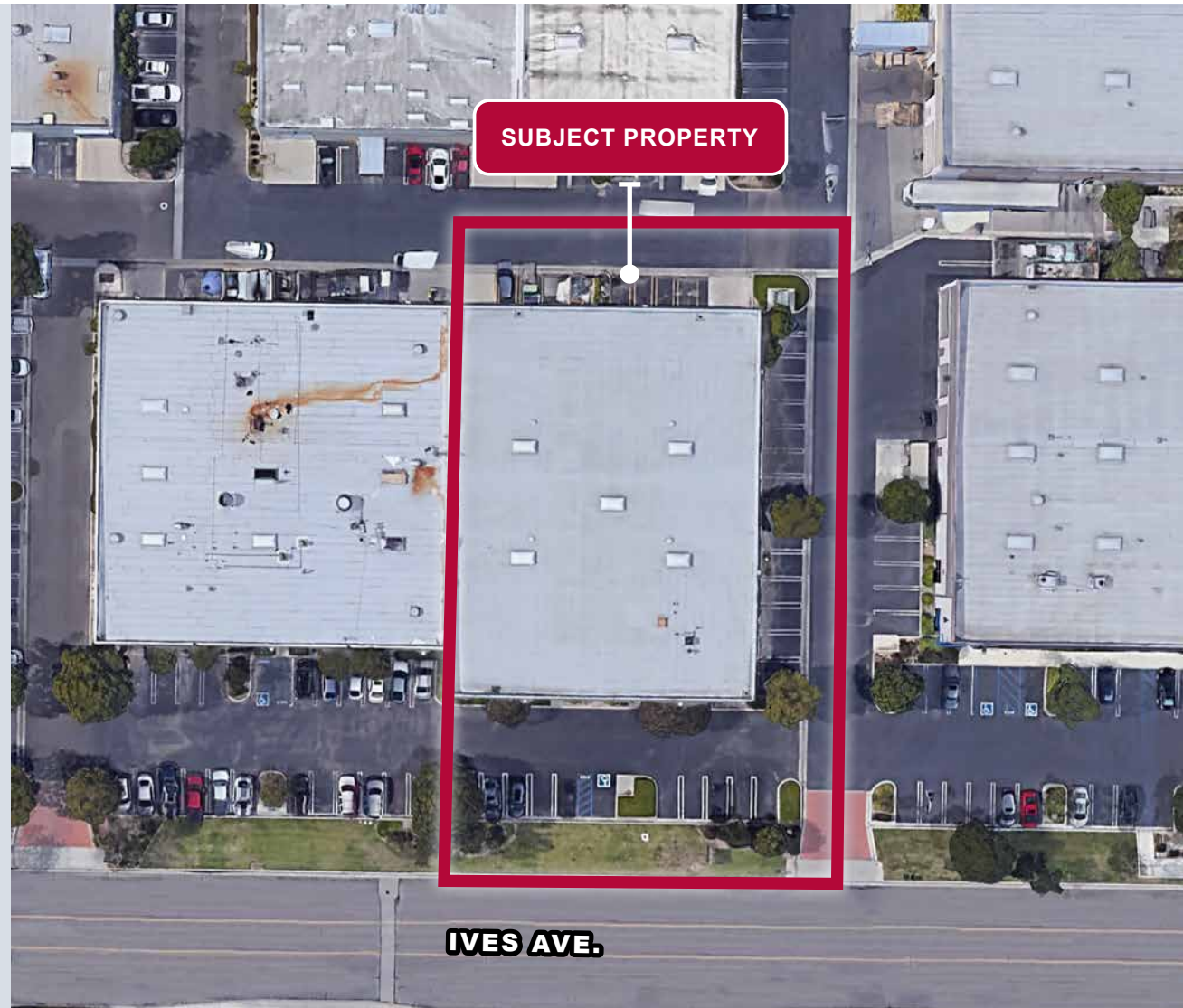
OXNARD | CA

## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

-  ±15,400 SF AVAILABLE
-  1,265 SF OFFICE SPACES
-  2 GROUND LEVEL DOORS
-  15' CLEAR HEIGHT
-  600 AMPS 480 VOLTS, 3 PHASE POWER
-  34 AUTO PARKING

<b>Address</b>	1731 Ives Ave, Oxnard, CA 93033
<b>Building Size</b>	±15,400 SF
<b>Property Description:</b>	Free Standing Building in Channel Islands Business Center
<b>Clear Height</b>	15'
<b>Parking</b>	34
<b>Loading</b>	Two 12' X 14' Grade Level Doors
<b>Power</b>	600 Amps, 480 Volts, 3 Phase Power
<b>Office Space:</b>	Approx. ±1,265 SF Office Spaces (4)
<b>Lot Size:</b>	±33,977 SF
<b>Sale Price</b>	\$4,081,000
<b>Lease Rate</b>	\$.87 NNN



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PHOTOS

**1731 IVES AVE.**  
**OXNARD | CA**



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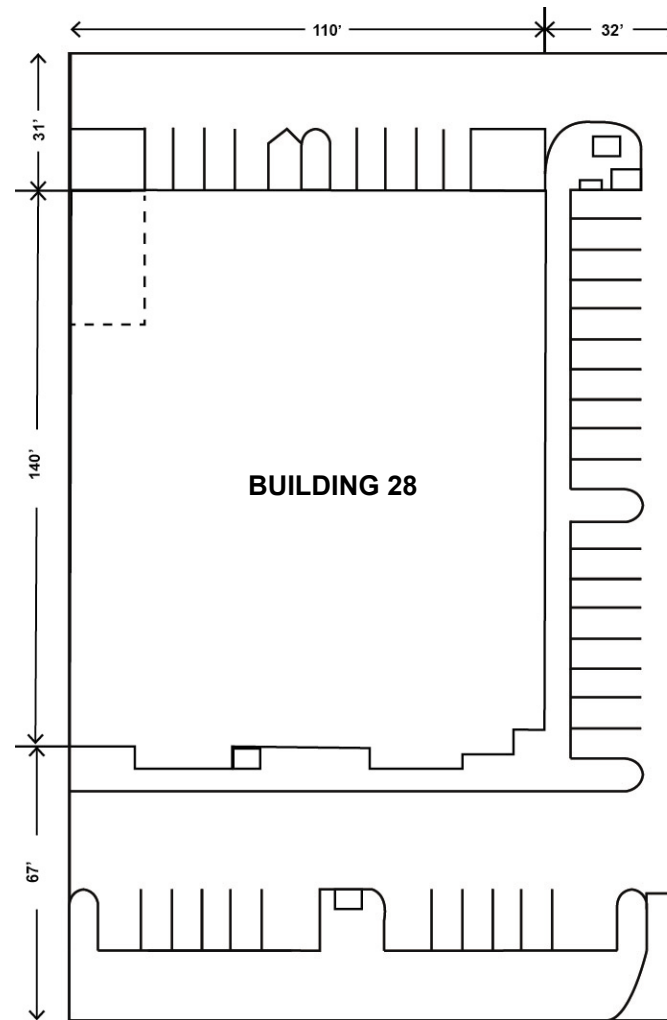
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## SITE PLAN



\*NOT TO SCALE

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# 1731 IVES AVE. OXNARD | CA

## PUBLIC TRANSPORTATION



### AIRPORT

Oxnard Airport  
11 min | 3.9 mi

Los Angeles International Airport  
1 hr 25 min | 63.8 mi

Long Beach Airport  
1 hr 35 min | 81.6 mi

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2010 POPULATION	20,792	166,414	233,081
2023 POPULATION	20,111	161,443	236,552
2028 POPULATION PROJECTION	19,765	158,771	234,672
2010 HOUSEHOLDS	4,173	38,974	60,576
2023 HOUSEHOLDS	3,964	37,296	61,916
2028 HOUSEHOLD PROJECTION	3,882	36,569	61,484
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$161.4M	\$1.4B	\$2.3B

Google

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## AMENITIES MAP

