



3,480 SF *INDUSTRIAL UNIT* FOR LEASE

2425 W 5TH ST, UNIT D, OXNARD, CA 93030



2425 W 5th St, Unit D presents an excellent opportunity to acquire a well-maintained industrial condo in a highly trafficked Oxnard location.

Built in 2006, this concrete-reinforced structure offers a blend of functional office and warehouse space with modern amenities, making it ideal for a wide range of industrial users or investors seeking a solid asset.

Prominent frontage along 5th Street provides excellent visibility, while secure gated parking in the rear ensures convenience and peace of mind for employees and visitors.

Conveniently located near Downtown Oxnard, Oxnard Airport, and the Port of Hueneme, the property ensures seamless access for logistics and transportation. With updated infrastructure, including glass-partitioned offices and thoughtful features like warehouse skylights for natural lighting, this unit is designed for efficiency, comfort, and versatility.

\$1.15/NNN

ASKING LEASE RATE (SF/MO)

Property Summary

ADDRESS	2425 W 5th St, Unit D Oxnard, CA 93030
TOTAL BUILDING SIZE	3,480 SF
YEAR BUILT	2006
ROLL UP DOORS	1 10' x 15' ground level
WAREHOUSE CEILING HEIGHT	18'
CLEAR HEIGHT	16'
OFFICES / CONFERENCE	6 offices, 1 conference
SPRINKLERS	Yes
POWER	225A 240V 3p
PARKING	22 Spaces (1.09 / 1,000 SF)

\$1.15/NNN
ASKING LEASE RATE (SF/MO)

Property Highlights

PRIME OXNARD LOCATION

- Quick access to Oxnard Airport, Port of Hueneme, Channel Islands Harbor, and Downtown Oxnard

WELL-MAINTAINED INDUSTRIAL CONDO

HIGH-CLEARANCE WAREHOUSE

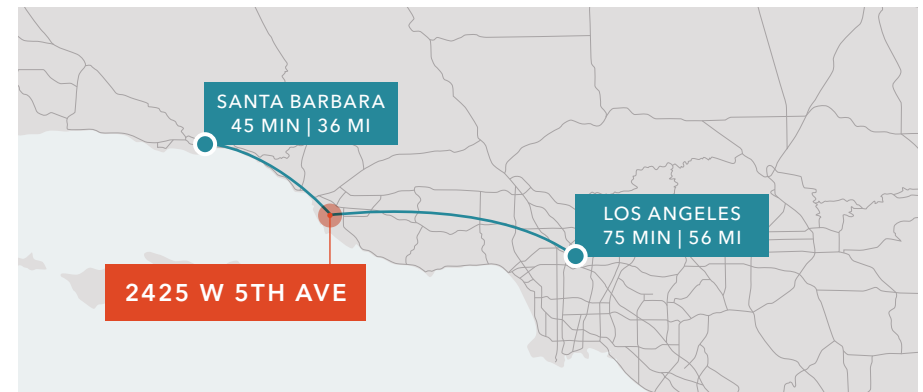
- 16'+ ceilings and a 14' ground-level roll-up door

NATURAL LIGHTING

- Skylights supplement overhead warehouse and off lighting

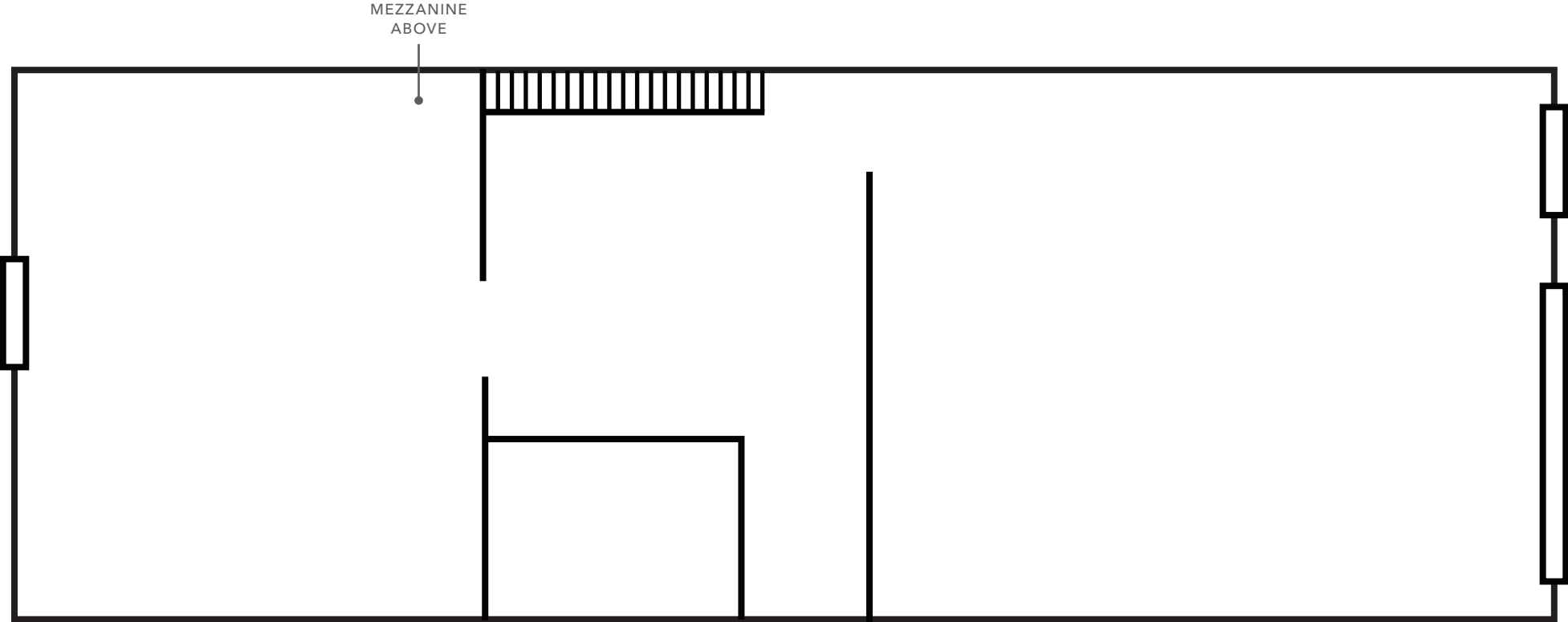
FUNCTIONAL OFFICE LAYOUT

- Spacious warehouse area
- One private office, 5 open offices
- One restroom





FLOOR PLAN



2425 W 5TH ST | UNIT D

DORIS AVE

TEAL CLUB RD

OXNARD AIRPORT

SUBJECT PROPERTY

JUAN LAGUNAS SORIA
ELEMENTARY SCHOOL

W 5TH ST

PATTERSON RD

GROCERY
OUTLET
bargain market

TACO
BELL

Jack
In the box

Auto
Zone

33,000+ VPD

2ND ST

McDonald's

VONS

7
ELEVEN

7TH ST

ALDI

CVS

SUBWAY

DEL TACO

NINTH ST

Mobil

ARCO

Pollo
Loco

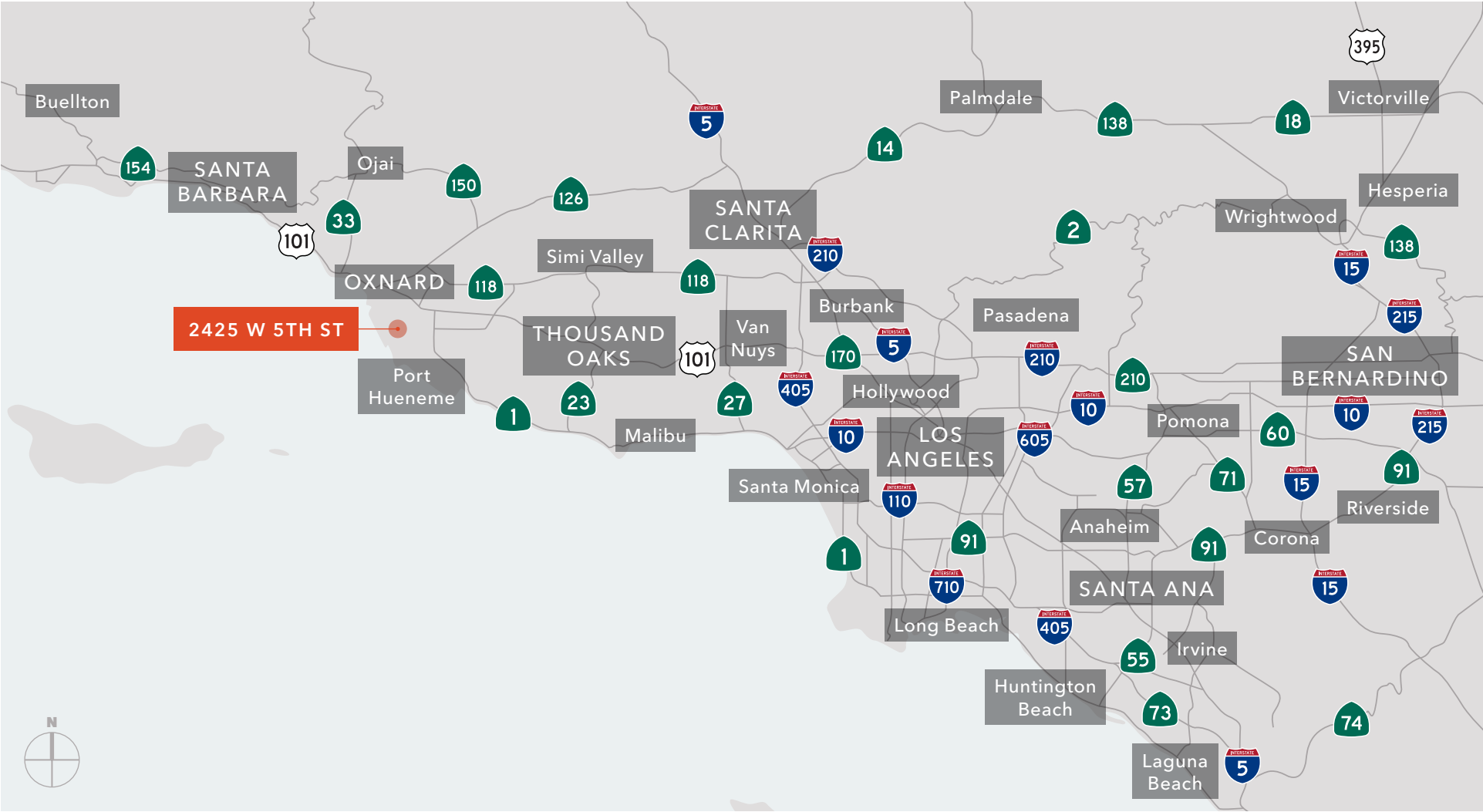
Jack
In the box



AVAILABLE FOR LEASE

KIDDER MATHEWS | CROCKERMCKEAN.COM

REGIONAL MAP





OXNARD, CA

Oxnard is strategically located on the Southern California coast in Ventura County, approximately 55 miles northwest of Los Angeles and 35 miles south of Santa Barbara.

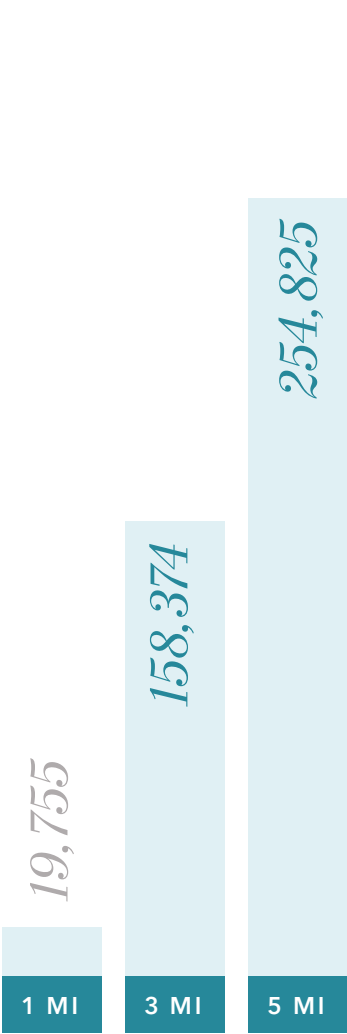
Oxnard is a critical gateway for commerce and logistics between Southern California's major markets and the Central Coast. The area is easily accessible via the major transportation artery of US 101 (Ventura Freeway) and is a key multimodal hub, offering rail access and a regional airport.

With a population of over 200,000, Oxnard hosts a powerful economic engine with a highly diversified industrial base. Its strategic assets include the Port of Hueneme, a deep-water commercial port that moves billions of dollars in cargo annually, serving as a vital entry point for automobiles and agricultural products, which directly supports the region's logistics, distribution, and cold storage sectors. The city is also a strong center for manufacturing, and benefits from the economic stability of Naval Base Ventura County (NBVC), the county's largest employer. Historically rooted in agriculture, the fertile Oxnard Plain continues to drive a significant food processing industry.

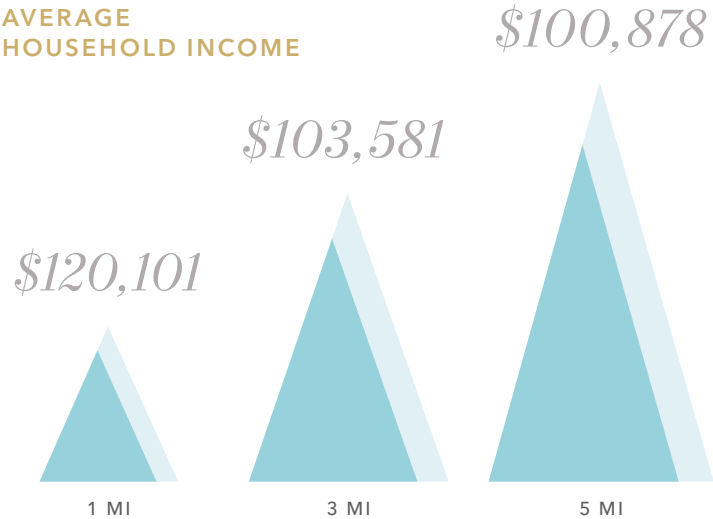
Oxnard remains a significant economic force in Southern California, poised for continued stability and growth. The city is experiencing increasing demand for housing and continues to see ongoing investment in infrastructure, particularly at the Port of Hueneme, to meet future logistics demand. The city's core strengths in logistics, manufacturing, and defense fuel a thriving commercial real estate market, ensuring its role as a key player in the regional economy for the foreseeable future.

DEMOGRAPHICS

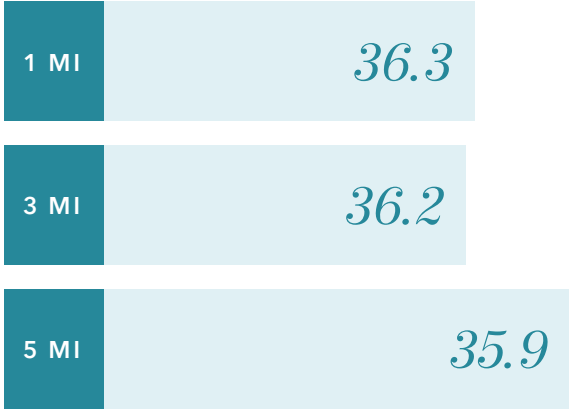
POPULATION



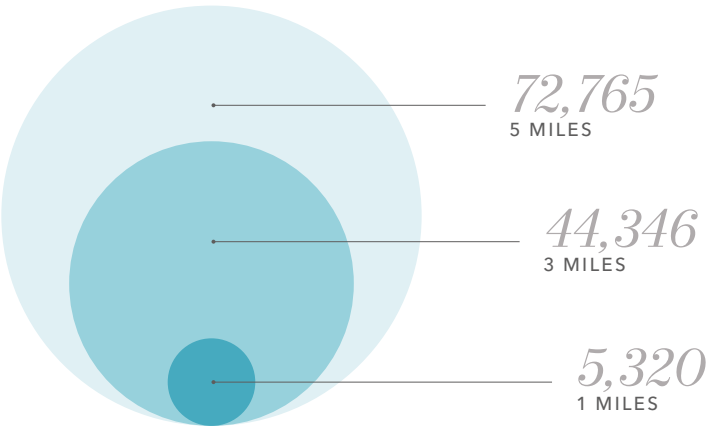
AVERAGE HOUSEHOLD INCOME



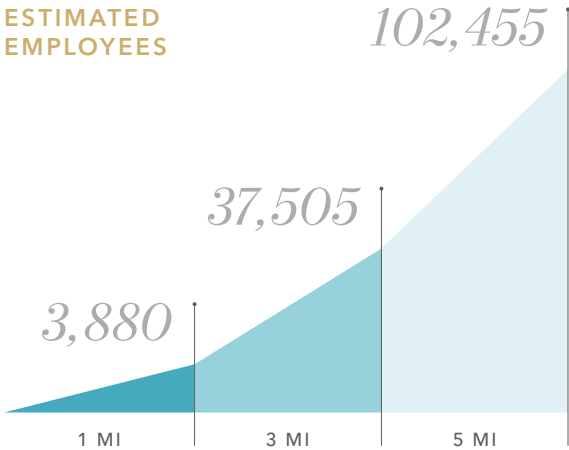
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024 CoStar

2425 W 5TH ST | UNIT D

Exclusively listed by the Crocker / McKean Team

JEFFREY M. CROCKER
First Vice President
805.653.5147
jeffrey.crocker@kidder.com
LIC N° 01457097

BENTLEY MCKEAN, CCIM
Vice President
805.626.7120
bentley.mckean@kidder.com
LIC N° 02080641

CRISTIAN CONTRERAS
Senior Associate
818.475.6054
cristian.contreras@kidder.com
LIC N° 02137897

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

